Eau Claire Area School District

Where knowledge and inspiration meet to create the future

LONG RANGE FACILITY ANALYSIS AND EDUCATIONAL ADEQUACY STUDY 2021

V2.1 01/18/2022

ATS+R

PLANNERS + ARCHITECTS + ENGINEERS

TABLE OF CONTENTS

1 - FINDINGS: EXECUTIVE SUMMARY
- Methodology
- Building Conditions
- Food Service Conditions
- Mechanical Conditions
- Electrical Conditions
- Educational Adequacy

2 - FACILITIES ASSESSMENT CRITERIA

3 - EDUCATIONAL ADEQUACY CRITERIA

4 – BUILDING DATA AND EDUCATIONAL ADEQUACY
- Site Analysis
- Facility Analysis
- Building Age
- Building Data
- Educational Adequacy

5 - EDUCATIONAL ADEQUACY SUMMARY MAPS

6 - FACILITY ANALYSIS DETAILED SUMMARY IN 2022 COSTS

7 - FACILITY ANALYSIS DETAILED SUMMARY ADJUSTED TO YEARS 3 AND 8 COSTS

8 - FACILITY ASSESSMENT MATRIX

9 – BUILDING OPTIONS AND ASIPRATIONS

APPENDIX I
- Custodian Questionnaires

APPENDIX II
- Principal Questionnaires

APPENDIX III
- Principal Interview Notes

APPENDIX IV
- Educational Adequacy Standards

APPENDIX V
- Demographic Study

APPENDIX VI
- Designing for 21st Century Learning

1 - FINDINGS: EXECUTIVE SUMMARY

Methodology

Building utilization, educational program, support spaces, space adequacy, physical building deficiencies, and site issues were evaluated. In addition, questionnaires were distributed to the principals exploring the functional strengths and areas for improvement for each school. Follow-up interviews were also carried out reviewing building utilization, educational program, support spaces, and space adequacy.

ATSR sent Online forms to the head custodian of each school to gain insight into the overall physical condition of the buildings. ATSR then toured each building and grounds in the Eau Claire Area Schools District with their multidisciplinary team to expand on the forms and review safety and security, occupant comfort, energy efficiencies, physical building deficiencies, along with site issues.

Building Conditions

Generally, the buildings in the District are well maintained. There is a systematic approach in place to replace roofs and parking lots. The main items requiring district-wide attention are replacing broadloom carpet and sheet resilient flooring with modular systems due to condition and life expectancy. This is mostly non-urgent and can be completed district-wide over a 10-year timeline.

Acoustic ceiling tile is generally in good condition. However, areas with 2' x 4' tiles should be replaced with 2’ x 2’ as the larger size tends to sag. Some areas of poor condition acoustic ceiling tiles should be replaced within five years.

Sealant on exterior walls and around doors and windows should be monitored. Replacement should occur when it becomes hard and cracked to reduce the risk of water infiltration. Refer to the facility assessment for areas that require replacement soon.

Older buildings and wings have more issues that need attention. Addressing these areas should be looked at in conjunction with educational adequacy aspects. These areas also tend to have deficiencies relating to best practice for contemporary learning paradigms; these may require significant remodeling and/or additions to overcome.

Food Service Conditions

Food Service facilities are generally in very good condition and well maintained. Refer to the study for specific areas where room finishes might be addressed and equipment replacement necessary.

A Suggested list of focus items include:

- Review status of lack of fire protection systems in cooking battery hoods

- Chippewa Valley Montessori Charter School: Grease trap cover protrusion in the floor
- Longfellow Elementary School: Dry food storage room finish upgrade
- Manz Elementary School: The kitchen has poor ventilation
- South Middle School: Addressing issues with the dish machine gas flue is of high priority.

Mechanical Conditions

Major plumbing, heating, ventilating, and air conditioning system components were reviewed and documented for condition, capacity, and efficiency. Recommendations and estimates have been prepared on a component-based structure for replacement equipment within the next ten years. The mechanical systems district-wide appear to be well maintained and up to date for the most part. However, there are still opportunities to improve the quality and efficiencies throughout the District.

Plumbing systems

Plumbing fixtures, distribution piping, and water heaters were the major components of the District's plumbing systems. It appears there is a strategic approach to updating plumbing fixtures throughout the building. Continue replacing and updating fixtures as buildings are remodeled. Several schools contain galvanized piping, and these should be closely monitored for reduced pressure and increasing maintenance costs. Although not urgent, ECASD should plan to replace this piping in the future. Many water heaters were beyond the average life expectancy, of low efficiency, and need replacement.

HVAC Systems

The HVAC study includes a review of heating plants, cooling plants, and ventilation systems. The study focuses on plants that have reached their life expectancy and have room for improved indoor environmental quality and efficiencies. Hot water boiler plants are present throughout the District. These boilers have a wide range of ages. Key schools to focus on boiler upgrades for reduced future maintenance and improved efficiency include;

- The District has a variety of cooling systems, including water-cooled chillers, air-cooled chillers, and unitary condensing unit system. The study indicates age as the focus on cooling plants, and the following schools have the most dated plants:

- Air distribution systems range throughout. Efficiency, performance, and condition all play a role in the review and recommendations in this study. A simple replacement indicates that the system meets design standards but has aged beyond its expected life. If a system indicates upgrading the distribution system, an added component of efficiency and/or performance is required for the upgrade. Key buildings to address ventilation systems include:

- This study is a tool to provide replacement strategies to maximize capital investments while reducing future maintenance costs.

Electrical Conditions

Electric Service

Electrical service to district buildings is generally adequate.

Switchboard, Panels, and Distribution Equipment

Switchboards, panels, and distribution equipment over 25 years old need to be reviewed and may need to be replaced. Switchboards, panels, and distribution equipment newer than 25 years are generally in good shape.

Fire Alarm

Most buildings have addressable Fire Alarm Systems. No action is required at this time. It is recommended that they be replaced with Voice Evacuation Mass Notification Systems if remodeling more than 10% of any building. There is no fire alarm system in the Administration building. We recommend providing a Voice Evacuation Fire Alarm System to the building.

Interior Lighting System

In most buildings, the lighting is fluorescent fixtures retrofitted with LED lamps. We recommend replacing the fixtures with LED fixtures in 6-10 years.

Exterior Security Lighting

Exterior security lighting is wall-mounted HID lights for most buildings. We recommend replacing them with LED lights. For buildings where exterior lights are LED fixtures, no action is required.

Emergency generators/battery backup systems

There are no emergency generators at most buildings. We recommend a review of emergency power requirements of these buildings to determine the type of emergency power needed.

Parking Lot Lighting

Parking lots are adequately lit with LED fixtures for some buildings. Other buildings have HID lights. We recommend replacing those with LED lights.

Educational Adequacy

The need for different learning environments was recognized in the surveys and interviews with the school principals, particularly the provision of small group rooms.

Buildings and additions that have been completed in the last decade or so, such as Robbins and Sherman Elementary Schools, do include a variety of learning spaces, especially small group rooms. The principals of those schools have appreciated these. The provision of such spaces across the District is highly encouraged. High schools, in particular, would benefit from Forum Rooms for large group teaching and activities.

Over the last few years, furniture has become an essential piece of the future-ready learning environment. Generally, across the

District, there is a lack of ergonomic, flexible furniture, which we recommend. A variety of furniture should be introduced to suit different learning styles and tasks. Furniture that allows for movement should be considered to facilitate the benefits of body-mind connections.

Media Centers provide a crucial resource for future-ready learning providing multiple learning environments with integrated technology. Consideration should be given at each site as to how they can be reconfigured from primarily storage and retrieval of printed matter to flexible, rich learning environments. Many are situated on the interior of the buildings. Introducing a greater connection to the rest of the school and outdoors, along with greater levels of natural daylight, will significantly enhance the learning experience in these rooms.

Refer to Appendix VI for features to explore when considering designing for 21st Century learning.

It was noted during many interviews with principals, that there is growth leading to increasing enrollment in the south of the city. These trends will need to be addressed in schools in that area.

2 - FACILITIES ASSESSMENT CRITERIA

The Facilities Assessment evaluated the following categories:

1. **Site Physical Conditions:** Including hard surfaces, activity spaces, and site drainage and landscaping.
2. **General Building Physical Conditions:** Including exterior building enclosure (roofs, walls, exterior doors, and windows) and interiors (doors and windows interior walls, floors, and ceilings, cabinetry, equipment, ADA, and code deficiencies).
3. **Food Service Equipment:** Including condition and adequacy.
4. **Mechanical Systems Physical Condition:** Including HVAC (heating/ventilating/air conditioning), plumbing, EMS controls, and fire protection.
5. **Electrical Systems Physical Condition:** Including power, lighting, and fire alarms.
6. **Technology Systems Physical Condition:**

The Facility Assessment presents data sheets delineated by building and category of assessment, with associated estimated costs. These are project costs incorporating estimated construction costs, fees, construction contingencies, etc.

Each item is evaluated by its condition and assigned a condition number:

1 - Failed
2 – Poor
3 – Adequate
4 – Good
5 – New

This Assessment focuses on deficiencies (verses listing every item in a building regardless of its condition); the data contains items primarily in conditions 1, 2, and 3 (failed, poor and adequate). Occasionally, Condition 4 (good) items are listed for documentation purposes, such as large mechanical systems/units.

The line items are prioritized with the following scale:

1 - Urgent
2 – Medium (Years 1 – 5)
3 – Low (Years 6-10)

Anything requiring action beyond ten years has not been costed in the assessment but may sometimes be recorded for tracking.

The data incorporates yearly typical cost/price inflation into the costing. Costs have been initially set for 2022. An inflation factor of 4% is being used, aligning with actual inflation over time. As an ongoing tool, items can be set for a specific year of work, and project costs will automatically inflate to that year of

construction. This facilitates long-term planning incorporating inflation.

Costs are initially set to April 2021 and then adjusted using the Engineering News-Record Building Cost Index (ENR-BCI). This industry standard system tracks construction costs in areas of the country and assigns an index number each month. Each year the new index number can be input into the data, and costs will adjust to the actual cost changes recorded, calibrating them to actual inflation.

As required, ECASD may assign funding sources to track various types of financing for designated work, i.e., bond referendum, capital, lease levy, etc.

The Facility Condition Index Matrix is an overall summary that represents, by category, highlighting conditions 1 and 2, the repair costs relative to the replacement cost of each building. Red shows the most significant percentage of replacement cost, then yellow, then green. This illustrates the relative impact of the categories of work for the buildings.

The Detail Summary Sheet summarizes all the dollar amounts identified in the overall system, including all conditions and all preliminary priority assessments. These are in 2022 costs. A second summary sheet shows the costs inflated to Year 3 (Years 1 -5 average) and year 8 (Years 6-10 average).

3 - EDUCATIONAL ADEQUACY CRITERIA

The Educational Adequacy Analysis used the following criteria and processes:

- Square footage guidelines and other recommendations from the Minnesota Department of Education "Guide for Planning School Construction Projects."
- “Standards for an AMI Montessori Classroom” from Association Montessori International USA.
- ATSR’s decades of experience as an award-winning educational design architecture and engineering firm, applying our expertise in future-ready learning environments.

ATSR considers many factors when reviewing schools for Educational Adequacy. Some of these aspects are:

- Capacity and utilization both of individual rooms and the building overall.
- Variety of learning spaces: students, teachers, and tasks or projects have particular preferences in approach. To that end, a school should provide a variety of learning spaces to suit, such as individual work areas; space suitable for one-to-one work; teaming areas for groups of various sizes; spaces for presentation; forums; and outdoor classrooms.
- Classrooms and furniture should vary and be adaptable to suit different learning tasks and preferences.
- Furniture should be ergonomic to help maintain focus on the task at hand. Some movement may be allowed, which has been shown to improve cognitive function and behavior.
- Natural daylight and a connection to the outdoors has been demonstrated to improve learning and wellbeing.
- Safety and Security (secure entries, building zoning, restroom safety)
- Lighting
- Acoustics
- Indoor Air Quality
- Technology Integration
- School and Community Pride/Ethos Messaging

4 – BUILDING DATA AND EDUCATIONAL ADEQUACY

The following Data Sheets and Graphics include the following for each facility in the District:

Site Analysis

A general view of the function of the overall site, including parking lots, fields, and drop-off/pick-up areas. Areas of concern are keynoted. A traffic-light key provides a quick overview of the main criteria:

- Item is below recommended standards/needs attention
- Item could be improved
- Item is meets recommended standards

Facility Analysis

Plans are marked up with the key findings from the assessment and as detailed in the datasheets. The plans are colored to indicate the scope and timeline of the work as called out by the keys. Keynotes provide a further description of the work.

Building Age

Plans are colored to indicate the construction dates for each part of the building

Building Data

The data sheets indicate the scope and cost of work identified as required in each school. These are project costs and are adjusted to 2022.

Educational Adequacy

Plans are colored to indicate the function of each space. Red outlines and hatching indicate which spaces are below standards. Keynotes provide further information on the inadequacies found.

A traffic-light key provides a quick overview of safety and security, future-ready learning readiness, and interior environmental conditions:

- Item is below recommended standards/needs attention
- Item could be improved
- Item meets recommended standards

FLYNN ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 51,667 SF
ENROLLMENT: 220

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

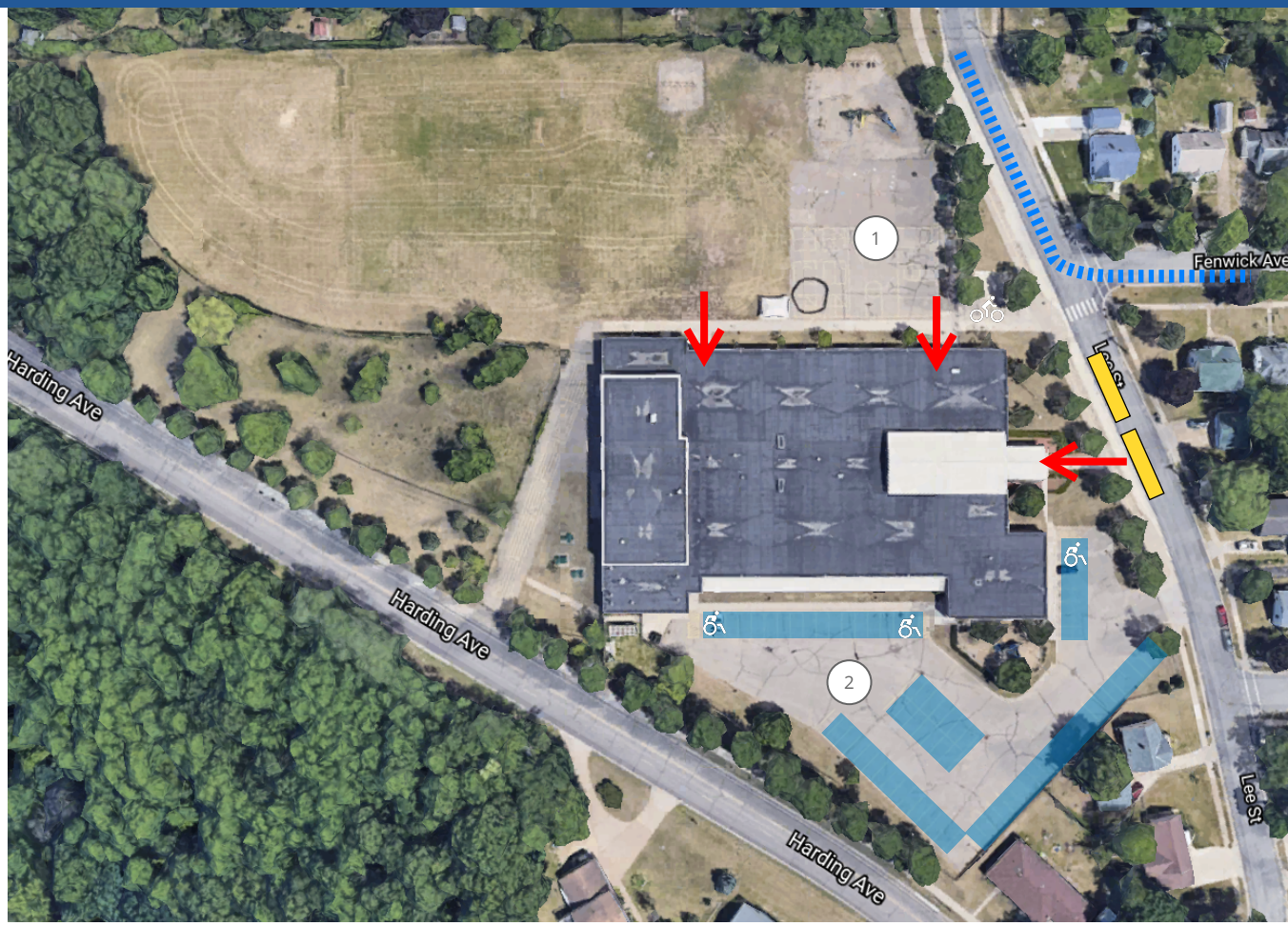
- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK



GENERAL NOTES

1 - NO OFF-STREET BUS OR PARENT DROP-OFF

KEY NOTES

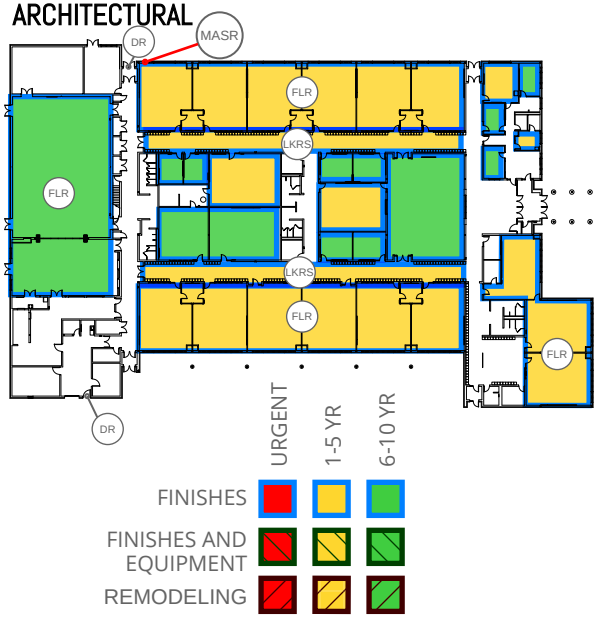
1. STUDENT LINE UP BEFORE SCHOOL
2. PARKING LOT RESURFACING SHCEDULE FOR 2022

ATSR

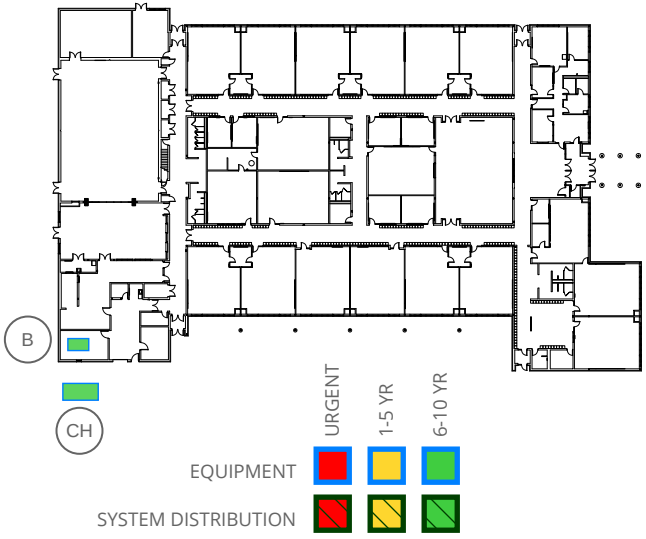
FLYNN ELEMENTARY SCHOOL

FACILITY ANALYSIS

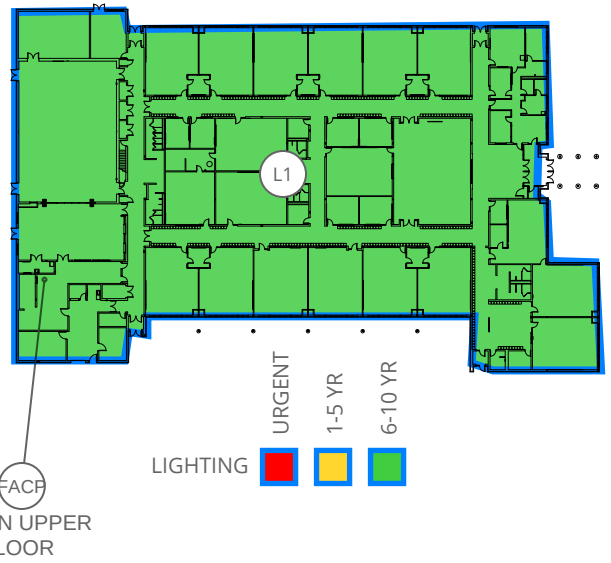
ARCHITECTURAL



MECHANICAL



ELECTRICAL



GENERAL NOTES

1 - SEALANT AROUND LOUVERS AND WINDOWS NEED TO BE RECAULKED

2 - BUILDING CONTROL JOINTS SEALANT NEEDS TO BE REPLACED

KEY NOTES

- DR — REPLACE DOOR AND FRAME
- MASR — MASONRY REPAIR
- FLR — REPLACE FLOORING
- LKRS — REPAINT LOCKERS
- RMOD — REMODEL MODERATE
- RMJR — REMODEL MAJOR

GENERAL NOTES

1 - PROVIDE WET BASED FIRE PROTECTION

2 - REVIEW AHU HOT WATER CAPACITY WHEN BOILERS ARE REPLACED. REPLACE COILS IF REQUIRED.

KEY NOTES

- B — REPLACE BOILER
- CH — REPLACE CHILLER

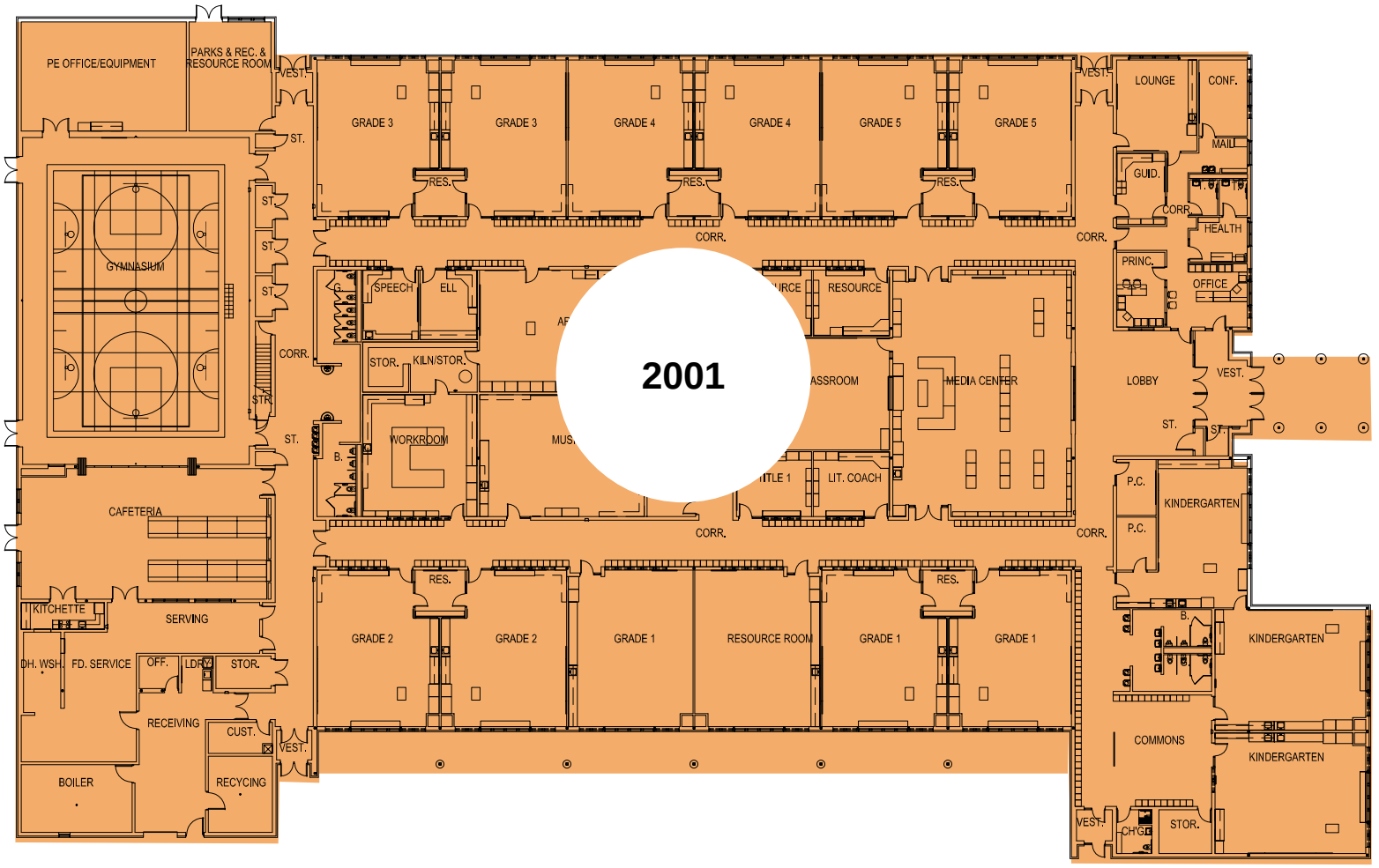
KEY NOTES

- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES WITH RETROFITTED WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

FLYNN ELEMENTARY SCHOOL

BUILDING AGE



197						3%	$ 7.48	413,300	1,2 Cond.						Priority High (1)			$ 22,048												$ 22,048
198							$ 15.09	834,300	3 Cond.						Priority Med (2)			$ 391,248												$ 391,248
199							$ 9.01	498,200	4,5 Cond.						Priority Low (3)			$ 1,332,448												$ 1,332,448
200	**Flynn Elementary**				55,275	SF	Ron S - Josh - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,745,744												
201																																
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life	Reb.	Projected PROJECT	2022 Construction	Unit			Base Const	Est. Cost	Const.	Proj. Cost	Base Project	2022 Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
204		1									CI	Y3		2022														
205		1	Flynn Elem	1.04	0						CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		1	Flynn Elem	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		1	Flynn Elem	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	1		CI	Y3		2022	ASPHALT PVMNT TO BE REPLACED SUMMER OF 2022			-	-		sy	-	-	1	-	1	-	-
208		1	Flynn Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 3,600	$ 2,900	$ 9.60	lf	220	$ 2,100	1.292	$ 2,700	129%	$ 3,500	3,640
209		1	Flynn Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard & Steep Slope	1		CI	Y3	1	2022	Remove/Replace conc pavement - Steep pvmnt slope at NE access			$ 14,000	$ 10,900	$ 15.50	sf	525	$ 8,100	1.292	$ 10,500	129%	$ 13,500	14,040
210		1	Flynn Elem	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
211		1	Flynn Elem	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Wood Fence	Faded and Cracking Wood Boards	2		CI	Y3	2	2022	Sand/Power Wash and Stain - to prevent future costly replacement			$ 12,900	$ 10,000	$ 3.50	sf	2,100	$ 7,400	1.292	$ 9,600	129%	$ 12,400	12,896
212		1	Flynn Elem	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Chain Link Fencing	Hazard Exist, Loose or damaged - Potential Student being caught on fence	2		CI	Y3	2	2022	Repair fencing			$ 2,400	$ 1,900	$ 47.50	lf	30	$ 1,400	1.292	$ 1,800	129%	$ 2,300	2,392
213		1	Flynn Elem	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Chain Link Backstop	Lower Section Damaged - Potential Student Being Injured	2		CI	Y3	2	2022	Replace lower backstop fence section			$ -	$ -	$ 120.00	lf	-	$ -	1.292	$ -	129%	$ -	-
214		1	Flynn Elem	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Permanent Soccer Goals	Corroded/Rusting Metal Soccer Goals	2		CI	Y3	2	2022	Grind Rust/Prime/Paint metal soccer goals			$ 6,600	$ 5,200	$ 12.50	lf	300	$ 3,800	1.292	$ 4,900	129%	$ 6,300	6,552
215		1	Flynn Elem	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
216		1	Flynn Elem	3.01	Grass / Turf		Playground Area	Eroded soil, trip hazard	1		CI	Y3	1	2022	Repair eroded turf area from playground runoff			$ 6,000	$ 4,800	$ 3,500.00	ls	1	$ 3,500	1.292	$ 4,500	129%	$ 5,800	6,032
217		1	Flynn Elem	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush from fence line			$ 5,200	$ 4,100	$ 3,000.00	ls	1	$ 3,000	1.292	$ 3,900	129%	$ 5,000	5,200
218		1	Flynn Elem	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
219		1	Flynn Elem	4.01	Roofs		Not Reviewed Per District				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
220		1	Flynn Elem	4.02	Wall systems		Exterior	near door 10 window. Fix brick at wdw head lintel	1		CI	Y3	1	2022	Repair cracked brick at lntel above wdw			$ 2,000	$ 1,600	$1,200.00	ls	1	$ 1,200	1.210	$ 1,500	129%	$ 1,900	1,976
221		1	Flynn Elem	4.03	Tuck pointing / Sealant		Exterior	Window sealant cracking/hard	2		CI	Y3	2	2022	replace sealant			$ 6,100	$ 4,900	$9.60	ea	456	$ 4,400	1.050	$ 4,600	129%	$ 5,900	6,136
222		1	Flynn Elem	4.03	Tuck pointing / Sealant		Exterior	cj below windows cracking/hard	2		CI	Y3	2	2022	replace sealant			$ 1,800	$ 1,400	$9.60	ea	128	$ 1,200	1.050	$ 1,300	129%	$ 1,700	1,768
223		1	Flynn Elem	4.03	Tuck pointing / Sealant		Exterior	sealant around louver cracking/hard	2		CI	Y3	2	2022	recaulk			$ 800	$ 700	$9.60	ea	58	$ 600	1.050	$ 600	129%	$ 800	832
224		1	Flynn Elem	4.04	Doors / Hardware		Exterior	Door 4 Frame rusting through	2		CI	Y3	2	2022	Replace with alum dr/fr			$ 7,000	$ 5,500	$3,400.00	ea	1	$ 4,300	1.210	$ 5,200	129%	$ 6,700	6,968
225		1	Flynn Elem	4.04	Doors / Hardware		Exterior	Door 10 frame rusting through	2		CI	Y3	2	2022	Replace with alum dr/fr pair			$ 13,400	$ 10,500	$3,400.00	ea	2	$ 8,300	1.210	$ 10,000	129%	$ 12,900	13,416
226		1	Flynn Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
227		1	Flynn Elem	5.03	Flooring / Base	SV	Admin area	Sheet Vinyl spliting at seams and heaving in areas	2		CI	Y3	2	2022	replace with VT			$ 5,600	$ 4,500	$ 6.90	sf	500	$ 3,500	1.210	$ 4,200	129%	$ 5,400	5,616
228		1	Flynn Elem	5.03	Flooring / Base	CPT	Admin area	Broadloom Carpet	3		CI	Y8	3	2022	replace in 6-10 years			$ 5,500	$ 4,300	$ 5.60	sf	600	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
229		1	Flynn Elem	5.03	Flooring / Base	SV	Classrooms	Sheet Vinyl w/ Carpet square driven by sheet good condition	2		CI	Y3	2	2022	replace flooring with VT and CPT (vt basis)			$ 168,000	$ 130,300	$ 6.90	sf	15,000	$ 103,500	1.210	$ 125,200	129%	$ 161,500	167,960
230		1	Flynn Elem	5.03	Flooring / Base	CPT	Kindergarten Classrooms	Broadloom Carpet	2		CI	Y3	2	2022	replace with modular carpet			$ 25,600	$ 19,900	$ 5.60	sf	2,827	$ 15,800	1.210	$ 19,100	129%	$ 24,600	25,584
231		1	Flynn Elem	5.03	Flooring / Base	WD	Gym/Cafeteria	Wood Floor (starting to show wear sand and refinish 6-10 yrs)	2		CI	Y3	2	2022	Sand and refinish			$ 50,900	$ 39,400	$ 5.30	sf	5,900	$ 31,300	1.210	$ 37,900	129%	$ 48,900	50,856

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Flynn Elementary**				**55,275**	**SF**	Ron S - Josh - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,745,744										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
232		1	Flynn Elem	5.08	Accessibility (ADA)		Typ CR	CR sinks are not accessible (pull under)	2		CI			2022	Correct when casework is replaced			$ -	$ -		sf		$ -	1.210	$ -	129%	$ -	-
233		1	Flynn Elem	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -	$ -		sf		$ -	1.362	$ -	129%	$ -	-
234		1	Flynn Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
235		1	Flynn Elem	6.03	Lockers - Corridor		Corridors	Lockers starting to rust	2		CI	Y3	2	2022	repaint - electrostatic paint			$ 21,400	$ 16,700	$ 30.00	ea	440	$ 13,200	1.210	$ 16,000	129%	$ 20,600	21,424
236		1	Flynn Elem	6.18	Kitchen Equipment		158B Serving, 158 Kitchen,	Dishmachine	3		CI	Y8	3	2022	Replace equipment listed in 9 years			$ 31,600	$ 24,600	$19,500	ls	1	$ 19,500	1.210	$ 23,600	129%	$ 30,400	31,616
237		1	Flynn Elem	6.18	Kitchen Equipment		158 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
238		1	Flynn Elem	6.19	Cold Storage Rooms		Cooler		3		CI	Y8	3	2022	Replace refrigeration (evaporator/condensing unit/install) in 9 years			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
239		1	Flynn Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
240		1	Flynn Elem	7.01	Boilers		168	(2) B-1&2 Burnham AF-50-311 Boilers; Dual Fuel, NG & Propane, 2603 Input MBH; 2082 Output MBH, Hot water	4	2002	CI	Y8	3	2022	Maintain Boilers into the future, replace with new high efficiency condensing boilers, and primary pumps, when Maintenance is too great.	30		$ 498,200	$ 386,100	$ 75,000.00	MM BH	5	$ 337,500	1.100	$ 371,300	129%	$ 479,000	498,160
241		1	Flynn Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		168	(2) CP-1&2 Hot Water Circulation Pumps, Base Mounted Variable volume primary, 181 GPM @ 103 ft, 10 HP	4	2002	CI			2022	Maintain as required, replace motors as needed.	20		$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
242		1	Flynn Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		200	CP-3 Chilled Water Circulation Pump, Base Mounted Constant Speed Pump, 282 GPM @ 57ft, 7.5 HP	3	2002	CI			2022	Maintain and revise control system. Provide VFD, install bypass	20		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
243		1	Flynn Elem	7.06	Energy Management Systems (24 volt low voltage)			Bartingale controlled, seimens system	3		CI			2022		0		$ -	$ -		sf	57,536	$ -	1.254	$ -	129%	$ -	-
244		1	Flynn Elem	7.07	Air handler units / ERU - dampers		200	AHU-01, Mcquay Constant Volume AHU, HW, CW, M#-CAH025FDAC, S#-FB00011000017, 11850 CFM, 10HP,	3	2002	CI			2022	Provide C02 Demand control ventilation, Replace Drain pan, continue preventative maintenance	20		$ -	$ -	$ -	CFM	11,850	$ -	1.254	$ -	129%	$ -	-
245		1	Flynn Elem	7.07	Air handler units / ERU - dampers		200	AHU-02, Mcquay Variable Volume AHU, HW, CW, M#-CAH050FDAC, S#-FB0U011000015, 23080 CFM, 30HP,	3	2002	CI			2022	Provide C02 Demand control ventilation, Replace Drain pan, continue preventative maintenance	20		$ -	$ -	$ -	CFM	23,080	$ -	1.254	$ -	129%	$ -	-
246		1	Flynn Elem	7.07	Air handler units / ERU - dampers		200	AHU-03, Mcquay Variable Volume AHU, HW, CW, 9660 CFM, 30HP,	4	2002	CI			2022	Provide C02 Demand control ventilation, Replace Drain pan, continue preventative maintenance	16		$ -	$ -	$ -	CFM	9,660	$ -	1.254	$ -	129%	$ -	-
247		1	Flynn Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		130 131 132 140 141 142 147	AHU-01 reheat coils, 200/180 (EWT/LWT)	4	2002	CI			2022	Replace with 140/110 coils when boilers are replaced	20		$ -	$ -	$ -	ea	7	$ -	1.254	$ -	129%	$ -	-
248		1	Flynn Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		102 104 110 112 114 116 118 120 124 128 132 134 138	AHU-02 VAV boxes and distribution system, 200/180 (EWT/LWT)	4	2002	CI			2022	Replace with 140/110 coils when boilers are replaced	20		$ -	$ -		sf	9,100	$ -	1.254	$ -	129%	$ -	-
249		1	Flynn Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		123, 125, 127, 131, 129, 133, 135, 137, 171, 175, 170, 174, 175, 176, 179, 180, 181, 182, 184, 186, 188, 190, 192, 193, 194, 196/198	AHU-03 VAV boxes and distribution system, 200/180 (EWT/LWT)	4	2002	CI			2022	Replace with 140/110 coils when boilers are replaced	20		$ -	$ -		sf	20,800	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Flynn Elementary**				55,275	SF	Ron S - Josh - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,745,744										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
250		1	Flynn Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		143 144 145 200	Unit Heater, 200/180 (EWT/LWT)	4	2002	CI			2022	Replace with 140/110 coils when boilers are replaced	15		$ -	$ -	$ -	ea	4	$ -	1.254	$ -	129%	$ -	-
251		1	Flynn Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		100 100A 100C 100F 100J 100N	Cabinet Unit Heater	4	2002	CI			2022	Replace with 140/110 coils when boilers are replaced	15		$ -	$ -	$ -	ea	6	$ -	1.254	$ -	129%	$ -	-
252		1	Flynn Elem	7.10	Exhaust fans - PRV / utility sets		113 142 142 145 146 160 164 169 183 185 201	COOK -	4	2002	CI			2022	Maintain as required, replace pulleys and motors as needed. When(if) fan is replaced, install direct drive.	15		$ -	$ -		ea	11	$ -	1.254	$ -	129%	$ -	-
253		1	Flynn Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-01, Air cooled water chiller, Mcquay ALS141CS12, 140 tons, R-22, Outdoor condensing unit, indoor evap bundle	3	2002	CI	Y8	3	2022	Replace with new air cooled chiller with R-410A refrigerant	15		$ 282,700	$ 219,100	$ 1,200.00	ton	140	$ 168,000	1.254	$ 210,700	129%	$ 271,800	282,672
254		1	Flynn Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			AC-01, RUUD 3TON Condensing Unit, indoor evaporator 900 cfm	3	2002	CI			2022		15		$ -	$ -	$ -	ton	3	$ -	1.254	$ -	129%	$ -	-
255		1	Flynn Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
256		1	Flynn Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Hot water circulating pumps, 110 degree water (3)	4	2002	CI			2022	Replace as needed	10		$ -	$ -		ea	3	$ -	1.254	$ -	129%	$ -	-
257		1	Flynn Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Hot water circulating pumps, 140 degree water	4	2002	CI			2022	Replace as needed	10		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
258		1	Flynn Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Hot water circulating pumps, 180 degree water	4	2002	CI			2022	Replace as needed	10		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
259		1	Flynn Elem	8.02	Piping (domestic) / labeling / conditioning			Domestic water piping is mostly copper, insulated, and labeled.	4	2002	CI			2022		0		$ -	$ -	$ -	lf		$ -	1.254	$ -	129%	$ -	-
260		1	Flynn Elem	8.15	Domestic Water Heaters			WH-01, Bradford White Model EF100T199E3N2, SN TC43044293, 199999 BTU/hr natural gas input	4	2002	CI			2022	Replace as needed	20		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
261		1	Flynn Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
262		1	Flynn Elem	9.03	Electric panels - distribution / labeling		Rm 202	1600A, 208V, 3-phase Main Switchboard "MSB"	4	2001	CI			2022	In good condition. No action required.	25		$ -	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	-
263		1	Flynn Elem	9.03	Electric panels - distribution / labeling		Rm 201	400A, 208V 3-phase Motor Control Center	4	2001	CI			2022	In good condition. No action required.	25		$ -	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	-
264		1	Flynn Elem	9.03	Electric panels - distribution / labeling			400A, 208V 3-phase double-tub panel	4	2001	CI			2022	In good condition. No action required.	25		$ -	$ 20,900	$ 8,000.00	ea	2	$ 16,000	1.254	$ 20,100	129%	$ 25,900	-
265		1	Flynn Elem	9.03	Electric panels - distribution / labeling			200A, 208V 3-phase double-tub panel	4	2001	CI			2022	In good condition. No action required.	25		$ -	$ 10,500	$ 8,000.00	ea	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	-
266		1	Flynn Elem	9.03	Electric panels - distribution / labeling			200A, 208V 3-phase single-tub panels	4	2001	CI			2022	In good condition. No action required.	25		$ -	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	-
267		1	Flynn Elem	9.03	Electric panels - distribution / labeling			100A, 208V 3-phase single-tub panels	4	2001	CI			2022	In good condition. No action required.	25		$ -	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	-
268		1	Flynn Elem	9.05	Fire Alarm			Addressable Simplex Fire Alarm Control Panel	3	2001	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
269		1	Flynn Elem	9.08	Emergency generators / battery backup systems /			No Emergency Generator in Building			CI			2022	Evaluate emergency power needs.			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
270		1	Flynn Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
271		1	Flynn Elem	10.01	Lighting - Lamps / ballasts / controls		All spaces	Fluorescent Light Fixtures retrofitted with LED lamps	3	2001	CI	Y8	3	2022	Replace with LED fixtures(6-10years)	20		$ 372,000	$ 288,400	$ 4.00	sf	55,275	$ 221,100	1.254	$ 277,300	129%	$ 357,700	372,008
272		1	Flynn Elem	10.02	Emergency Lighting / Exit signs			Fluorescent Battery Pack Light Fixtures	3	2001	CI	Y8	3	2022	Replace with LED fixtures(6-10years) (included in line above)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
273		1	Flynn Elem	10.04	Security Lighting (Exterior)			LED Wall Mounted	4	2001	CI			2022	No Action Required	20		$ -	$ -	$ -	ea	10	$ -	1.254	$ -	129%	$ -	-
274		1	Flynn Elem	10.04	Security Lighting (Exterior)			Exterior Lighting Control Panel	2	2001	CI	Y3	2	2022	Upgrade Exterior Lighting Control Panel	20		$ 30,400	$ 23,500	$ 18,000.00	ea	1	$ 18,000	1.254	$ 22,600	129%	$ 29,200	30,368

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Flynn Elementary**				**55,275**	**SF**	Ron S - Josh - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,745,744										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
275		1	Flynn Elem	10.05	Parking lot lighting			15Ft LED Pole Mounted	4	2001	CI			2022	No Action Required	20		$ -	$ 23,500	$ 2,000.00	sf	9	$ 18,000	1.254	$ 22,600	129%	$ 29,200	-
276		1	Flynn Elem	10.05	Parking lot lighting			20Ft LED Pole Mounted	4	2001	CI			2022	No Action Required	20		$ -	$ 42,400	$ 2,500.00	sf	13	$ 32,500	1.254	$ 40,800	129%	$ 52,600	-
277		1	Flynn Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
278		1	Flynn Elem	11.01	Stuctured cabling		Bldg	Good - mostly Cat 5e	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
279		1	Flynn Elem	11.02	Classroom technology systems		Bldg	Good - smart camera, ceiling projector, Teach	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
280		1	Flynn Elem	11.03	Local Sound systems		Gym	Good - mix of Telex, Shure, Peavey Speakers	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
281		1	Flynn Elem	11.03	Local Sound systems		Media Center	Good	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
282		1	Flynn Elem	11.04	Master Clock Systems		Bldg	Good - newer Bogen	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
283		1	Flynn Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
284		1	Flynn Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
285		1	Flynn Elem	11.07	Burgler Alarm System		Bldg	Okay - DSC system with motion detectors and	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
286		1	Flynn Elem	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

FLYNN ELEMENTARY SCHOOL

SITE:	8.0 ACRES	CLASSROOMS:	15
BUILDING:	51,667 SF	CAPACITY:	345
ENROLLMENT:	220	CURRENT SF/STUDENT	251

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

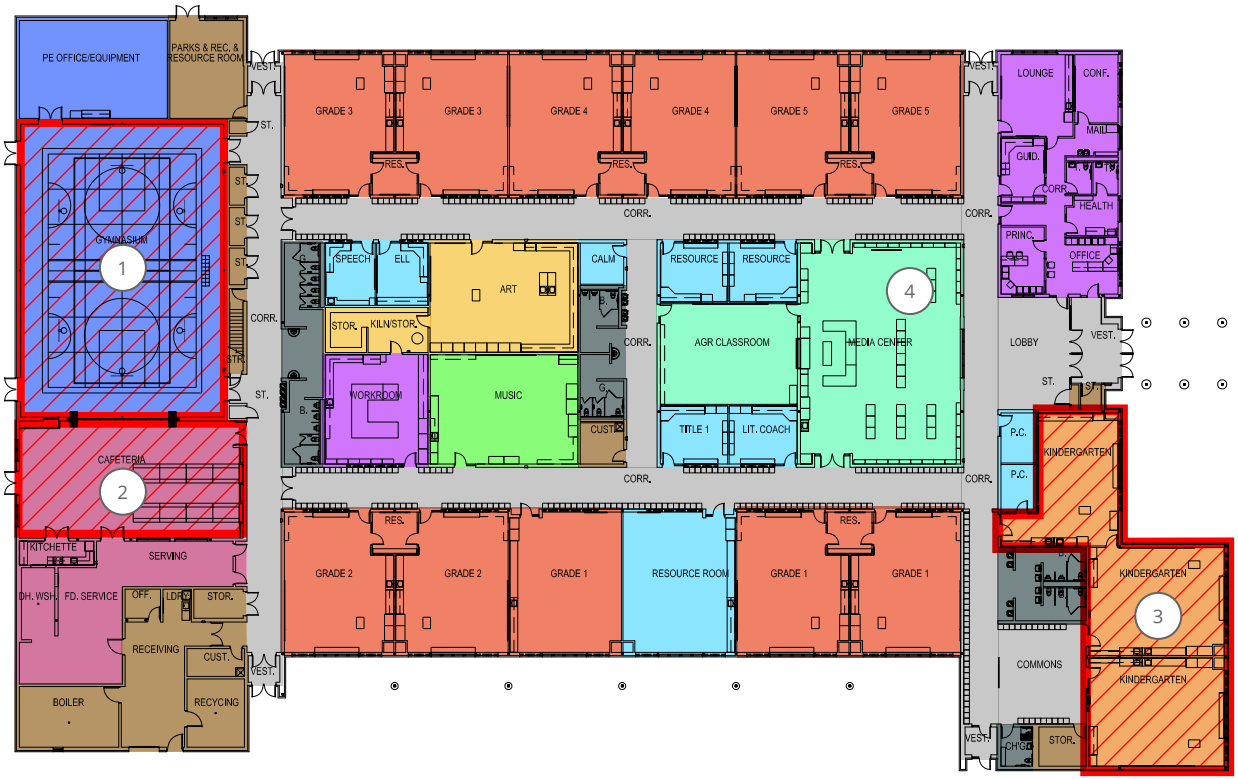
ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE / BELOW STANDARDS

- CLASSROOMS
- KINDERGARTEN
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES



KEY NOTES

1. GYMNASIUM BELOW RECOMMENDED SIZE
2. CAFETERIA BELOW RECOMMENDED SIZE
3. KINDERGARTEN - BELOW RECOMMENDED SIZE, NO RESTROOMS
4. SMALL MEETING AREA IN MEDIA CENTER

ATSR

LAKESHORE ELEMENTARY SCHOOL

SITE: 9.3 ACRES
BUILDING: 62,792 SF
ENROLLMENT: 330

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- EC PLAY AREA
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

GENERAL NOTES

1 - ON-STREET PARENTAL DROP-OFF

KEY NOTES

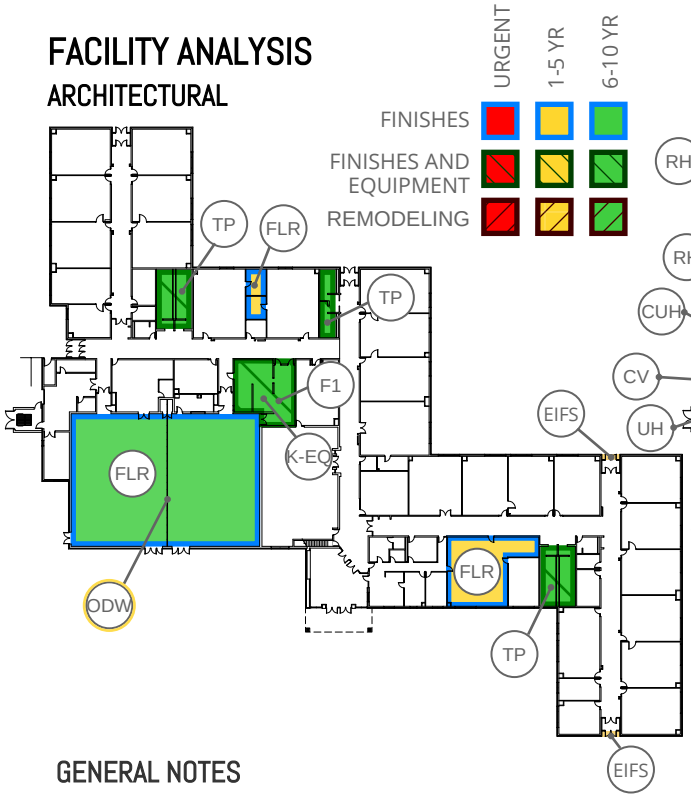
1. YMCA BUS/VANS DROP OFF
2. CLASSROOMS LONG WAY FROM PLAYGROUND
3. ADD CONCRETE PATH
4. ADD DROP-OFF CUT OUT

ATSR

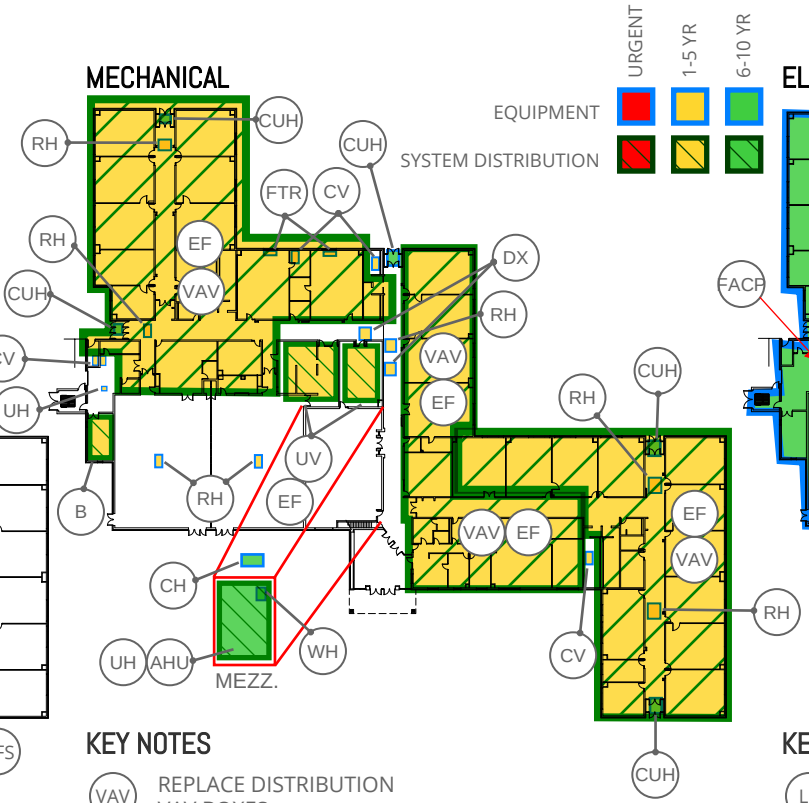
LAKESHORE ELEMENTARY SCHOOL

FACILITY ANALYSIS

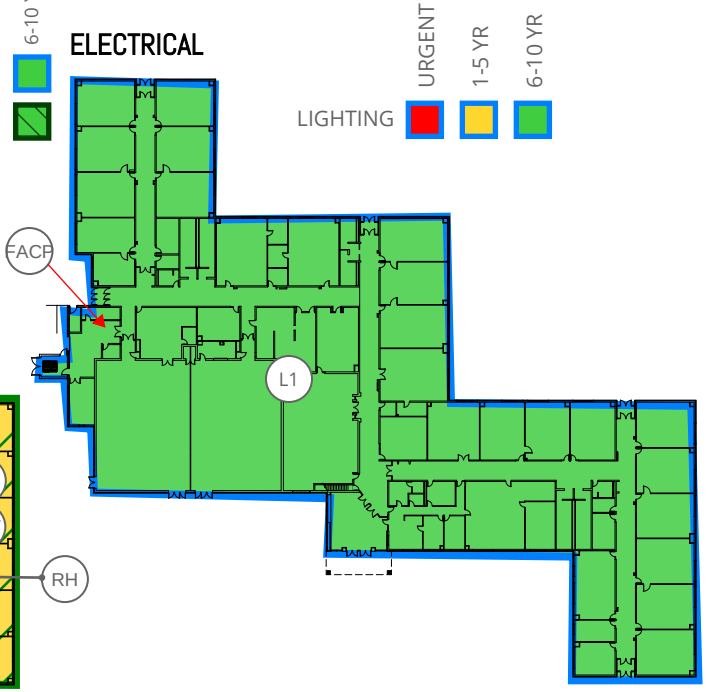
ARCHITECTURAL



MECHANICAL



ELECTRICAL



GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT REPLACEMENT REQUIRED

2 - SOME FACEBRICK REPAIRS REQUIRED AT WINDOW HEADS

3 - SEALANT REPLACEMENT REQUIRED AROUND WINDOWS

KEY NOTES

- FLR — REPLACE FLOORING
- F1 — CEILING + FLOORING
- ODW — OPERABLE DIVIDING WALL
- TP — TOILET PARTITIONS
- K-EQ — KITCHEN EQUIPMENT
- EIFS — REPAIR CRACKS

KEY NOTES

- VAV — REPLACE DISTRIBUTION VAV BOXES
- UV — REPLACE UNIT VENTILATORS
- B — REPLACE BOILER PLANT/ PUMPS/ ACCESSORIES
- CH — REPLACE CHILLER ON ROOF AND PUMP/ACCESSORIES
- CV — REPLACE CONVECTORS
- DX — REPLACE CONDESNING UNITS ON ROOF
- AHU — REPLACE AHU 1-5 IN MEZZANINE
- WH — REPLACE WATER HEATER AND RECIRC PUMP
- EF — REPLACE EXHAUST FANS
- RH — REPLACE GRAVITY WITH POWERED RELIEF
- CUH — REPLACE CABINET UNIT HEATER
- FTR — REPLACE FINNED TUBE RADIATION
- UH — REPLACE UNIT HEATER

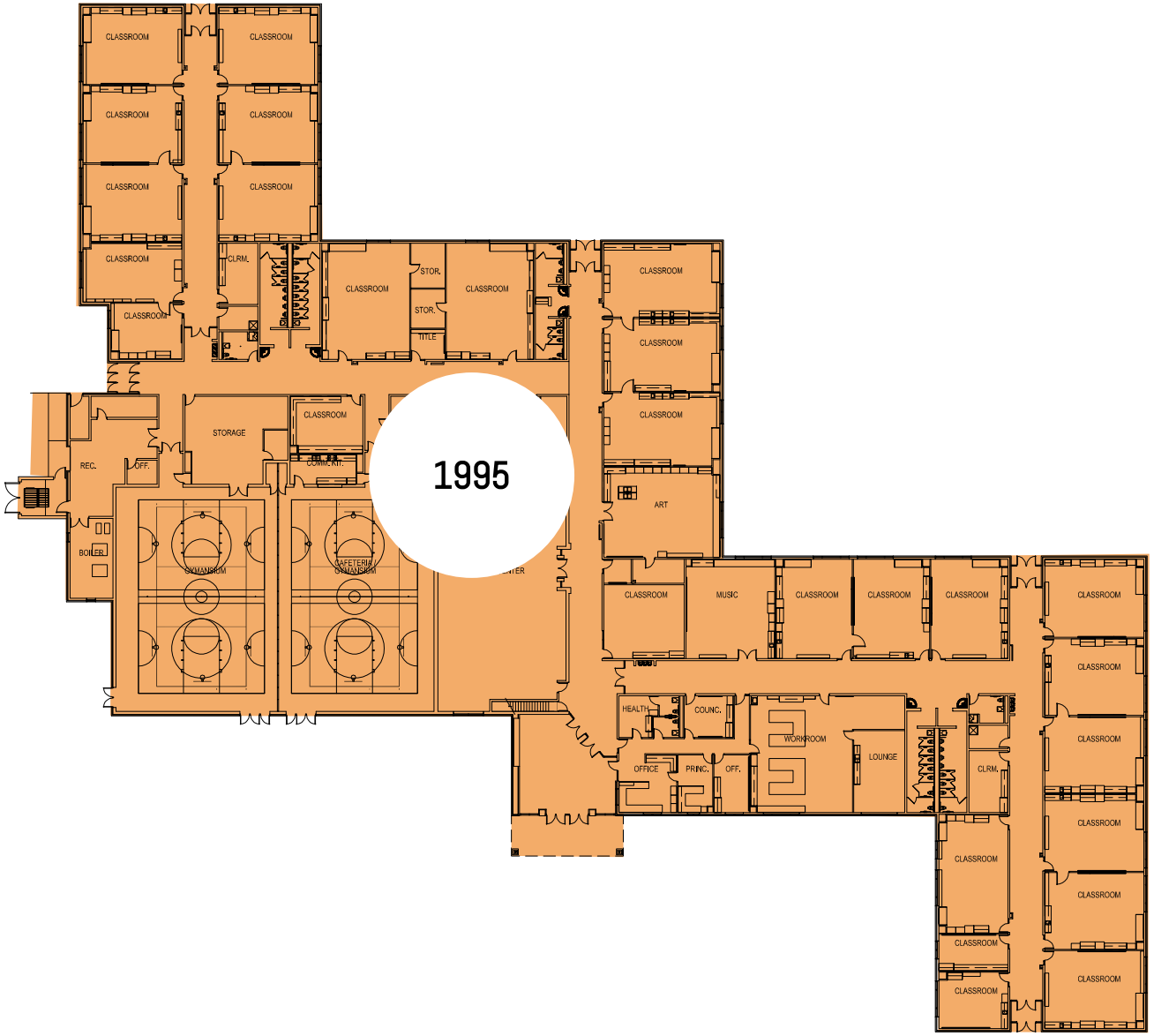
KEY NOTES

- L1 — LIGHTING IS FLUORESCENT FIXTURES WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

LAKESHORE ELEMENTARY SCHOOL

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						17%	$ 36.34	2,281,900	1,2	Cond.					Priority High (1)			$ 22,464										$ 22,464
198							$ 38.39	2,410,600	3	Cond.					Priority Med (2)			$ 2,258,152										$ 2,258,152
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 2,411,760										$ 2,411,760
200	**Lakeshore Elementary**				62,792	**SF**	Phil - Nancy - John J - Alex - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,692,376										
201										**Install**																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**Projected**	**2022**	**Unit**			**Base**	**Est.**		**Proj.**	**Base**	**2022**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**PROJECT COST**	**Construction Cost Basis**	**Cost**	**Unit**	**Quantity**	**Const Cost**	**Cost Factor**	**Const. Cost**	**Cost Factor**	**Project Cost**	**Project Cost**
204		**2**									**CI**	Y3		**2022**														
205		2	Lakeshore Elem	1.04	0						CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		2	Lakeshore Elem	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		2	Lakeshore Elem	1.01	Asphalt paving		**Asphalt Pavement Reconst in 20XX**	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	4		CI			2022				$ -	$ -		sy	-	$ -	1.292	$ -	129%	$ -	-
208		2	Lakeshore Elem	1.01	Asphalt paving			Pvmnt in good shape_recently replaced_few cracks	2		CI	Y3	2	2022	clean/fill pavement cracks (2023+)			$ 1,400	$ 1,100	$ 1.25	sy	675	$ 800	1.292	$ 1,000	129%	$ 1,300	1,352
209		2	Lakeshore Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	sealcoating (2023+)			$ 8,700	$ 6,800	$ 0.90	sy	5,500	$ 5,000	1.292	$ 6,500	129%	$ 8,400	8,736
210		2	Lakeshore Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	1		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 4,600	$ 3,500	$ 9.60	lf	270	$ 2,600	1.292	$ 3,400	129%	$ 4,400	4,576
211		2	Lakeshore Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 8,200	$ 6,400	$ 15.50	sf	300	$ 4,700	1.292	$ 6,100	129%	$ 7,900	8,216
212		2	Lakeshore Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Apron Pavement	2		CI	Y3	2	2022	Remove/Replace conc drive apron			$ 76,600	$ 59,400	$ 18.00	sf	2,455	$ 44,200	1.292	$ 57,100	129%	$ 73,700	76,648
213		2	Lakeshore Elem	1.02	Concrete walks / curbs		Door No.6	Remove and replace brick pavers - Current trip hazard	1		CI	Y3	1	2022	Remove & Replace brick pavers w/ concrete			$ 8,700	$ 6,800	$ 12.50	sf	400	$ 5,000	1.292	$ 6,500	129%	$ 8,400	8,736
214		2	Lakeshore Elem	1.03	Curb / Gutter		B624	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove Replace			$ 49,200	$ 38,200	$ 45.00	lf	630	$ 28,400	1.292	$ 36,700	129%	$ 47,300	49,192
215		2	Lakeshore Elem	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
216		2	Lakeshore Elem	2.01	Playgrounds		No items this section				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
217		2	Lakeshore Elem	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		2	Lakeshore Elem	3.01	Grass / Turf			Eroded area due to roof scupper	2		CI	Y3	2	2022	Add splash block at roof scupper			$ 500	$ 500	$ 250.00	ea	1	$ 300	1.292	$ 400	129%	$ 500	520
219		2	Lakeshore Elem	3.01	Grass / Turf			Turf & Irrigation damaged by City new sidewalk	1		CI	Y3	1	2022	Restore damged turf caused by City			$ 1,800	$ 1,400	$ 1,000.00	ls	1	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
220		2	Lakeshore Elem	3.01	Grass / Turf			Grade & turf damaged below mechanical pipe outlet	2		CI	Y3	2	2022	Add concrete pavers below mechanical pipe and restore turf			$ 4,300	$ 3,400	$ 2,500.00	ls	1	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
221		2	Lakeshore Elem	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush			$ 2,600	$ 2,100	$ 1,500.00	ls	1	$ 1,500	1.292	$ 1,900	129%	$ 2,500	2,600
222		2	Lakeshore Elem	3.06	Accessibility (ADA)			Straighten ADA Sign	1		CI	Y3	1	2022				$ 800	$ 700	$ 500.00	ls	1	$ 500	1.292	$ 600	129%	$ 800	832
223		2	Lakeshore Elem	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
224		2	Lakeshore Elem	4.01	Roofs		Not Reviewed Per District							2022				$ -	$ -				$ -	1.210	$ -	129%	$ -	-
225		2	Lakeshore Elem	4.01	Roofs		Newer TPO roof	Newer roof TPO mmb is not smooth - has bubbles, area that doesn't drain correctly at door from mech mezzanine			CI			2022	watch for issues earlier than warranty date due to poor installation			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
226		2	Lakeshore Elem	4.01	Roofs		Gym and Cafeteria east wall at deck	water getting in during strong east rains, stained/moldy acoustical deck in interior along wall (newer roofing)	1		CI	Y3	1	2022	too much water getting in: caulk under drip of perfin mtl roof cap, consider closing weeps at top of wall or installing new mesh weep vents			$ 2,900	$ 2,300	$ 11.60	lf	153	$ 1,800	1.210	$ 2,200	129%	$ 2,800	2,912
227		2	Lakeshore Elem	4.01	Roofs		High-low around gym/cafeteria	Exg reglet caulk at high-low flashing is cracking, needs recaulking	2		CI	Y3	2	2022	Recaulk reglet at high-low flashing			$ 4,700	$ 3,700	$ 9.60	lf	300	$ 2,900	1.210	$ 3,500	129%	$ 4,500	4,680
228		2	Lakeshore Elem	4.02	Wall systems		Near Door 2	Split Face Block-Repair hole	1		CI	Y3	2	2022	replace 8x16 split face block			$ 900	$ 800	$200.00	sf	3	$ 600	1.210	$ 700	129%	$ 900	936

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Lakeshore Elementary**				62,792	SF	Phil - Nancy - John J - Alex - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,692,376										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
229		2	Lakeshore Elem	4.02	Wall systems		Exterior	Door 5 head, Rm101 wdw, Rm137 wdw -	2		CI	Y3	2	2022	Repair face brick at head of door and windows			$ 1,500	$ 1,200	$49.00	sf	18	$ 900	1.210	$ 1,100	129%	$ 1,400	1,456
230		2	Lakeshore Elem	4.02	Wall systems		Exterior	Door 2 and Door 3 EIFS soffit- repair cracks in	2		CI	Y3	2	2022	repair cracks to prevent further deterioration, repaint			$ 300	$ 300	$ 3.70	sf	48	$ 200	1.210	$ 200	129%	$ 300	312
231		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior High Wall	Cracked/missing cj	2		CI	Y3	2	2022	replace sealant in cj			$ 2,400	$ 1,900	$9.60	lf	180	$ 1,700	1.050	$ 1,800	129%	$ 2,300	2,392
232		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior	Cracked/missing cj	2		CI	Y3	2	2022	replace sealant in cj			$ 23,500	$ 18,300	$9.60	lf	1,744	$ 16,700	1.050	$ 17,500	129%	$ 22,600	23,504
233		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior Wdw	Sealant around windows cracked/hard	2		CI	Y3	2	2022	replace sealant around windows			$ 12,500	$ 9,800	$9.60	lf	928	$ 8,900	1.050	$ 9,300	129%	$ 12,000	12,480
234		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior Wdw	Sealant around windows cracked/hard	2		CI	Y3	2	2022	replace sealant around windows			$ 900	$ 800	$9.60	lf	71	$ 700	1.050	$ 700	129%	$ 900	936
235		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior High Wall	Cracked/missing sealant at louver	2		CI	Y3	2	2022	replace sealant at louver			$ 1,800	$ 1,400	$9.60	lf	128	$ 1,200	1.050	$ 1,300	129%	$ 1,700	1,768
236		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior	Cracked/missing sealant at louver	2		CI	Y3	2	2022	replace sealant at louver			$ 100	$ 200	$9.60	lf	12	$ 100	1.050	$ 100	129%	$ 100	104
237		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior High Wall	Sealant around HM door to roof cracked/missing	2		CI	Y3	2	2022	Replace sealant at door			$ 300	$ 300	$9.60	ea	17	$ 200	1.050	$ 200	129%	$ 300	312
238		2	Lakeshore Elem	4.03	Tuck pointing / Sealant		Exterior	Sealant around doors at Gym/Gym-Café cracked or missing	2		CI	Y3	2	2022	Replace sealant at door			$ 900	$ 800	$9.60	ea	76	$ 700	1.050	$ 700	129%	$ 900	936
239		2	Lakeshore Elem	4.08	Painting and Plaster		Roof Door	3x7 HM FR/DR	2		CI	Y3	2	2022	Paint Door/Frame			$ 600	$ 600	$ 350.00	ls	1	$ 400	1.210	$ 500	129%	$ 600	624
240		2	Lakeshore Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
241		2	Lakeshore Elem	5.03	Flooring / Base		Typ Classrooms	Exg sheet vinyl (1/3 of rm typ) is condition 2, carpet (2/3 of room typ) is a condition 2-4 (varies, replaced with the last few years, some areas do not look like it)			CI			2022	Monitor for replacement in 10 years, possibly earlier if carpet continues to show wear at this rate.			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
242		2	Lakeshore Elem	5.03	Flooring / Base		Wkrm 174, Kind Stg Rms 129A, 137A	Old broadloom carpet (only portion not yet replaced)	2		CI	Y3	2	2022	Replace with modular carpet			$ 16,200	$ 12,600	$ 5.60	sf	1,792	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
243		2	Lakeshore Elem	5.03	Flooring / Base		Cafeteria/Gym	Synthetic flooring - cracked at conc CJ locations, rest is conditon 3	3		CI	Y8	3	2022	Monitor for replacement in years 6-10 if cracks get worse/open up/unsanitary/tripping hazard, etc.			$ 92,700	$ 71,900	$ 14.40	sf	3,964	$ 57,100	1.210	$ 69,100	129%	$ 89,100	92,664
244		2	Lakeshore Elem	5.03	Flooring / Base		Kitchen and Serving	Epoxy Flooring - starting to wear at serving	3		CI	Y8	3	2022	Replace epoxy flooring			$ 20,900	$ 16,300	$ 10.10	sf	1,278	$ 12,900	1.210	$ 15,600	129%	$ 20,100	20,904
245		2	Lakeshore Elem	5.04	Ceiling / Acoustic Panels		Kitchen Serving	VACT ceiling bent up all around ceiling CUH set	2		CI	Y3	3	2022	Reset ceiling CUH and redo ceiling around it			$ 1,500	$ 1,200	$ 4.07	sf	222	$ 900	1.210	$ 1,100	129%	$ 1,400	1,456
246		2	Lakeshore Elem	5.04	Ceiling / Acoustic Panels		Kitchen and Serving	VACT ceiling near dishwashing is starting to rust - replace entire ceiling in 6-10 years	3		CI	Y8	3	2022	Replace entire VACT ceiling with aluminum grid			$ 9,300	$ 7,200	$ 4.44	sf	1,278	$ 5,700	1.210	$ 6,900	129%	$ 8,900	9,256
247		2	Lakeshore Elem	5.08	Accessibility (ADA)		Typ CR	CR sinks are not accessible (pull under)	2		CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
248		2	Lakeshore Elem	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
249		2	Lakeshore Elem	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
250		2	Lakeshore Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
251		2	Lakeshore Elem	6.12	Operable Dividing Walls		Cafeteria/Gym	Operable partition bet Caf-Gym: VWC on bot 7' is in bad shape	2		CI	Y3	2	2022	Replace operable partition entirely with more durable surface on bottom sections (mkbd?)			$ 318,700	$ 247,100	$ 171.00	sf	1,148	$ 196,300	1.210	$ 237,500	129%	$ 306,400	318,656
252		2	Lakeshore Elem	6.15	Restroom Partitions		3 sets of gang toilets	Plastic partitions, discolored/damaged finish from cleaning/grafitty removal(?) on doors	3		CI	Y8	3	2022	Replace toilet partitions (inc toilet accessories). NOTE: consider remodeling 7-stall toilet rooms to address too many toilets, not enough lavs/hand washing			$ 69,000	$ 53,500	$ 1,250.00	ea	34	$ 42,500	1.210	$ 51,400	129%	$ 66,300	68,952
253		2	Lakeshore Elem	6.18	Kitchen Equipment		136 Serving, 132 Kitchen, 132 Dish Washing	Double Convection Oven, DBL Freezer, Single Refrigerator, Rusted Shelving, Serving	3		CI	Y8	3	2022	Replace equipment listed in 6 years			$ 129,100	$ 100,100	$79,500	ls	1	$ 79,500	1.210	$ 96,200	129%	$ 124,100	129,064

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Lakeshore Elementary**				62,792	SF	Phil - Nancy - John J - Alex - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,692,376										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
254		2	Lakeshore Elem	6.18	Kitchen Equipment		132 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
255		2	Lakeshore Elem	6.19	Cold Storage Rooms		132 Cooler		3		CI	Y8	3	2022	Replace refrigeration (evaporator/condensing unit/install) in 6 years			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
256		2	Lakeshore Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
257		2	Lakeshore Elem	7.01	Boilers		Boiler Room (116)	Burnham 4FW-311-50-G-GP (x2) 62.2 HP 2082	2	1995	CI	Y3	2	2022	Boiler is approaching its life expectancy.	30		$ 338,000	$ 262,000	$ 55,000.00	MBH	4	$ 229,000	1.100	$ 251,900	129%	$ 325,000	338,000
258		2	Lakeshore Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room (116)	VFDs are Toshiba Flowsavers		1995	CI			2022		15		$ -	$ -		LS	1	$ -	1.254	$ -	129%	$ -	-
259		2	Lakeshore Elem	7.03	fuel oil systems (storage, piping, burners)		Boiler Room (116)	Propane tank underground on exterior of building	2	1995	CI			2022	Remove Propane tank when boiler is replaced.	0		$ -	$ -		LS		$ -	1.254	$ -	129%	$ -	-
260		2	Lakeshore Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat			HVAC piping is cast iron and in acceptable condition.	3	1995	CI			2022		40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
261		2	Lakeshore Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Boiler Room (116)	Vavles, Expansion Tank, & Accessories are in acceptable condition	2	1995	CI	Y3	2	2022	Replace accessories when boiler system is replaced.	40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
262		2	Lakeshore Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Boiler Pumps (2x): B&G Series 1510, 10 HP, 315 GPM	2	1995	CI	Y3	2	2022	Replace pumps when boiler system is replaced.	30		$ 151,400	$ 117,400	$ 45,000.00	ea	2	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
263		2	Lakeshore Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mech Mezz	Chiller Pump: TACO FE3008E2E1F2LOA, 7.5 HP, 360 GPM, pump showing excessive wear and rust.	2	1995	CI	Y3	2	2022	Replace pumps when chiller system is replaced or pump failure.	30		$ 151,400	$ 117,400	$ 45,000.00	ea	2	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
264		2	Lakeshore Elem	7.07	Air handler units / ERU - dampers		North Classrooms	HRU-1: Heatex: Recovers heat for AHU-4. good condition. SF-1 & RE-1 are associated with this system and are in good condition.	3	1995	CI	Y8	3	2022	HRU is approaching life expectancy	40		$ 175,000	$ 135,800	$ 13.00	CFM	8,010	$ 104,100	1.254	$ 130,500	129%	$ 168,300	175,032
265		2	Lakeshore Elem	7.07	Air handler units / ERU - dampers		North Classrooms	AHU-1 McQuay: Hot Water heating and Chilled water cooling, 17,410 Total CFM, 7,980 OACFM	3	1995	CI	Y8	3	2022	AHU is approaching life expectancy. Replace Heating coil when boilers are replaced.	40		$ 439,400	$ 340,700	$ 15.00	CFM	17,410	$ 261,200	1.254	$ 327,500	129%	$ 422,500	439,400
266		2	Lakeshore Elem	7.07	Air handler units / ERU - dampers		Office Area	AHU-2: McQuay: Hot Water heating and DX cooling, 5,040 Total CFM, 2,115 OACFM	3	1995	CI	Y8	3	2022	AHU is approaching life expectancy. Replace Heating coil when boilers are replaced.	40		$ 64,200	$ 49,700	$ 18.00	CFM	2,115	$ 38,100	1.254	$ 47,800	129%	$ 61,700	64,168
267		2	Lakeshore Elem	7.07	Air handler units / ERU - dampers		IMC	AHU-3: McQuay: Hot Water heating and Chilled water cooling, cabinet is showing wear. 2,790 Total CFM, 1,500 OACFM	3	1995	CI	Y8	3	2022	AHU is approaching life expectancy. Replace Heating coil when boilers are replaced.	40		$ 70,400	$ 54,700	$ 15.00	CFM	2,790	$ 41,900	1.254	$ 52,500	129%	$ 67,700	70,408
268		2	Lakeshore Elem	7.07	Air handler units / ERU - dampers		Gym	AHU-4:McQuay: Hot Water heating and Chilled Water cooling coil, 8,010 Total CFM, 4,875 OACFM	3	1995	CI	Y8	3	2022	AHU is approaching life expectancy. Replace Heating coil when boilers are replaced.	40		$ 202,200	$ 156,800	$ 15.00	CFM	8,010	$ 120,200	1.254	$ 150,700	129%	$ 194,400	202,176
269		2	Lakeshore Elem	7.07	Air handler units / ERU - dampers		South Classrooms	AHU-5: McQuay: Hot Water heating and Chilled water cooling, 11,980 Total CFM, 5,175 OACFM	3	1995	CI	Y8	3	2022	AHU is approaching life expectancy. Replace Heating coil when boilers are replaced.	40		$ 302,200	$ 234,400	$ 15.00	CFM	11,980	$ 179,700	1.254	$ 225,300	129%	$ 290,600	302,224
270		2	Lakeshore Elem	7.07	Air handler units / ERU - dampers		Roof	Majority of AHU systems have Gravity Relief Hoods.	2	1995	CI	Y3	2	2022	Add more relief fan capacity			$ 277,600	$ 215,200	$ 15,000.00	ea	11	$ 165,000	1.254	$ 206,900	129%	$ 266,900	277,576
271		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		AHU-1 VAV	VAV boxes and heating coils are in acceptable condition	2	1995	CI	Y3	2	2022	Replace VAV boxes and HW coils when system is replaced.	25		$ 117,800	$ 91,300	$ 5,000.00	ea	14	$ 70,000	1.254	$ 87,800	129%	$ 113,300	117,832
272		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		AHU-2 VAV	VAV boxes and heating coils are in acceptable condition	2	1995	CI	Y3	2	2022	Replace VAV boxes and HW coils when system is replaced.	25		$ 117,800	$ 91,300	$ 5,000.00	ea	14	$ 70,000	1.254	$ 87,800	129%	$ 113,300	117,832

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Lakeshore Elementary**				**62,792**	**SF**	Phil - Nancy - John J - Alex - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,692,376										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
273		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		AHU-5 VAV	VAV boxes and heating coils are in acceptable condition	2	1995	CI	Y3	2	2022	Replace VAV boxes and HW coils when system is replaced.	25		$ 109,300	$ 84,800	$ 5,000.00	ea	13	$ 65,000	1.254	$ 81,500	129%	$ 105,100	109,304
274		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		140 Classroom	Unit Ventilator-1 Hot water heating, DX cooling from CU-2 on roof. Acceptable condition.	2	1995	CI	Y3	2	2022	Remove Unit Ventilator and upgrade to Fan coil system or incorparate space to an AHU.	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
275		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		132,136 (kitchen)	Unit Ventilator-2, Hot water heating, chilled water cooling. Acceptable condition.	2	1995	CI	Y3	2	2022	Remove Unit Ventilator and upgrade to Fan coil system or incorparate space to an AHU.	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
276		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		100.1/100.3/100.7/100.11/100.13/100.15	All Cabinet unit heaters and Unit Heaters are original and are in good condition	3	1995	CI			2022	Cabinet unit heaters are approaching their life expectancies.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
277		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		114/112/142/178	Convectors are in acceptable condition	2	1995	CI			2022	Convectors are approaching their life expectancies.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
278		2	Lakeshore Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		129/137	Finned Tube Radiation is in acceptable condition	2	1995	CI			2022	Finned Tube Radiation is approaching their life expectancies.	30		$ -	$ -	$ -	lf	-	$ -	1.254	$ -	129%	$ -	-
279		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-1 Greenheck GB-120-4, 1350 CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
280		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-2 Greenheck GB-70-4, 210CFM, .25HP, This fan was replaced at some point but we do not have a date. This fan is in good condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
281		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-3 Greenheck GB-90-4, 660CFM, .25HP Exhaust fan is in acceptable condition.	3	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
282		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-4 Greenheck GB-100-4, 1015CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
283		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-5 Greenheck GB-70-4, 210CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
284		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-6 Greenheck GB-70-4, 300CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
285		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-7 Greenheck GB-70-4, 210CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
286		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-8 Greenheck GB-70-4, 220CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
287		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-9 Greenheck GB-80-4, 450CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
288		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-10 Greenheck CUBE-130-3, 1250CFM, .33HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
289		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-11 Greenheck CUBE-140-HP-4, 600CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
290		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-12 Greenheck GB-70-4, 305CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Lakeshore Elementary**				**62,792**	**SF**	Phil - Nancy - John J - Alex - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,692,376										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
291		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-13 Greenheck GB-120-4, 1350CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
292		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-14 Greenheck GB-70-4, 210CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
293		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-15 Greenheck GB-70-4, 210CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
294		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-16 Greenheck GB-90-4, 620CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
295		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-17 Greenheck GB-80-4, 440CFM, .25HP This fan was replaced at some point but we do not have a date. This fan is in good condition.	3	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
296		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Roof	EF-18 Greenheck GB-100-4, 1225CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
297		2	Lakeshore Elem	7.10	Exhaust fans - PRV / utility sets		Boiler Room	SF-2 Greenheck RPS-24L, 1225CFM, .25HP Exhaust fan is in acceptable condition.	2	1995	CI			2022	Fan has exceeded its life expectancy. Replace when it fails or space is renovated.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
298		2	Lakeshore Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		CH-1	TRANE, 125 tons 55F-45F, RTAA-125 Unit is in acceptable condition.	2	1995	CI	Y3	2	2022	Chiller has reached its life expectancy	25		$ 252,300	$ 195,700	$ 1,200.00	tons	125	$ 150,000	1.254	$ 188,100	129%	$ 242,600	252,304
299		2	Lakeshore Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-2	CU-1: Trane TTA180B3, 15 Tons CU is in acceptable condition.	2	1995	CI	Y3	2	2022	CU has reached its life expectancy	25		$ 30,400	$ 23,500	$ 1,200.00	tons	15	$ 18,000	1.254	$ 22,600	129%	$ 29,200	30,368
300		2	Lakeshore Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-1	CU-2: Trane TTA048C3, 4 Tons CU is in acceptable condition.	2	1995	CI	Y3	2	2022	CU has reached its life expectancy	25		$ 8,000	$ 6,300	$ 1,200.00	tons	4	$ 4,800	1.254	$ 6,000	129%	$ 7,700	8,008
301		2	Lakeshore Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
302		2	Lakeshore Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Mech Mezz	(2x) domsetic recirc pumps original to building. Pumps are in acceptable condition.	2	1995	CI	Y3	2	2022	Circ pumps approaching life expectancy.	30		$ 40,400	$ 31,300	$ 12,000.00	ea	2	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
303		2	Lakeshore Elem	8.02	Piping (domestic) / labeling / conditioning		114	Domestic piping is copper and is in acceptable condition.	3	1995	CI	Y8	3	2022	Replace domestic water piping where renovations occur or failure occurs.	40		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
304		2	Lakeshore Elem	8.08	Plumbing Fixtures		100-106, 129, 137, 128, 140, 143, 145, 147, 155, 173-177, 179, 183, 185, 187, 193-198, Classrooms	Classroom plumbing fixtures are original and in good condition.	3	1995	CI			2022	Replace fixtures when areas are remodeled	30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
305		2	Lakeshore Elem	8.08	Plumbing Fixtures		178/180 Toilet Groups	Plumbing fixtures are in good condition. Urinals are floor mounted with hired wire flush sensors. Water closets are wall mounted manual flush valve.	3	1995	CI			2022	Replace fixtures when areas are remodeled	30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
306		2	Lakeshore Elem	8.08	Plumbing Fixtures		142/144 Toilet Groups	Plumbing fixtures are in good condition. Urinals are floor mounted with hired wire flush sensors. Water closets are wall mounted manual flush valve.	3	1995	CI			2022	Replace fixtures when areas are remodeled	30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Lakeshore Elementary**				**62,792**	**SF**	Phil - Nancy - John J - Alex - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,692,376										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
307		2	Lakeshore Elem	8.08	Plumbing Fixtures		125/127 Toilet Groups	Plumbing fixtures are in good condition. Urinals are floor mounted with hired wire flush sensors. Water closets are wall mounted manual flush valve.	3	1995	CI			2022	Replace fixtures when areas are remodeled	30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
308		2	Lakeshore Elem	8.08	Plumbing Fixtures		162/162A/166 Health toilet rooms	Plumbing fixtures are in good condition. Water closets are wall mount with manual flush valve. Lav is manual gooseneck faucet with paddle levers.	3	1995	CI			2022	Replace fixtures when areas are remodeled	30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
309		2	Lakeshore Elem	8.08	Plumbing Fixtures		100.4, 100.8, 100.12	Wash Fountains are in good condition.	3	1995	CI			2022		30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
310		2	Lakeshore Elem	8.08	Plumbing Fixtures		109, 184, 110 Custodian	Service Sink is in good condition	3	1995	CI			2022		30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
311		2	Lakeshore Elem	8.10	Drinking Fountains		100.4, 100.12, 100.14 Corridor	Water coolers are original and are in good condition.	3	1995	CI			2022		30		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
312		2	Lakeshore Elem	8.10	Drinking Fountains		100.12, 100.4 Corridior	Water coolers with bottle filler have been installed	4	2010s	CI			2022		30		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
313		2	Lakeshore Elem	8.15	Domestic Water Heaters		Mech Mezz	Original water heater in good condition. A.O. Smith BTH 199 100. Natural Gas, 100 Gal, 199,900 BTUH Input	3	2010	CI	Y8	3	2022		25		$ 33,700	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
314		2	Lakeshore Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
315		2	Lakeshore Elem	9.03	Electric panels - distribution / labeling		Main Electrical Rm.	1200A, 208V, 3-phase Switchboard	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
316		2	Lakeshore Elem	9.03	Electric panels - distribution / labeling		Mechanical Rm.	200A, 208V, 3-phase Motor Control Center	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
317		2	Lakeshore Elem	9.03	Electric panels - distribution / labeling			400A, 208V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
318		2	Lakeshore Elem	9.03	Electric panels - distribution / labeling			200A, 208V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 87,500	$ 67,900	$ 4,000.00	ea	13	$ 52,000	1.254	$ 65,200	129%	$ 84,100	87,464
319		2	Lakeshore Elem	9.05	Fire Alarm		Main Electrical Rm.	Addressable Simplex Fire Alarm System	3	2018	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
320		2	Lakeshore Elem	9.08	Emergency generators / battery backup systems /			No generator at this building	3		CI	Y8	3	2022	Evaluate Emergency power needs(6-10years)			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
321		2	Lakeshore Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
322		2	Lakeshore Elem	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Fluorescent Light Fixtures retrofitted with T8's	3	1995	CI	Y8	3	2022	Replace with LED Fixtures(6=10years)	20		$ 422,700	$ 327,700	$ 4.00	sf	62,792	$ 251,200	1.254	$ 315,000	129%	$ 406,400	422,656
323		2	Lakeshore Elem	10.02	Emergency Lighting / Exit signs			Wall mount battery pack emergency	3	1995	CI	Y8	3	2022	Replace with LED Fixtures(6-10years)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
324		2	Lakeshore Elem	10.02	Emergency Lighting / Exit signs		Eixt Signs	Ceiling mounted LED exit signs	4	1995	CI			2022	No action required	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
325		2	Lakeshore Elem	10.03	Special purpose lighting - theaters						CI	Y3	2	2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
326		2	Lakeshore Elem	10.04	Security Lighting (Exterior)			Wall mount LED	4	2018	CI			2022	No action required	20		$ -	$ 7,900	$ 600.00	sf	10	$ 6,000	1.254	$ 7,500	129%	$ 9,700	-
327		2	Lakeshore Elem	10.05	Parking lot lighting			Double headed 20Ft Pole mount LED	4	2018	CI			2022	No action required	20		$ -	$ 13,100	$ 5,000.00	sf	2	$ 10,000	1.254	$ 12,500	129%	$ 16,100	-
328		2	Lakeshore Elem	10.05	Parking lot lighting			Single head 20Ft Pole mounted	4	2018	CI			2022	No action required	20		$ -	$ 19,600	$ 2,500.00	sf	6	$ 15,000	1.254	$ 18,800	129%	$ 24,300	-
329		2	Lakeshore Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
330		2	Lakeshore Elem	11.01	Stuctured cabling		Bldg	Good - mostly Cat 5e	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
331		2	Lakeshore Elem	11.02	Classroom technology systems		Bldg	Good - smart camera, smart TV, Teach Logic	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
332		2	Lakeshore Elem	11.03	Local Sound systems		Gym	Good - newer system; mix of Biamp Nexia, Lab	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
333		2	Lakeshore Elem	11.04	Master Clock Systems		Bldg	Good - newer American Time SiteSync IQ	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
334		2	Lakeshore Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Lakeshore Elementary**				**62,792**	**SF**	Phil - Nancy - John J - Alex - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,692,376										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
335		2	Lakeshore Elem	11.06	Access Control		Bldg	Good - JCI	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
336		2	Lakeshore Elem	11.07	Burglar Alarm System		Bldg	Good - newer	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
337		2	Lakeshore Elem	11.08	Video Security		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

LAKESHORE ELEMENTARY SCHOOL

SITE:	9.3 ACRES	CLASSROOMS:	21
BUILDING:	62,792 SF	CAPACITY:	483
ENROLLMENT:	330	CURRENT SF/STUDENT	190

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

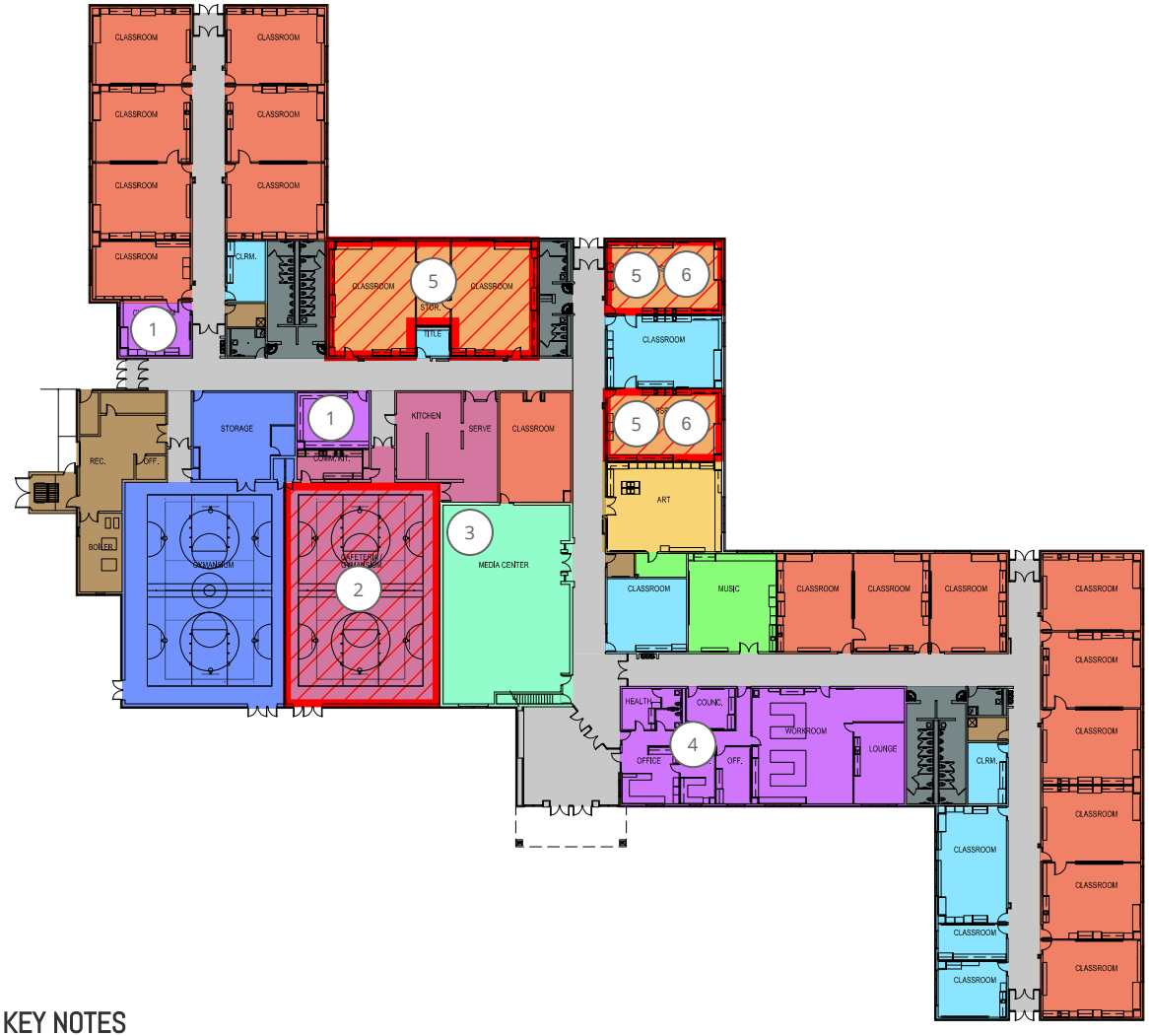
- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		KINDERGARTEN
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



KEY NOTES

1. VIRTUAL SCHOOL
2. SEPARATE CAFETERIA AND GYM
3. MAKER SPACE
4. NEED SUPERVISABLE ISS SPACE
5. NEED RESTROOM FOR KINDERGARTEN ROOM
6. KINDERGARTEN BELOW RECOMMENDED SIZE

ATSR

LOCUST LANE ELEMENTARY SCHOOL

SITE: 12.9 ACRES
BUILDING: 54,520 SF
ENROLLMENT: 330

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

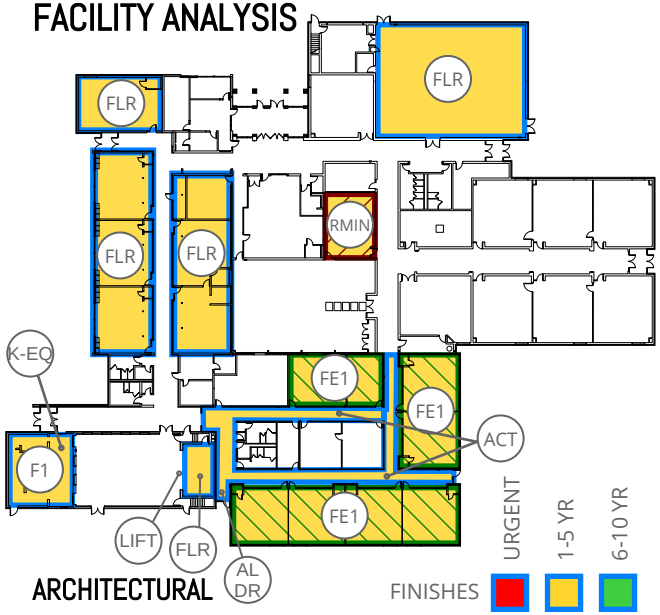
KEY NOTES

1. 4-WAY STOP PREFERRED
2. CAR DROP-OFF AND BUSES SHARE THE SAME LANE
3. NO CURB CUTS AT CROSS WALKS - NEEDED FOR ACCESSABILITY
4. REPLACE UNEVEN CONCRETE
5. REPLACE LIGHT POLES IN PARKING LOT

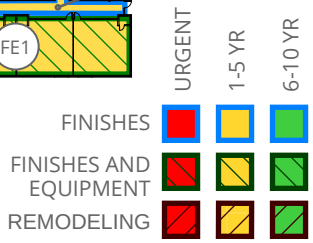
ATSR

LOCUST LANE ELEMENTARY SCHOOL

FACILITY ANALYSIS



ARCHITECTURAL



KEY NOTES

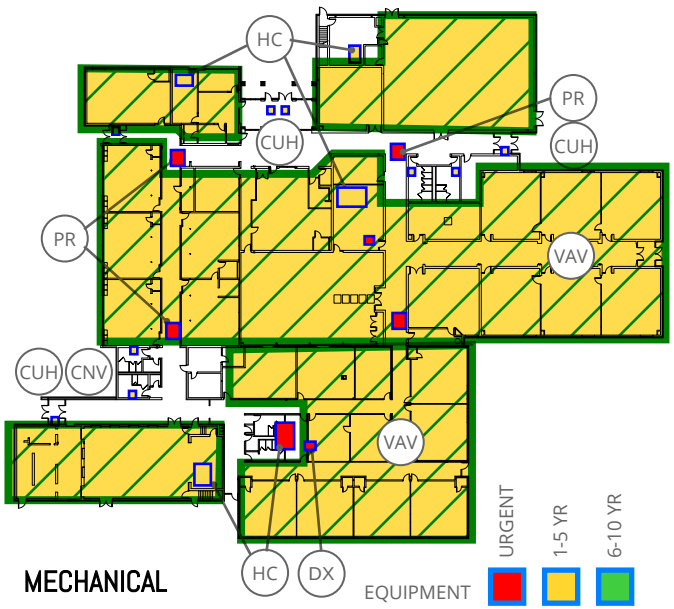
- FLR — REPLACE FLOORING
- ACT — ACT REPLACMENT
- F1 — CEILING + FLOORING
- FE1 — FINISHES + BOARDS CASEWORK
- LIFT — ADD WHEELCHAIR LIFT TO STAGE
- RMIN — REMODEL MINOR - REMOVE COMPUTER RM CSWK
- K-EQ — SELECTIVE KITCHEN EQUIPMENT REPLACEMENT
- AL DR — ADD ALUM ENTRANCE SYSTEM TO CREATE VESTIBULE

GENERAL NOTES

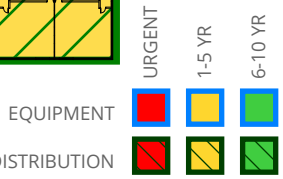
1 - TUCKPOINTING REQUIRED IN 1968 WING

2 - SOME FACEBRICK REPAIRS REQUIRED IN 1955 AND 1968 WINGS

3 - SEALANT REPLACEMENT REQUIRED IN 1968 AND 1994 WINGS

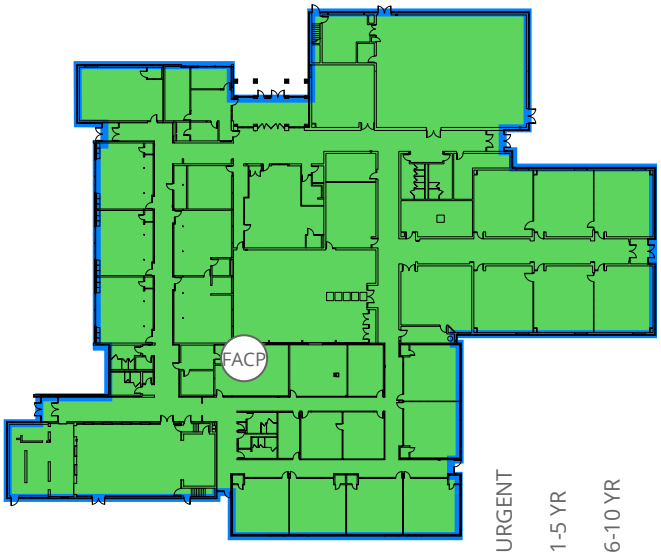


MECHANICAL

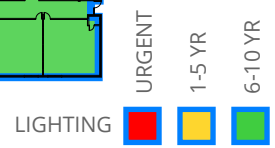


KEY NOTES

- HC — REPLACE AHU HEATING COIL
- CUH — REPLACE CABINET UNIT HEATER
- CNV — REPLACE CONVECTOR
- PR — PROVIDE POWERED RELIEF
- VAV — REPLACE DISTRIBUTION VAV BOXES
- DX — REMOVE DX UNIT AND CONNECT TO CHILLER



ELECTRICAL



KEY NOTES

- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.
- L1 — LIGHTING IS ALL FLOURESCENT FIXTURES THAT HAVE BEEN RETROFITTED WITH LED LAMPS. REPLACE FIXTURES TO LED FIXTURES IN 6-10 YEARS

GENERAL NOTES

1 - SWITCHBOARD AND PANELS ARE IN GOOD CONDITION - NO WORK RECOMMENDED

2 - REPLACE DIMMER SWITCHES IN ALL CLASSROOMS WITH DIMMERS

3 - NO GENERATOR. EVALUATE POWER NEEDS TO DETERMINE TYPE OF EMERGENCY POWER REQUIRED

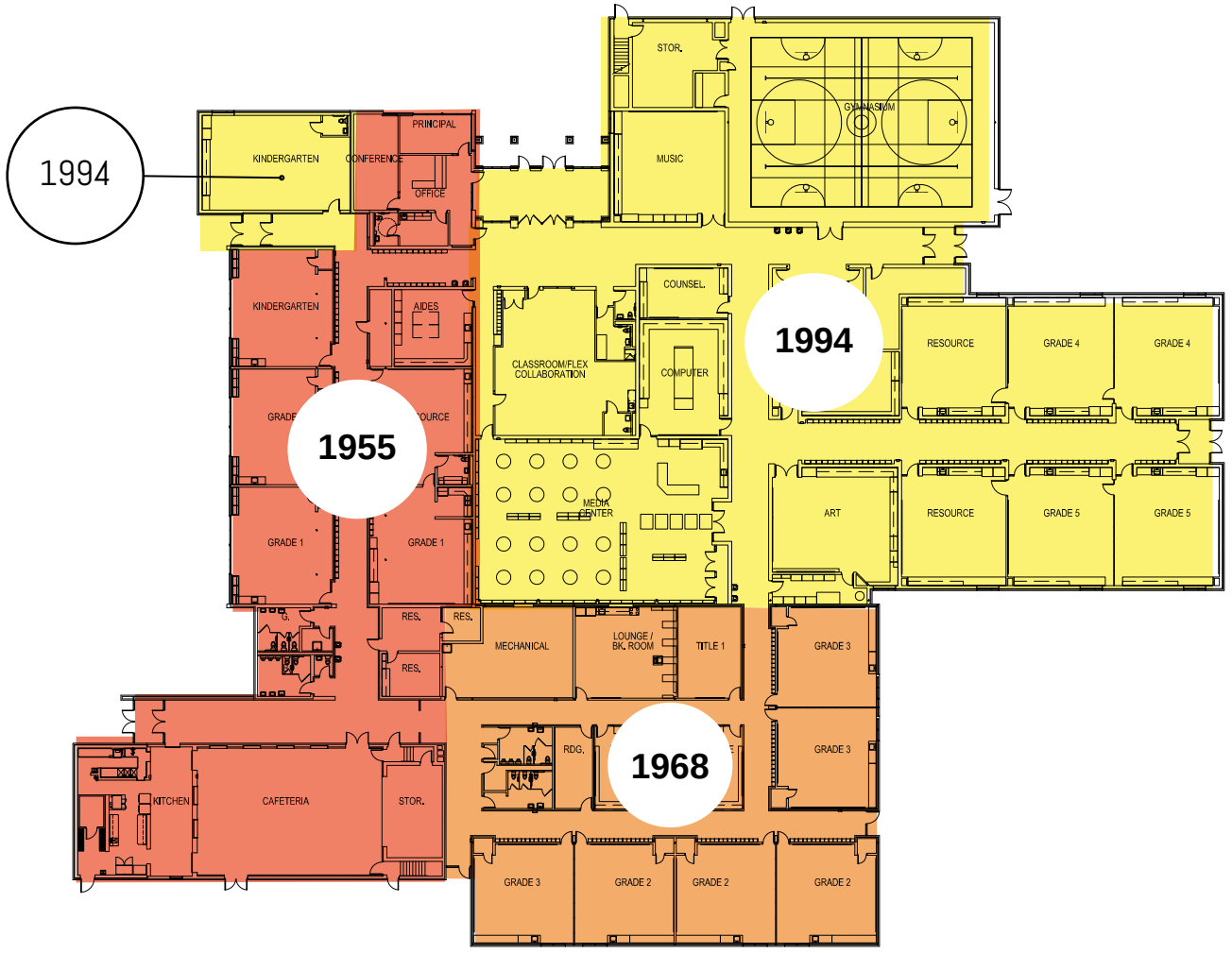
4 - EXTERIOR LIGHTING IS LED. NO WORK REQUIRED

5 - REPLACE PARKING LOT LIGHTS

ATSR

LOCUST LANE ELEMENTARY SCHOOL

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						26%	$ 51.58	2,811,900	1,2	Cond.					Priority High (1)			$ 98,384										$ 98,384
198							$ 13.19	719,000	3	Cond.					Priority Med (2)			$ 2,671,552										$ 2,671,552
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 801,320										$ 801,320
200	**Locust Lane Elementary**				**54,520**	**SF**	Ron S - Nancy - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,571,256										
201										**Install**								**Projected**										
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**PROJECT**	**2022 Construction**	**Unit**			**Base**	**Est.**		**Proj.**	**Base**	**2022**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Const Cost**	**Cost Factor**	**Const. Cost**	**Factor**	**Project Cost**	**Project Cost**
204		3									CI	Y3		2022														
205		3	Locust Lane Elem	1.04	0						CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		3	Locust Lane Elem	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		3	Locust Lane Elem	1.01	Asphalt paving		**Asphalt Pavement Reconst in 2019**		4		CI	Y3		2022				$ -	$ -		sy	-	$ -	1.292	$ -	129%	$ -	-
208		3	Locust Lane Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks - 2023+			$ 1,000	$ 900	$ 1.25	lf	500	$ 600	1.292	$ 800	129%	$ 1,000	1,040
209		3	Locust Lane Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Sealcoating - Restripping (2023+)			$ 16,500	$ 12,800	$ 0.90	sy	10,600	$ 9,500	1.292	$ 12,300	129%	$ 15,900	16,536
210		3	Locust Lane Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	No expansion jnts along bldg were constructed			$ 1,800	$ 1,400	$ 9.60	lf	100	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
211		3	Locust Lane Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 14,200	$ 11,100	$ 15.50	sf	530	$ 8,200	1.292	$ 10,600	129%	$ 13,700	14,248
212		3	Locust Lane Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Apron Pavement	3		CI	Y8	3	2022	Remove/Replace conc drive apron			$ 25,000	$ 19,400	$ 18.00	sf	800	$ 14,400	1.292	$ 18,600	129%	$ 24,000	24,960
213		3	Locust Lane Elem	1.03	Curb / Gutter		B624	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Cut ot Portion of Bit Pvmnt, Remove Replace Conc Curb			$ 41,600	$ 32,300	$ 48.00	lf	500	$ 24,000	1.292	$ 31,000	129%	$ 40,000	41,600
214		3	Locust Lane Elem	1.04	0		Light Pole Conc Bases	Damaged, Cracked, Spalling Conc	2		CI	Y3	2	2022	Remove/Replace LP concrete foundation			$ 34,600	$ 26,900	$ 5,000.00	ls	4	$ 20,000	1.292	$ 25,800	129%	$ 33,300	34,632
215		3	Locust Lane Elem	1.05	0		Parkng Light Poles	Corroded, Rusting, Bent Metal Light Poles	2		CI	Y3	2	2022	Replace Parking Lot Light Poles & Fixtures SEE ELECTRICAL			$ 41,600	$ 32,300	$ 3,000.00	ls	8	$ 24,000	1.292	$ 31,000	129%	$ 40,000	41,600
216		3	Locust Lane Elem	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
217		3	Locust Lane Elem	2.01	Playgrounds		No items this section				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		3	Locust Lane Elem	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
219		3	Locust Lane Elem	3.01	Grass / Turf		Utility Cleanout Pipe	Cleanout pipe exposed above grade	2		CI	Y3	2	2022	Properly cut down and lower pipe, or cover over cleanout.			$ 8,700	$ 6,800	$ 5,000.00	ls	1	$ 5,000	1.292	$ 6,500	129%	$ 8,400	8,736
220		3	Locust Lane Elem	3.01	Grass / Turf		Main Entrance	Gym roof runoff drains into a confined area	2		CI	Y3	2	2022	Revise grades to drain to the north. Add in trench drain thru sidewalk restore disturbed areas			$ 19,000	$ 14,800	$ 11,000.00	ls	1	$ 11,000	1.292	$ 14,200	129%	$ 18,300	19,032
221		3	Locust Lane Elem	3.01	Grass / Turf		South Side of Bldg - Plygrnd Area	Building brick weeps are covered over	2		CI	Y3	2	2022	Remove bark mulch to exposed brick weeps. Regrade and Restore Area			$ 17,300	$ 13,500	$ 10,000.00	ls	1	$ 10,000	1.292	$ 12,900	129%	$ 16,600	17,264
222		3	Locust Lane Elem	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
223		3	Locust Lane Elem	4.01	Roofs		Not Reviewed Per District				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
224		3	Locust Lane Elem	4.02	Wall systems		Front (west side)	Clean FB - dirty under louver at front (outside rm 250), and efflorescence to right of main entry	2		CI	Y3	2	2022				$ 500	$ 400	$ 3.60	sf	95	$ 300	1.210	$ 400	129%	$ 500	520
225		3	Locust Lane Elem	4.02	Wall systems		Exterior, mostly 1955 and 1968 wings, SE and SW sides	Replace chipped/spalling face brick	2		CI	Y3	2	2022	Replace chipped/spalling face brick (many at corners)			$ 1,500	$ 1,200	$ 49.00	sf	18	$ 900	1.210	$ 1,100	129%	$ 1,400	1,456
226		3	Locust Lane Elem	4.02	Wall systems		Front entry, left side, under music #550 wdw	FB plane below wdw is canted in at bottom, out at top - freezing water from adjacent downspout nozzle, trapped in stone landscaping area, pushing bottom in? Need to correct drainage away from downspout nozzle	2		CI	Y3	2	2022	Rebuild that portion of FB (see site for drainage correction)			$ 2,000	$ 1,600	$ 49.00	sf	24	$ 1,200	1.210	$ 1,500	129%	$ 1,900	1,976
227		3	Locust Lane Elem	4.03	Tuck pointing / Sealant		1968 wing, SE and SW sides	Cracked/hard sealant at CJ's (some were half done with too light caulk)	2		CI	Y3	2	2022				$ 1,600	$ 1,300	$ 9.60	lf	111	$ 1,100	1.050	$ 1,200	129%	$ 1,500	1,560

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Locust Lane Elementary**				**54,520**	**SF**	Ron S - Nancy - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,571,256										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
228		3	Locust Lane Elem	4.03	Tuck pointing / Sealant		1994 wing (400 series) and 1994 Rm 210 Kind	Cracked/hard sealant at CJ's and around windows	2		CI	Y3	2	2022				$ 4,500	$ 3,400	$ 9.60	lf	324	$ 3,100	1.050	$ 3,300	129%	$ 4,300	4,472
229		3	Locust Lane Elem	4.03	Tuck pointing / Sealant		1968 wing, SE and SW sides	Brick rowlock wdw sills - need tuckpointing	2		CI	Y3	2	2022	Tuckpoint brick window sills			$ 1,200	$ 1,000	$ 26.00	sf	36	$ 900	1.050	$ 900	129%	$ 1,200	1,248
230		3	Locust Lane Elem	4.03	Tuck pointing / Sealant		1968 wing, SE and SW sides	Deteriorated mortar joints at bot 1'-4" of SW side	2		CI	Y3	2	2022	Tuckpoint entire length bot 1'-4" h.			$ 5,400	$ 4,200	$ 26.00	sf	144	$ 3,800	1.050	$ 4,000	129%	$ 5,200	5,408
231		3	Locust Lane Elem	4.04	Doors / Hardware		Ext Door 3, vest #200.20 (1955 wing)	Rusted bottom on exterior HM doors and removable mullion	2		CI	Y3	2	2022	Replace HM pair of doors, transom, and sidelitswith alum entrance system (12' w x 8'-4"H)			$ 21,800	$ 17,000	$ 13,500.00	ls	1	$ 13,500	1.210	$ 16,300	129%	$ 21,000	21,840
232		3	Locust Lane Elem	4.04	Doors / Hardware		Gym Ext S. Pair of Doors (dr #3?) (1994	Some rust on ext HM doors	3		CI	Y8	3	2022	Replace HM pair of doors with new HM doors, paint frame			$ 5,900	$ 4,600	$ 3,558.00	ls	1	$ 3,600	1.210	$ 4,400	129%	$ 5,700	5,928
233		3	Locust Lane Elem	4.08	Painting and Plaster		1968 wing Doors 4 and 5	Cracked ext plaster soffit faces - repair and paint	2		CI	Y3	2	2022	Repair and repaint			$ 3,200	$ 2,600	$ 1,000.00	ls	2	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
234		3	Locust Lane Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
235		3	Locust Lane Elem	5.01	Doors / Hardware		Door 4	No vestibule, on Dist list and better for energy savings			CI	Y3	2	2022	Install aluminum door, sidelite, transom to create vestibule, plus extra for mech/elect			$ 31,600	$ 24,600	$ 6,500.00	ea	3	$ 19,500	1.210	$ 23,600	129%	$ 30,400	31,616
236		3	Locust Lane Elem	5.03	Flooring / Base		200 series CR's (1955 wing)	Exg sheet flooring 1/3 (2) and broadloom carpet 2/3 (4)	2		CI	Y3	2	2022	Replace Flooring (VT cost basis) (conditon driven by sheet flooring), plus moisture mitigation $7			$ 130,400	$ 101,100	$ 13.90	sf	5,774	$ 80,300	1.210	$ 97,200	129%	$ 125,400	130,416
237		3	Locust Lane Elem	5.03	Flooring / Base		Stage in Cafeteria	Older sheet flooring (Lin?)	2		CI	Y3	2	2022	Replace (VT basis)			$ 4,600	$ 3,600	$ 6.90	sf	400	$ 2,800	1.210	$ 3,400	129%	$ 4,400	4,576
238		3	Locust Lane Elem	5.03	Flooring / Base		Kitchen/Servin g	Existing QT has been waxed - stains, etc get stuck under wax, esp in joints (they say not slippery though - is the raised tread pattern type)	2		CI	Y3	2	2022	Replace QT (?) don't think just removing wax is possible with raised design			$ 25,400	$ 19,700	$ 14.40	sf	1,080	$ 15,600	1.210	$ 18,900	129%	$ 24,400	25,376
239		3	Locust Lane Elem	5.04	Ceiling / Acoustic Panels		300 Series area corridors	Exg 2 x 4 ACT clg poor condition	2		CI	Y3	2	2022	Replace with 2x2 ACT ceiling			$ 13,400	$ 10,500	$ 3.70	sf	2,240	$ 8,300	1.210	$ 10,000	129%	$ 12,900	13,416
240		3	Locust Lane Elem	5.04	Ceiling / Acoustic Panels		Kitchen/servin g	Exg 2 x 2 regular ACT ceiling instead of VACT	2		CI	Y3	2	2022	Replace with VACT with alum grid			$ 7,800	$ 6,100	$ 4.44	sf	1,080	$ 4,800	1.210	$ 5,800	129%	$ 7,500	7,800
241		3	Locust Lane Elem	5.05	Wall Finishes (PT, VWC, etc)		Corr 300.20	Full ht vinyl wallcovering on tackable/display surface is badly stained	2		CI	Y3	2	2022	Redo display panels			$ 6,800	$ 5,200	$ 16.75	sf	245	$ 4,100	1.210	$ 5,000	129%	$ 6,500	6,760
242		3	Locust Lane Elem	5.08	Accessibility (ADA)		Stage in Cafeteria	Not accessible - stage is +- 4' above floor	2		CI	Y3	2	2022	Add wheelchair lift			$ 48,700	$ 37,800	$ 30,000.00	ls	1	$ 30,000	1.210	$ 36,300	129%	$ 46,800	48,672
243		3	Locust Lane Elem	5.08	Accessibility (ADA)		Classrooms	Typical CR sinks are not accessible (pull-under)	2		CI			2022	correct when casework is replaced			$ -	$ -	$ -	ls		$ -	1.210	$ -	129%	$ -	-
244		3	Locust Lane Elem	5.08	Accessibility (ADA)		300 series Classrooms	Cubbies in corridors are too close to pull side of door for accessibility - remove 1st two cubbies , 6 CR	2		CI	Y3	2	2022	Remove 1st two cubbies next to pull side of doors, patch walls			$ 4,800	$ 3,800	$ 500.00	ea	6	$ 3,000	1.210	$ 3,600	129%	$ 4,600	4,784
245		3	Locust Lane Elem	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -		sf		$ -	1.362	$ -	129%	$ -	-
246		3	Locust Lane Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
247	combo	3	Locust Lane Elem	6.13	Cabinetry / Counter Tops / Stools	FE1	300 series CR's (1968 wing)	Older sheet flooring (sheet flg (2), cpt (4), older 2 x 4 ceiling, orig cswk along exterior wall	2		CI	Y3	2	2022	Finishes+Cswk +MB/TB, plus moisture mitigation			$ 272,200	$ 211,100	$ 31.20	sf	5,375	$ 167,700	1.210	$ 202,900	129%	$ 261,700	272,168
248		3	Locust Lane Elem	6.18	Kitchen Equipment		270 Serving, 272 Kitchen,	Dbl convection oven, dbl freezer, milk cooler,	2		CI	Y3	2	2022	Replace equipment listed in 3 years			$ 147,700	$ 114,600	$91,000	ls	1	$ 91,000	1.210	$ 110,100	129%	$ 142,000	147,680
249		3	Locust Lane Elem	6.18	Kitchen Equipment		272 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
250		3	Locust Lane Elem	6.19	Cold Storage Rooms		274 Cooler		2		CI	Y3	2	2022	Replace refrigeration (evaporator/condensing unit/install) in 3 years			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Locust Lane Elementary**				**54,520**	**SF**	Ron S - Nancy - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,571,256										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
251		3	Locust Lane Elem	1.04	0			Per District - ladder for access to mezzanine above kitchen (needs further study)			CI	Y3	2	2022	Per District - ladder to access mezzanine above kitchen (?) study			$ 8,700	$ 6,800	$ 5,000.00	ls	1	$ 5,000	1.292	$ 6,500	129%	$ 8,400	8,736
252		3	Locust Lane Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
253		3	Locust Lane Elem	7.01	Boilers		Boiler Room	(2) Fulton, Vantage, VTG-2000DF, Nat	4	2019	CI			2022		30		$ -	$ -		MBH		$ -	1.100	$ -	129%	$ -	-
254		3	Locust Lane Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	VFDs for Heating Pumps.	3	2006	CI			2022		15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
255		3	Locust Lane Elem	7.03	fuel oil systems (storage, piping, burners)		Boiler Room	Fuel Oil Tanks are present and unknown condition below ground.			CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
256		3	Locust Lane Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Boiler Room	Heating piping is either threaded or welded Black steel and braized copper	3	2006	CI			2022		40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
257		3	Locust Lane Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Fuel Oil Pumping System, tis new, just replaced in 2019	5	2019	CI			2022		40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
258		3	Locust Lane Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mezzanine	Chilled water pump CP-1, Taco , 160 GPM @ 50 ft, 5 HP, no VFD	3		CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
259		3	Locust Lane Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating Water Pumps P-1 & P-2: B&G model 80-B5-8.5; 3HP, 78 GPM and 60 ft of head, installed at time of HVAC upgrades	3	2006	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
260		3	Locust Lane Elem	7.06	Energy Management Systems (24 volt low voltage)		Boiler Room	System is a Siemens controls. Front end is slow	2	1962/2006	CI	Y3	2	2022	Upgrade energy management system	15		$ 688,000	$ 533,300	$ 7.50	sf	54,520	$ 408,900	1.254	$ 512,800	129%	$ 661,500	687,960
261		3	Locust Lane Elem	7.07	Air handler units / ERU - dampers		Gym	AHU-1, McQuay, LSC111AH, 4,725 CFM, 2,000 CFM OA, 3 HP, , 25.5 GPM @ 200 to 180, 35.1 GPM @ 45 to 55, 85.2/69.5 to 59.5/59	3	1994	CI			2022		25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
262		3	Locust Lane Elem	7.07	Air handler units / ERU - dampers		Classrooms	AHU-2, McQuay, LSC134CH, 17010 CFM, 2,345 CFM OA, 15 HP, No heat coil,104.8 GPM @ 45 to 55, 80.4/66.5 to 58.5/57.4 VFD	3	1994	CI			2022		25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
263		3	Locust Lane Elem	7.07	Air handler units / ERU - dampers		Offices	AHU-3, McQuay, LSC106AH, 2,305 CFM, 1950 CFM OA, 1.5 HP, 5.0 GPM @ 200 to 180, DX, R-22, 79.5/66 to 58.5/57.3	2	1994	CI	Y3	2	2022	Replace AHU and DX condensing unit	25		$ 69,800	$ 54,200	$ 18.00	CFM	2,305	$ 41,500	1.254	$ 52,000	129%	$ 67,100	69,784
264		3	Locust Lane Elem	7.07	Air handler units / ERU - dampers		IMC	AHU-4, McQuay, LSC106AH, 2,120 CFM, 375 CFM OA, 1.5 HP, 6.5 GPM @ 200 to 180, 15.2 GPM @ 45 to 55, 81/66.9 to 58.4/56.2	3	1994	CI			2022		25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
265		3	Locust Lane Elem	7.07	Air handler units / ERU - dampers		1962 Addition	AHU-5, Trane L17, vert draw thru 8,500 CFM, 1,275 CFM OA, 10 HP, No heating coil, DX cooling, R-22	2	1968	CI	Y3	2	2022	Replace air handler and DX condensing unit. Spec chilled water coil, add heating coil, Run chilled piping on roof	25		$ 314,600	$ 243,900	$ 22.00	CFM	8,500	$ 187,000	1.254	$ 234,500	129%	$ 302,500	314,600
266		3	Locust Lane Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Vestibules	CUH: currently hot water @ 200 to 180	3	1963	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
267		3	Locust Lane Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Convectors & Fintube Radiation	Convectors and Fintube Radiation is hot water based on 200 to 180 Deg. F.	3	1963	CI			2022		20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
268		3	Locust Lane Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Unit Heaters	UH: currently hot water @ 200 to 180	3	1963	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
269		3	Locust Lane Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		VAV Boxes	VAV Boxes: currently hot water @ 200 to 180	2	1994	CI	Y3	2	2022	Replace VAV Boxess with low temperature units (140 to 100)	25		$ 94,200	$ 73,100	$ 3,500.00	ea	16	$ 56,000	1.254	$ 70,200	129%	$ 90,600	94,224

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Locust Lane Elementary**				**54,520**	**SF**	Ron S - Nancy - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,571,256										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
270		3	Locust Lane Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		VAV Boxes	VAV Boxes: currently hot water @ 200 to 180	2	1968	CI	Y3	2	2022	Replace reheat coils with VAV boxes with low temperature units (140 to 100)	25		$ 58,900	$ 45,700	$ 3,500.00	ea	10	$ 35,000	1.254	$ 43,900	129%	$ 56,600	58,864
271		3	Locust Lane Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Area A	(4) relief Hoods have gravity dampers	3	2006	CI	Y3	2	2022	Replace relief hoods with power roof ventilators and opperate from space	25		$ 100,900	$ 78,300	$ 15,000.00	ea	4	$ 60,000	1.254	$ 75,200	129%	$ 97,000	100,880
272		3	Locust Lane Elem	7.10	Exhaust fans - PRV / utility sets		EF1 thru EF6	Exhaust fans are in the 1994 time frame	2	1994	CI	Y8	3	2022	Replace exhaust fans	25		$ 90,800	$ 70,500	$ 9,000.00	ea	6	$ 54,000	1.254	$ 67,700	129%	$ 87,300	90,792
273		3	Locust Lane Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	CH-1, Daikin model AGZ100EPMNN-EROO 170 Ton Rotary Screw air cooled Chiller. R410A, 35% Prop Glycol.	4	2012	CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
274		3	Locust Lane Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Office, AHU-3	CU-1, York model TCGD36S21S1A-, Condensing Unit 36.2 MBH, R-22	2	1994	CI	Y3	2	2022	Replace Condensing unit. See AHU-3	20		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
275		3	Locust Lane Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-5	CU-2, Trane, RA-3003-A, 360 MBH, R-22 condensing unit	2	1962	CI	Y3	2	2022	Remove DX coil & condensing unit for AHU-5 and run chilled water on roof to new coil in air handler. (See AHU for cost)	20		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
276		3	Locust Lane Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
277		3	Locust Lane Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	Domestic Water circ pump is older.	3		CI			2022		15		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
278		3	Locust Lane Elem	8.02	Piping (domestic) / labeling / conditioning		Building	Piping appears to be mostly copper. Could be Galvanizedf in older portions of building.	2	1968/ 1955?	CI	Y8	3	2022	Replace galvanized piping	40		$ 218,700	$ 169,600	$ 130.00	lf	1,000	$ 130,000	1.254	$ 163,000	129%	$ 210,300	218,712
279		3	Locust Lane Elem	8.08	Plumbing Fixtures		Boys & Girls toilets in 1955 building	Toilet group has urinals are floor type with common hard wired sensors, water closets are floor mount tank type and individual lavs are manual H&C faucets and Handicaped senso faucet	3	1955	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
280		3	Locust Lane Elem	8.08	Plumbing Fixtures		Boys & Girls toilets in 1968 building	Toilet group has urinals are floor type with hard wired sensors, water closets are wall mount w/ flush valves and individual lavs are manual H&C faucets and Handicaped senso faucet	3	1968	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
281		3	Locust Lane Elem	8.08	Plumbing Fixtures		Boys & Girls toilets in 1994 building	Toilet group has urinals ar floor type with manual flush valves, water closets are wall mount w/ flush valves and wash fountain w/ manual push buttons	3	1994	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
282		3	Locust Lane Elem	8.08	Plumbing Fixtures		Portions of building 1968	Stainless sink has cold water	3		CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
283		3	Locust Lane Elem	8.08	Plumbing Fixtures		Portions of building 1994	Classroom sink has H & C water	2	1962	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
284		3	Locust Lane Elem	8.10	Drinking Fountains		Building	Water coolers are electric with 40% having bottle fillers	3	1962	CI			2022		30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
285		3	Locust Lane Elem	8.15	Domestic Water Heaters		Mezzanine	AO Smith Legend 2000, gas fired domestic water boiler, 91.5 SF, W / Ajax 530 gallon horizontal storage tank,	1	1994	CI	Y3	2	2022	Replace heater with high efficiency gas water heater	25		$ 42,100	$ 32,700	$ 25,000.00	ea	1	$ 25,000	1.254	$ 31,400	129%	$ 40,500	42,120
286		3	Locust Lane Elem	8.15	Domestic Water Heaters		Boiler Room	AO Smith model PEC 80K 890 , 80 Gallon electric water heater, 4,500 watts	3		CI			2022		25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Locust Lane Elementary**				**54,520**	**SF**	Ron S - Nancy - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,571,256										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
287		3	Locust Lane Elem	8.15	Domestic Water Heaters		Custodial 505	AO Smith ENT 50 100 , 50 Gallon electric water heater, 4,500 watts	3		CI			2022		25		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
288		3	Locust Lane Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
289		3	Locust Lane Elem	9.03	Electric panels - distribution / labeling		Mechanical Rm. E23	1600A, 208V 3-phase main Switchboard	2	1994	CI	Y3	2	2022	Replace in 6-10 years	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
290		3	Locust Lane Elem	9.03	Electric panels - distribution / labeling		Mechanical Rm. E23	800A, 208V 3-phase Distribution Switchboard	1	1968	CI	Y3	1	2022	Past life expectancy	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
291		3	Locust Lane Elem	9.03	Electric panels - distribution / labeling			400A, 208V 3-phase (Double-tub)Panels	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 13,400	$ 10,500	$ 8,000.00	ea	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
292		3	Locust Lane Elem	9.03	Electric panels - distribution / labeling			225A, 208V 3-phase (Double-tub)Panels	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 13,400	$ 10,500	$ 8,000.00	ea	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
293		3	Locust Lane Elem	9.03	Electric panels - distribution / labeling			200A, 208V 3-phase (Double-tub)Panels	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 13,400	$ 10,500	$ 8,000.00	ea	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
294		3	Locust Lane Elem	9.03	Electric panels - distribution / labeling			60A, 208V 3-phase (Double-tub)Panels	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 53,800	$ 41,800	$ 8,000.00	ea	4	$ 32,000	1.254	$ 40,100	129%	$ 51,700	53,768
295		3	Locust Lane Elem	9.04	branch circuits - computer / media (utilization voltage -		Rm. 220, Rm 230, Rm. 240	Power Devices	2		CI	Y3	2	2022	Per District, Add Receptacles in Rm. 220, Rm 230, Rm. 240	25		$ 3,100	$ 2,400	$ 1,800.00	ls	1	$ 1,800	1.254	$ 2,300	129%	$ 3,000	3,120
296		3	Locust Lane Elem	9.05	Fire Alarm			Addressable Simplex Fire Alarm System	3	2019	CI	Y3	2	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
297		3	Locust Lane Elem	9.08	Emergency generators / battery backup systems /			Building has no Emergency Generator			CI	Y8	3	2022	Evaluate emergency power needs.(6-10years)			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
298		3	Locust Lane Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
299		3	Locust Lane Elem	10.01	Lighting - Lamps / ballasts / controls		All spaces except office	Fluorescent fixtures retrofitted with LED	3	1994	CI	Y8	3	2022	Replace with LED fixtures(6-10years)	20		$ 366,900	$ 284,500	$ 4.00	sf	54,520	$ 218,100	1.254	$ 273,500	129%	$ 352,800	366,912
300		3	Locust Lane Elem	10.01	Lighting - Lamps / ballasts / controls		Office Area for Secure Entry	LED fixtures	4	2019	CI			2022	No action required	20		$ -	$ -		sf	586	$ -	1.254	$ -	129%	$ -	-
301		3	Locust Lane Elem	10.02	Emergency Lighting / Exit signs			LED emergency/exit signs	4	2019	CI			2022	No action required	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
302		3	Locust Lane Elem	10.04	Security Lighting (Exterior)			HID Exterior Lights	2	2019	CI		2	2022	Replace with LED fixtures (verify scope)	20		$ 75,700	$ 58,700	$ 45,000.00	ls	1	$ 45,000	1.254	$ 56,400	129%	$ 72,800	75,712
303		3	Locust Lane Elem	10.05	Parking lot lighting			LED Pole Mounted	1		CI	Y3	1	2022	Replace rusted and damaged poles.	20		$ 33,700	$ 26,100	$ 2,500.00	ea	8	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
304		3	Locust Lane Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
305		3	Locust Lane Elem	11.01	Stuctured cabling		Bldg	Good - some older Cat 5, mostly Cat 5e, some	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
306		3	Locust Lane Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4)	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
307		3	Locust Lane Elem	11.03	Local Sound systems		Gym	Good - mix of Telex, Shure, Lab Gruppen,	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
308		3	Locust Lane Elem	11.04	Master Clock Systems		Bldg	Good - newer American Time	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
309		3	Locust Lane Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
310		3	Locust Lane Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
311		3	Locust Lane Elem	11.07	Burgler Alarm System		Bldg	Good - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
312		3	Locust Lane Elem	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

LOCUST LANE ELEMENTARY SCHOOL

SITE:	12.9 ACRES	CLASSROOMS:	18
BUILDING:	54,520 SF	CAPACITY:	414
ENROLLMENT:	330	CURRENT SF/STUDENT	165

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECH INTEGRATION
- VARIETY OF FURNITURE

CORE SPACE SIZES

- CLASSROOMS
- KINDERGARTEN
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES

ADEQUATE / BELOW STANDARDS



GENERAL NOTES

1 - NEED ADDITIONAL KINDERGARTEN ROOM

2 - NEED ADDITIONAL ROOMS FOR RESOURCE SUPPORT STAFF

3 - INTERIOR CLASSROOMS, NO NATURAL LIGHT

KEY NOTES

1. CAFETERIA AND KITCHEN ARE UNDERSIZED
2. CORRIDORS ARE UNDERLIT
3. NOT ABLE TO ZONE OFF GYM
4. NOT ABLE TO ZONE OFF CAFETERIA
5. WASH AREA NOT SUPERVISABLE
6. NEED RESTROOM IN KINDERGARTEN, ROOMS BELOW RECOMMENDED SIZE
7. CLASSROOMS BELOW RECOMMENDED SIZE, INEQUITABLE
8. GYM BELOW RECOMMENDED SIZE

ATSR

LONGFELLOW ELEMENTARY SCHOOL

SITE: 3.7 ACRES
BUILDING: 64,296 SF
ENROLLMENT: 280

SITE ANALYSIS

EDUCATIONAL ADEQUACY

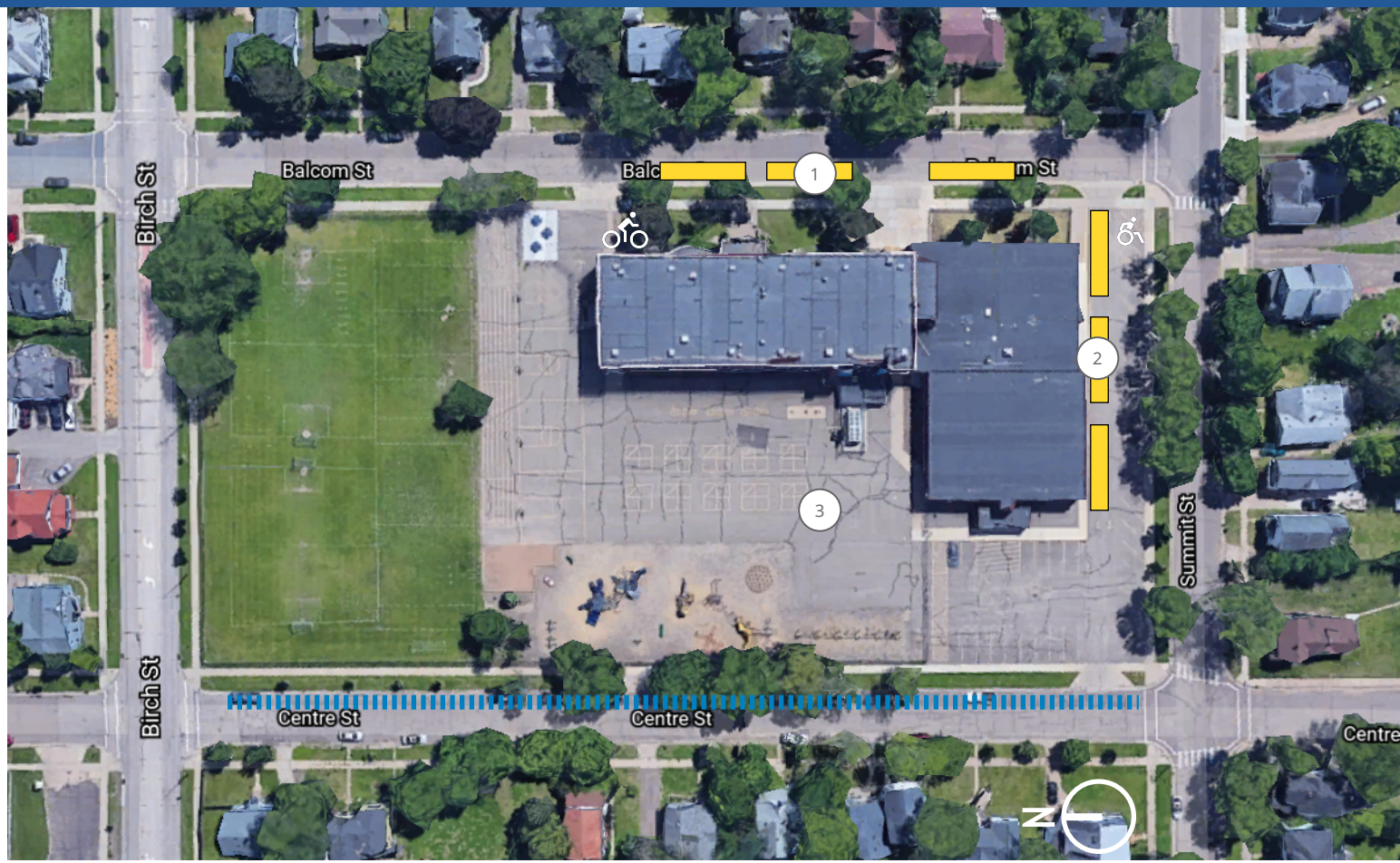
- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

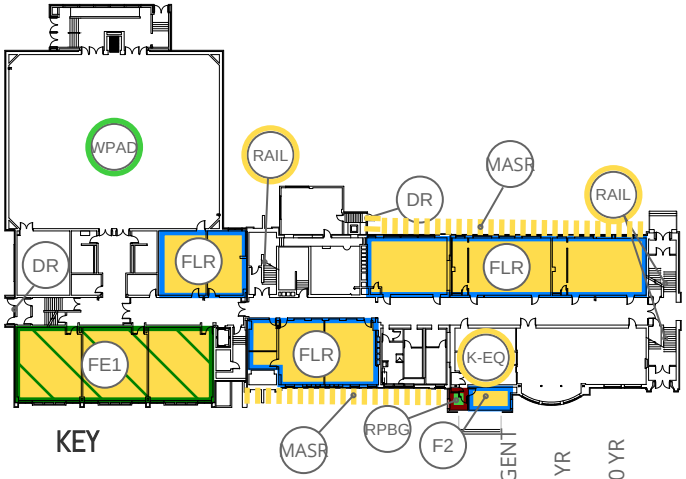
1. BUS PICK-UP
2. BUS DROP-OFF
3. ASPHALT REPLACED 2021

ATSR

LONGFELLOW ELEMENTARY SCHOOL

FACILITY ANALYSIS - LOWER LEVEL

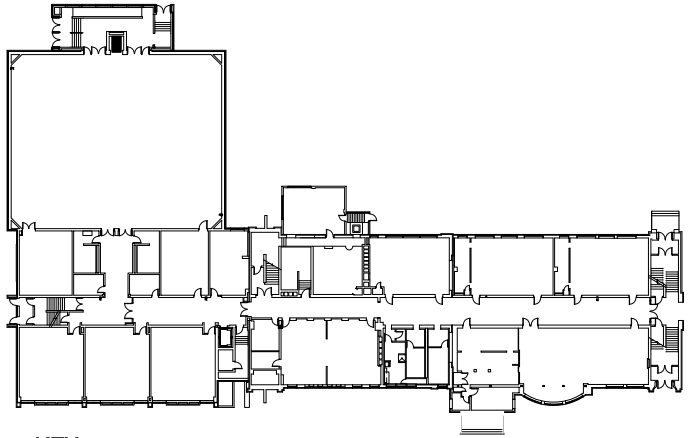
ARCHITECTURAL



KEY

	URGENT	1-5 YR	6-10 YR
FINISHES			
FINISHES AND EQUIPMENT			
REMODELING			

MECHANICAL

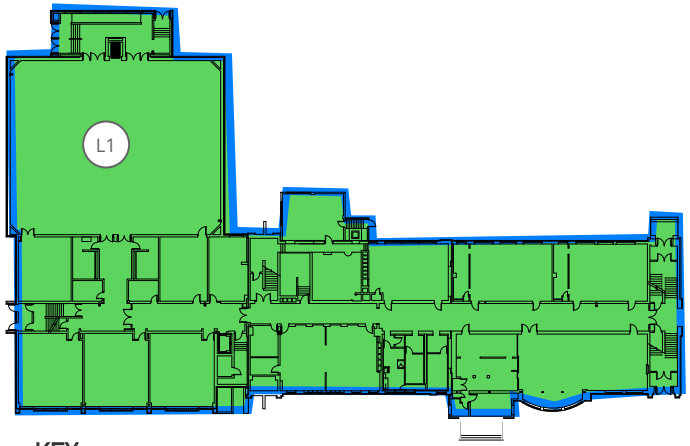


KEY

	URGENT	1-5 YR	6-10 YR
EQUIPMENT			
SYSTEM DISTRIBUTION			

KEY NOTES

ELECTRICAL



KEY

	URGENT	1-5 YR	6-10 YR
LIGHTING			

KEY NOTES

(L1) LIGHTING IS FLUORESCENT FIXTURES WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.

GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT AND WINDOW SEALANT REPLACEMENT REQUIRED

2 - FACEBRICK REPAIRS REQUIRED AT WINDOW HEADS AND AT LINTELS.

KEY NOTES

(FLR) REPLACE FLOORING

(F2) CEILING + FLOORING + WALL PAINT

(FE1) FINISHES + BOARDS + CASEWORK

(MASR) MASONRY REPAIRS

(RPBG) REMODEL MAJOR WITH PLUMBING

(WPAD) REPLACE GYM WALL PADS

(K-EQ) KITCHEN EQUIPMENT

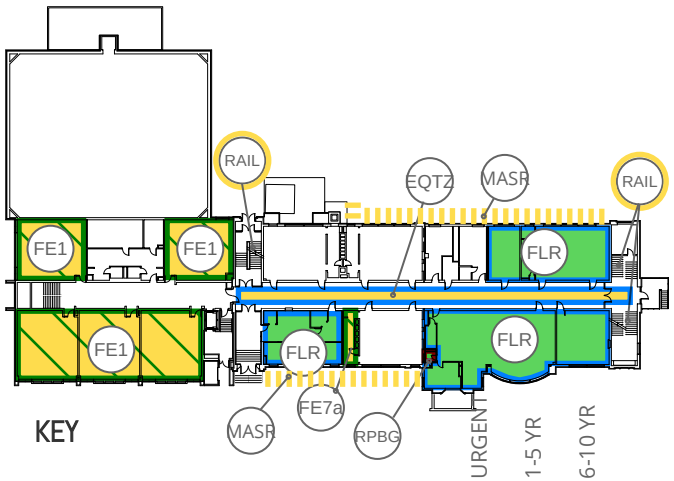
(RAIL) ADD GUARD RAILS ON LOW STAIR WALLS AND REPLACE HANDRAILS

ATSR

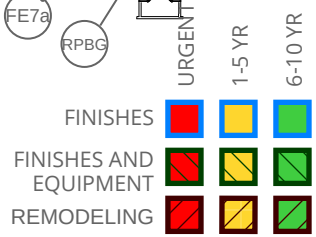
LONGFELLOW ELEMENTARY SCHOOL

FACILITY ANALYSIS - LEVEL 1

ARCHITECTURAL



KEY



GENERAL NOTES

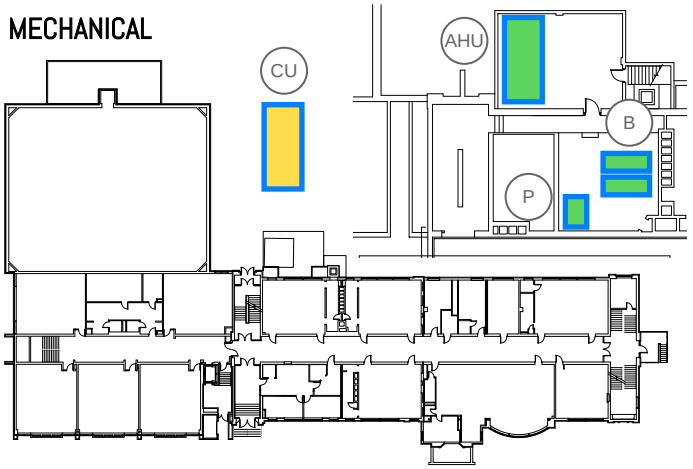
1 - BUILDING CONTROL JOINT SEALANT AND WINDOW SEALANT REPLACEMENT REQUIRED

2 - FACEBRICK REPAIRS REQUIRED AT WINDOW HEADS AND AT LINTELS.

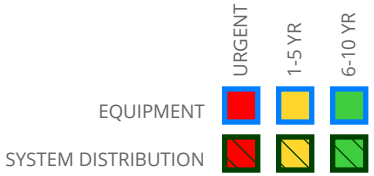
KEY NOTES

- FLR — REPLACE FLOORING
- EQTZ — EPOXY QUARTZ FLG - NEEDS TOPCOAT
- FE1 — FINISHES + BOARDS + CASEWORK
- FE7a — PAINT + CSWK
- RPBG — REMODEL MAJOR WITH PLUMBING
- RAIL — ADD GUARD RAILS ON LOW STAIR WALLS AND REPLACE HANDRAILS
- MASR — MASONRY REPAIRS

MECHANICAL



KEY



GENERAL NOTES

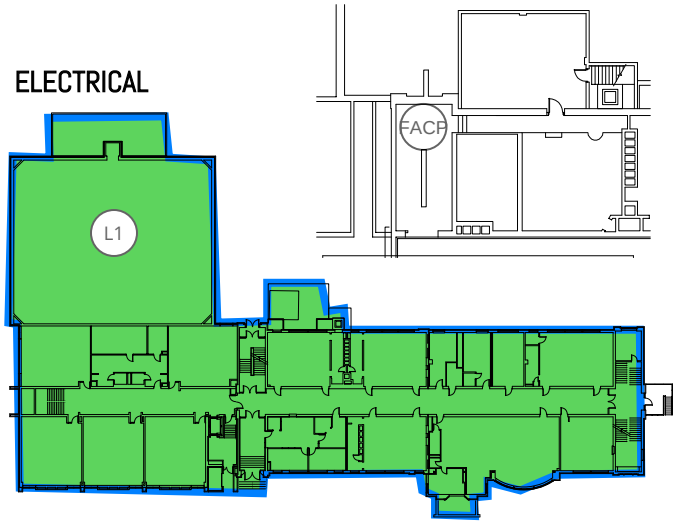
1 - PROVIDE WET BASED FIRE PROTECTION

2 - REPLACE GALVANIZED PIPING IF BUILDING PRESSURE ISSUES AND LEAKS BECOME EVIDENT

KEY NOTES

- B — REPLACE BOILERS
- P — REPLACE BUILDING PUMPS
- AHU — REPLACE AHU
- CU — REPLACE CONDENSING UNIT

ELECTRICAL



KEY



KEY NOTES

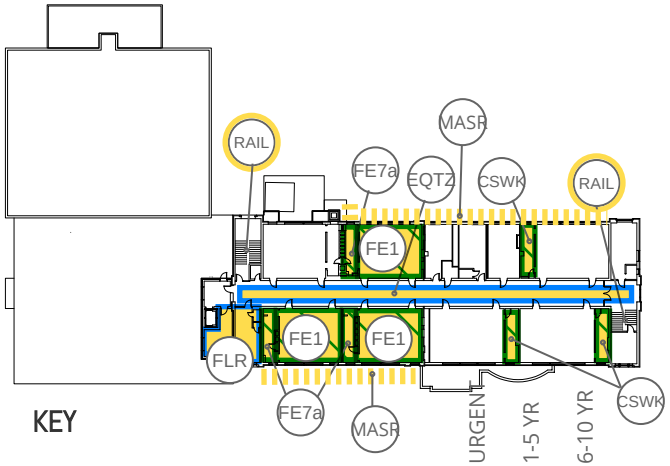
- L1 — LIGHTING IS FLUORESCENT FIXTURES WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

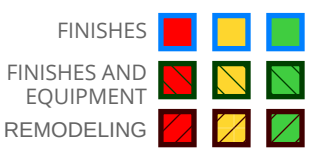
LONGFELLOW ELEMENTARY SCHOOL

FACILITY ANALYSIS - LEVEL 2

ARCHITECTURAL



KEY



GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT AND WINDOW SEALANT REPLACEMENT REQUIRED

2 - FACEBRICK REPAIRS REQUIRED AT WINDOW HEADS AND AT LINTELS.

KEY NOTES

FLR REPLACE FLOORING

EQTZ EPOXY QUARTZ FLG - NEEDS TOPCOAT

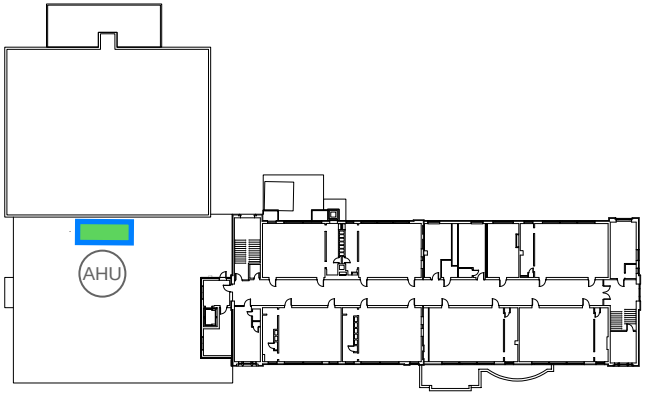
RAIL ADD GUARD RAILS ON LOW STAIR WALLS AND REPLACE HANDRAILS

CSWK CASEWORK

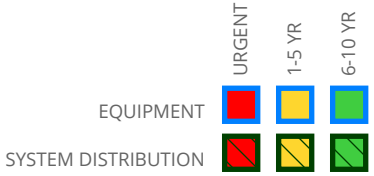
FE7a PAINT + CSWK

FE1 FINISHES + BOARDS + CASEWORK

MECHANICAL



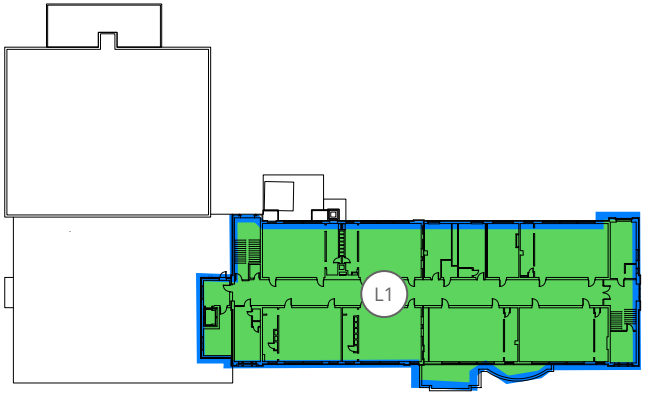
KEY



KEY NOTES

AHU REPLACE AHU

ELECTRICAL



KEY



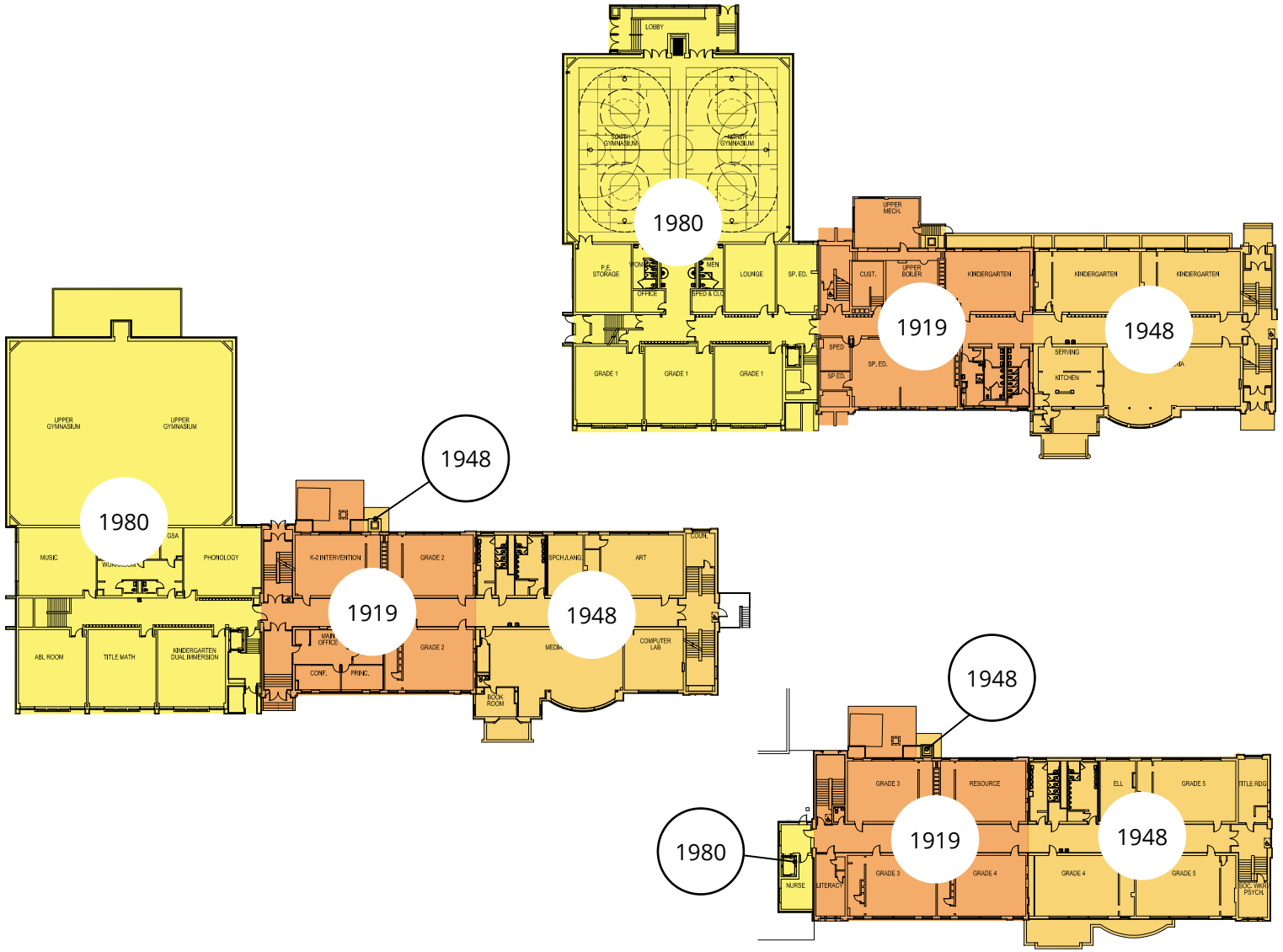
KEY NOTES

L1 LIGHTING IS FLUORESCENT FIXTURES WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.

ATSR

LONGFELLOW ELEMENTARY SCHOOL

BUILIDING AGE



197						10%	$ 19.24	1,237,000	1,2	Cond.						Priority High (1)			$ 48,256												$ 48,256
198							$ 37.12	2,386,700	3	Cond.						Priority Med (2)			$ 1,462,344												$ 1,462,344
199							$ -	-	4,5	Cond.						Priority Low (3)			$ 2,113,280												$ 2,113,280
200	**Longfellow Elementary**			64,296	SF		Ron S - Phil - Nancy - John J - Pat C - Nick - Dave B/Tyler								2022	TOTAL PRIORITIES			$ 3,623,880												
201										Install							Life		Projected	2022					Base	Est.			Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl				Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended		(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity		Cost	Factor	Cost	Factor	Cost	Cost	
204		4									CI	Y3		2022																	
205		4	Longfellow Elem	1.04	0						CI		2	2022					$ -	$ -		SF			$ -	1.292	$ -	129%	$ -	-	
206		4	Longfellow Elem	**1.00**	**SITE - Hard surfaces**														$ -	$ -	$ -	ls	1		$ -	1.292	$ -	129%	$ -	-	
207		4	Longfellow Elem	1.01	Asphalt paving		**Asphalt Pvmnt Replaced 2021**		4		CI	Y3		2022					$ -	$ -	$ 30.00	sy	-		$ -	1.292	$ -	129%	$ -	-	
208		4	Longfellow Elem	1.01	Asphalt paving		**Asphalt Pvmnt Replaced 2021**	Ongoing Maint Item	2		CI	Y3	2	2022	Future Maint. - clean/fill pavement cracks -2024+				$ 1,000	$ 900	$ 1.25	sy	500		$ 600	1.292	$ 800	129%	$ 1,000	1,040	
209		4	Longfellow Elem	1.01	Asphalt paving		**Asphalt Pvmnt Replaced 2021**	Ongoing Maint Item	2		CI	Y3	2	2022	Future Maint. - Sealcoating - 2024+ & Restriping				$ 9,400	$ 7,300	$ 0.90	sy	6,000		$ 5,400	1.292	$ 7,000	129%	$ 9,000	9,360	
210		4	Longfellow Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint				$ 10,100	$ 7,800	$ 9.60	lf	600		$ 5,800	1.292	$ 7,500	129%	$ 9,700	10,088	
211		4	Longfellow Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement				$ 48,300	$ 37,500	$ 15.50	sf	1,800		$ 27,900	1.292	$ 36,000	129%	$ 46,400	48,256	
212		4	Longfellow Elem	1.04	0		Front Flag Pole	No light fixture to shine on flag	2		CI	Y3	2	2022	Add Light Fixture - (includes electrical fixture and assoc site work)				$ 6,000	$ 4,800	$ 3,500.00	ls	1		$ 3,500	1.292	$ 4,500	129%	$ 5,800	6,032	
213		4	Longfellow Elem	**2.00**	**SITE - Activity Spaces**														$ -	$ -	$ -	ls	1		$ -	1.292	$ -	129%	$ -	-	
214		4	Longfellow Elem	2.01	Playgrounds		No items this section				CI			2022					$ -	$ -	$ -	ls	1		$ -	1.292	$ -	129%	$ -	-	
215		4	Longfellow Elem	**3.00**	**SITE - Drainage / Landscaping**														$ -	$ -	$ -	ls	1		$ -	1.292	$ -	129%	$ -	-	
216		4	Longfellow Elem	3.01	Grass / Turf		Front of Bldg Artwork Doorway	Concrete Steps dirty univiting - artwork has been damaged/broken	2		CI	Y3	2	2022	Powerwash steps and surrounding pvmnt area				$ 1,800	$ 1,400	$ 1,000.00	ls	1		$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768	
217		4	Longfellow Elem	3.01	Grass / Turf		Fuel Oil Tank	Kids are digging in peagravel below tank	2		CI	Y3	2	2022	Add screening or fencing around tank				$ 2,300	$ 1,800	$ 1,250.00	ls	1		$ 1,300	1.292	$ 1,700	129%	$ 2,200	2,288	
218		4	Longfellow Elem	3.02	Trees, Shrubs, Planting		Along Bldg & in window well outside classrooms	Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush				$ 6,000	$ 4,800	$ 3,500.00	ls	1		$ 3,500	1.292	$ 4,500	129%	$ 5,800	6,032	
219		4	Longfellow Elem	**4.00**	**Exterior (Building Envelope)**														$ -	$ -	$ -	ls	1		$ -	1.210	$ -	129%	$ -	-	
220		4	Longfellow Elem	4.01	Roofs		Not Reviewed Per District				CI			2022					$ -	$ -	$ -	ls	1		$ -	1.210	$ -	129%	$ -	-	
221		4	Longfellow Elem	4.02	Wall systems		1919 Bldg, 1948 Addition	FB Cracked and chipped, univent grilles	2		CI	Y3	2	2022	repair FB and infill at grille locations				$ 3,700	$ 2,900	$ 49.00	sf	47		$ 2,300	1.210	$ 2,800	129%	$ 3,600	3,744	
222		4	Longfellow Elem	4.02	Wall systems		1919 Bldg	Lintel rust jacking at upper and lower	2		CI	Y3	2	2022	replace lintel				$ 40,700	$ 31,500	$ 250.00	lf	100		$ 25,000	1.210	$ 30,300	129%	$ 39,100	40,664	
223		4	Longfellow Elem	4.02	Wall systems		Door 1	Plaster/DEFS soffit peeling, cracked and	2		CI	Y3	2	2022	repair Plaster soffit, repaint				$ 500	$ 400	$ 6.00	sf	48		$ 300	1.210	$ 400	129%	$ 500	520	
224		4	Longfellow Elem	4.03	Tuck pointing / Sealant		1980 addition	cj and window sealant cracking missing	2		CI	Y3	2	2022	replace sealant				$ 13,800	$ 10,800	$ 9.60	lf	1,026		$ 9,800	1.050	$ 10,300	129%	$ 13,300	13,832	
225		4	Longfellow Elem	4.03	Tuck pointing / Sealant		1919 bldg, 1948 addtion	louver sealant cracked, hard. Stone sill sealant cracked and missing	2		CI	Y3	2	2022	replace sealant				$ 1,200	$ 1,000	$ 9.60	lf	91		$ 900	1.050	$ 900	129%	$ 1,200	1,248	
226		4	Longfellow Elem	4.03	Tuck pointing / Sealant		E/W elev of 1919 bldg	FB joints deteriorating and raked back	2		CI	Y3	2	2022	tuckpoint FB joints				$ 127,600	$ 99,000	$ 26.00	sf	3,485		$ 90,600	1.050	$ 95,100	129%	$ 122,700	127,608	
227		4	Longfellow Elem	4.03	Tuck pointing / Sealant		E/N wall of Boiler Rm	FB joints deteriorating and raked back	2		CI	Y3	2	2022	tuckpoint FB joints				$ 4,700	$ 3,700	$ 26.00	sf	126		$ 3,300	1.050	$ 3,500	129%	$ 4,500	4,680	
228		4	Longfellow Elem	4.04	Doors / Hardware		Boiler Rm Door	HM dr/fr rusted	2		CI	Y3	2	2022	replace with HM dr/fr				$ 4,600	$ 3,600	$ 2,800.00	ea	1		$ 2,800	1.210	$ 3,400	129%	$ 4,400	4,576	
229		4	Longfellow Elem	4.04	Doors / Hardware		Doors 1, 4 & 5, 1948 wing	Rusted HM frames/drs	2		CI	Y3	2	2022	Replace with alum entrance system (pair of doors with 12' h curved transom head)				$ 44,100	$ 34,300	$ 3,400.00	ea	8		$ 27,200	1.210	$ 32,900	129%	$ 42,400	44,096	
230		4	Longfellow Elem	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			Corroded/Rusting Metal Stair Railings	2		CI	Y3	2	2022	Grind Rust/Prime/Paint metal railings				$ 16,200	$ 12,600	$ 12.50	lf	800		$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224	
231		4	Longfellow Elem	**5.00**	**Interior (Building)**														$ -	$ -	$ -	ls	1		$ -	1.210	$ -	129%	$ -	-	

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Longfellow Elementary**				64,296	SF	Ron S - Phil - Nancy - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,623,880										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
232		4	Longfellow Elem	5.03	Flooring / Base		1919 wing L 2 & 3 CR's	Orig hardwd narrow plank flooring has been maintained well, but is very squeaky, noisy, gaps bet boards dark/sealed (but not safety hazard), somewhat uneven/sloping in a few areas.			CI		0	2022	Consider removing and replacing with plywood subfloor and new flooring			$ -	$ 93,200	$ 13.80	sf	5,362	$ 74,000	1.210	$ 89,500	129%	$ 115,500	-
233		4	Longfellow Elem	5.03	Flooring / Base		LL CR's (1919 and 1948 areas and staff lounge)	old, stained VCT/older sheet flooring, partial B-cpt (3)	2		CI	Y3	2	2022	Replace Flooring (VT cost basis) (conditon driven by sheet flooring), plus moisture mitigation $7			$ 130,400	$ 101,100	$ 13.90	sf	5,778	$ 80,300	1.210	$ 97,200	129%	$ 125,400	130,416
234		4	Longfellow Elem	5.03	Flooring / Base		1948 area L1 & L2 CR's & art& wkrm	older sheet flooring, B-cpt	2		CI	Y3	2	2022	Replace Flooring (VT cost basis) (conditon driven by sheet flooring)			$ 55,400	$ 43,000	$ 6.90	sf	4,937	$ 34,100	1.210	$ 41,300	129%	$ 53,300	55,432
235		4	Longfellow Elem	5.03	Flooring / Base		L1 Main Office area, Media Ctr, CR's 170, 175, 225, 235	Broadloom carpet - replace 6-10 yrs	3		CI	Y8	3	2022	Broadloom carpet -replace with modular carpet			$ 37,900	$ 29,400	$ 5.60	sf	4,161	$ 23,300	1.210	$ 28,200	129%	$ 36,400	37,856
236		4	Longfellow Elem	5.03	Flooring / Base		L1 and L2 Corridors	Newer epoxy quartz flooring in center area of corridor (TZ at perim), but is too rough - can't clean, stained. (LL is OK)	2		CI	Y3	2	2022	Clean and apply another top coat of epoxy to lessen amount of exposed quartz beads (use 20% of new cost)			$ 10,700	$ 8,400	$ 2.00	sf	3,284	$ 6,600	1.210	$ 8,000	129%	$ 10,300	10,712
237		4	Longfellow Elem	5.03	Flooring / Base		Dry Foods	exposed conc floor	2		CI	Y3	2	2022	suggest installing cleanable floor - epoxy quartz			$ 3,100	$ 2,400	$ 10.00	sf	187	$ 1,900	1.210	$ 2,300	129%	$ 3,000	3,120
238		4	Longfellow Elem	5.04	Ceiling / Acoustic Panels		Dry Foods	exposed ceiling in part of room	2		CI	Y3	2	2022				$ 500	$ 400	$ 3.70	sf	94	$ 300	1.210	$ 400	129%	$ 500	520
239		4	Longfellow Elem	5.05	Wall Finishes (PT, VWC, etc)		Dry Foods	Unpainted CMU walls, partial plaster ceiling with holes around pipe penetrations	2		CI	Y3	2	2022	Paint walls FRP on brick wall, LS for fixing plaster			$ 2,900	$ 2,300	$ 9.62	sf	187	$ 1,800	1.210	$ 2,200	129%	$ 2,800	2,912
240		4	Longfellow Elem	5.05	Wall Finishes (PT, VWC, etc)		Rm 147C	exposed PVC piping at ext wall	2		CI	Y3	2	2022	Enclose exposed piping			$ 3,200	$ 2,600	$ 2,000.00	ls	1	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
241		4	Longfellow Elem	5.05	Wall Finishes (PT, VWC, etc)		Spec Ed Rms 45A & 45B	Old recessed cafeteria tables still in walls, furniture in front of them	2		CI	Y3	2	2022	Remove old cafeteria tables and frames, infill walls			$ 6,400	$ 5,100	$ 1,000.00	ea	4	$ 4,000	1.210	$ 4,800	129%	$ 6,200	6,448
242		4	Longfellow Elem	5.07	Hand, Guardrail / Code Deficiencies		1919 bldg 3-story stairwells	Handrails too-large grasp, no extensions (+-2'-7" h)	2		CI	Y3	2	2022	Replace with painted steel handrails with extensions			$ 24,600	$ 19,200	$ 39.00	lf	390	$ 15,200	1.210	$ 18,400	129%	$ 23,700	24,648
243		4	Longfellow Elem	5.08	Accessibility (ADA)		CR's	non-ADA sinks (pull-under) correct when cswk is replaced	2		CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
244		4	Longfellow Elem	5.08	Accessibility (ADA)		1919 bldg 3-story stairwells	Dividing wall bet runs, though wide (+-16"w) is not high enough at +-3'-1" to be a guard	2		CI	Y3	2	2022	Provide painted steel rails on top of low walls to get up to 3'-6" guard height			$ 5,900	$ 4,600	$ 39.00	lf	93	$ 3,600	1.210	$ 4,400	129%	$ 5,700	5,928
245		4	Longfellow Elem	5.10	REMODELING / ADDITIONS		Kitchen staff toilet and staff toilet 230	Orig finishes, worn, non-ADA staff toilet (no room to make ADA) - weird corner sink with exposed supply lines ea side in kit toilet	3		CI	Y8	3	2022	Remodel (variance for non-ADA - no room, have spec ed/staff toilet at LL)			$ 36,900	$ 28,700	$ 252.00	sf	80	$ 20,200	1.362	$ 27,500	129%	$ 35,500	36,920
246		4	Longfellow Elem	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
247		4	Longfellow Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
248		4	Longfellow Elem	6.08	Wall Pads		gym	Wall pads wearing	3		CI	Y8	3	2022	Replace yrs 6-10			$ 18,200	$ 14,100	$ 624.00	sf	18	$ 11,200	1.210	$ 13,600	129%	$ 17,500	18,200
249	combo	4	Longfellow Elem	6.13	Cabinetry / Counter Tops / Stools	FE1	1980 wing CR's	Orig cswk starting to have functional issues, VCT orig, 2 x 2 ACT just beginning to show sag, Unit Ventilator/mtl cswk at ext wall (is this still functional?) - replace entirely	3		CI	Y3	2	2022	Finishes+Cswk +MB/TB, sink repl in cswk			$ 273,400	$ 212,000	$ 24.20	sf	6,960	$ 168,400	1.210	$ 203,800	129%	$ 262,900	273,416

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Longfellow Elementary**				**64,296**	**SF**	Ron S - Phil - Nancy - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,623,880										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
250	combo	4	Longfellow Elem	6.13	Cabinetry / Counter Tops / Stools	FE1-1a	1919 CR's 245, 250, 255	Orig cswk, old non-functional unit vent and mtl cswk, orig boards w/ some over	2		CI	Y3	2	2022	Custom SF cost for these rooms - repl more cswk (to match adj room already done), paint, boards,sink in cswk, refin wd floors, no clg work			$ 110,600	$ 85,700	$ 31.37	sf	2,172	$ 68,100	1.210	$ 82,400	129%	$ 106,300	110,552
251	combo	4	Longfellow Elem	6.14	Cubbies / Hook Strips		1919 wing cloakrms 155A, 245A, 250A, 255A	Cloakrms with orig/hooks/shelves/cswk	2		CI	Y3	2	2022	Custom combo per rm - 42 sf painting per plan SF, cubby/uppers cswk 33lf			$ 93,300	$ 72,300	$ 14,356.20	ea	4	$ 57,400	1.210	$ 69,500	129%	$ 89,700	93,288
252		4	Longfellow Elem	6.14	Cubbies / Hook Strips		1948 wing cloakrms 265A, 275A, 280A	Cloakrms with orig hooks/shelves, but new uppers above	2		CI	Y3	2	2022	Replace orig shelves/hooks with cubbies (no painting needed, go over exg area)			$ 38,000	$ 29,500	$ 7,803.00	ea	3	$ 23,400	1.210	$ 28,300	129%	$ 36,500	37,960
253		4	Longfellow Elem	6.18	Kitchen Equipment		65 Serving, 65A Kitchen and Dishwashing, 69 Dry Food Storage	Convection oven, freezer, milk cooler, refrigerator, serving equip, booster heater	2		CI	Y3	2	2022	Replace equipment listed in 3 years			$ 129,900	$ 100,700	$80,000	ls	1	$ 80,000	1.210	$ 96,800	129%	$ 124,900	129,896
254		4	Longfellow Elem	6.18	Kitchen Equipment		65A Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
255		4	Longfellow Elem	6.19	Cold Storage Rooms		75A Cooler	Verify cooler size	2		CI	Y3	2	2022	Replace Cooler in 3 years			$ 28,400	$ 22,100	$17,520	ls	1	$ 17,500	1.210	$ 21,200	129%	$ 27,300	28,392
256		4	Longfellow Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
257		4	Longfellow Elem	7.01	Boilers		Boiler Room	B-1 & 2, Burnham dual fuel NG/Oil, 4FL-345-50-G0-GP, 2310 MBH input	3	1998	CI	Y8	3	2022	Replace with new Condensing Hot Water boilers whn unit fail or cannot get parts in the future. Maintain for now.	10		$ 330,600	$ 256,300	$ 56,000.00	MBH	4	$ 224,000	1.100	$ 246,400	129%	$ 317,900	330,616
258		4	Longfellow Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers						CI			2022		14		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
259		4	Longfellow Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-01 & 2, B&G 2.5BB, 250 GPM @ 65 FT, 7.5 HP	3	2001	CI	Y8	3	2022	Replcae for primary secondary operation when boilers are replaced.			$ 151,400	$ 117,400	$ 45,000.00	ea	2	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
260		4	Longfellow Elem	7.06	Energy Management Systems (24 volt low voltage)			Johnson Controls, DDC			CI			2022				$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
261		4	Longfellow Elem	7.07	Air handler units / ERU - dampers		Upper Mechanical, 05-80 100-180 200-295	AHU-01, McQuay CAH065FDAC, Variable Volume VAV belt drive, 35845 CFM	3	2001	CI	Y8	3	2022	Replace AHU with new, verify if dehumidification is needed.			$ 542,700	$ 420,800	$ 9.00	CFM	35,845	$ 322,600	1.254	$ 404,500	129%	$ 521,800	542,672
262		4	Longfellow Elem	7.07	Air handler units / ERU - dampers		120D, Gymnasium	AHU-02, McQuay CAH065FDAC, variable volume (2001) single zone unit belt drive, Reilief fan (2001)15400 CFM	3	1980/2001	CI	Y8	3	2022	Replace AHU with new, verify if cooling is needed. (Cost is without Dehumid)			$ 233,200	$ 180,800	$ 9.00	CFM	15,400	$ 138,600	1.254	$ 173,800	129%	$ 224,200	233,168
263		4	Longfellow Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			AHU-01 VAV units (46)		2001	CI			2022	When boiler is replaced, review capacity and replace as required.			$ -	$ -	$ -	ea	46	$ -	1.254	$ -	129%	$ -	-
264		4	Longfellow Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			AHU-2 reheat coils (2)		2001	CI			2022	When boiler is replaced, review capacity and replace as required.			$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
265		4	Longfellow Elem	7.10	Exhaust fans - PRV / utility sets			Cook power relief fans, EF-01 thru 04, EF-12		2001	CI			2022	Replace with new fan when performing HVAC upgrades			$ -	$ -	$ 8,000.00	ea	-	$ -	1.254	$ -	129%	$ -	-
266		4	Longfellow Elem	7.10	Exhaust fans - PRV / utility sets			EF-05 thru 11	3	1980	CI	Y8	3	2022	Replace with new fan when performing HVAC upgrades			$ 106,000	$ 82,200	$ 9,000.00	ea	7	$ 63,000	1.254	$ 79,000	129%	$ 101,900	105,976
267		4	Longfellow Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Trane Copndensing Unit, RAUCD104BN002BDF010S, R-22	2	2004	CI	Y3	2	2022	Replace unit with unit when maintenance becomes too much.	20		$ 201,900	$ 156,500	$ 1,200.00	tons	100	$ 120,000	1.254	$ 150,500	129%	$ 194,100	201,864
268		4	Longfellow Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
269		4	Longfellow Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Domestic Hot Water Circ pump, B&G NSF		2007	CI			2022				$ -	$ 6,600	$ 5,000.00	sf	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	-
270		4	Longfellow Elem	8.02	Piping (domestic) / labeling / conditioning			Piping is mostly galvanized			CI			2022	replace galvanized piping if water quality and pressure is reduced.			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Longfellow Elementary**				64,296	SF	Ron S - Phil - Nancy - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,623,880										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
271		4	Longfellow Elem	8.08	Plumbing Fixtures	08 12		Fixtures appear to have been replaced, water closet (6)			CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
272		4	Longfellow Elem	8.08	Plumbing Fixtures	08 12		Fixtures appear to have been replaced, urinal(2)	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
273		4	Longfellow Elem	8.08	Plumbing Fixtures	08 12		Fixtures appear to have been replaced, lavs(2), ada	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
274		4	Longfellow Elem	8.08	Plumbing Fixtures	00B		Washbasin and water cooler	2		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
275		4	Longfellow Elem	8.08	Plumbing Fixtures	00B		Washbasin and water cooler	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
276		4	Longfellow Elem	8.08	Plumbing Fixtures	47 53 55		Fixtures appear to have been replaced, lavs(3), ada	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
277		4	Longfellow Elem	8.08	Plumbing Fixtures	47 53 55		Fixtures appear to have been replaced, urinal(3)	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
278		4	Longfellow Elem	8.08	Plumbing Fixtures	47 53 55		Fixtures appear to have been replaced, water closet (4)	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
279		4	Longfellow Elem	8.08	Plumbing Fixtures	156 166		Fixtures appear to be original, lavs(10), 1 updated to ada	3		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
280		4	Longfellow Elem	8.08	Plumbing Fixtures	156 166		Fixtures appear to have been replaced, urinal(5)	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
281		4	Longfellow Elem	8.08	Plumbing Fixtures	156 166		Fixtures appear to have been replaced, floor mounted tank type water closet (6)	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
282		4	Longfellow Elem	8.08	Plumbing Fixtures	256 266		Fixtures appear to be original, lavs(10), 1 updated to ada	3		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
283		4	Longfellow Elem	8.08	Plumbing Fixtures	256 266		Fixtures appear to have been replaced, urinal(5)	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
284		4	Longfellow Elem	8.08	Plumbing Fixtures	256 266		Fixtures appear to have been replaced, floor mounted tank type water closet (6)	4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
285		4	Longfellow Elem	8.15	Domestic Water Heaters			AO Smith BTH 250 970, 100 gallons, 240000 BTU/hr input		2007	CI			2022	Good condition, replace when fails in future.	15		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
286		4	Longfellow Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
287		4	Longfellow Elem	9.03	Electric panels - distribution / labeling		Boiler Rm.	1200A, 480V, 3-phase Main Switchboard	4	2001	CI			2022	No action required	25		$ -	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	-
288		4	Longfellow Elem	9.03	Electric panels - distribution / labeling		Boiler Rm.	800A, 208V, 3-phase Distribution Panel	3	1980	CI	Y8	3	2022	Replace in 6-10 years	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
289		4	Longfellow Elem	9.03	Electric panels - distribution / labeling			400A, 208V, 3-phase Panel	4	2001	CI			2022	No action required	25		$ -	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	-
290		4	Longfellow Elem	9.03	Electric panels - distribution / labeling			100A, 480V, 3-phase Panel	4	2001	CI			2022	No action required	25		$ -	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	-
291		4	Longfellow Elem	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase Panel	3	1980	CI	Y8	3	2022	Replace in 6-10 years	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
292		4	Longfellow Elem	9.03	Electric panels - distribution / labeling			200A, 208V, 3-phase Panels	3	1980	CI	Y8	3	2022	Replace in 6-10 years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
293		4	Longfellow Elem	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase Panels	3	1980	CI	Y8	3	2022	Replace in 6-10 years	25		$ 26,900	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	26,936
294		4	Longfellow Elem	9.04	branch circuits - computer / media (utilization voltage -			Power Devices	2		CI	Y3	2	2022	Per District - Add Receptacles - verify locations			$ 20,200	$ 15,700	$ 12,000.00	ls	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
295		4	Longfellow Elem	9.05	Fire Alarm			Addressable Simplex Fire Alarm System	3	2001	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
296		4	Longfellow Elem	9.08	Emergency generators / battery backup systems / inverters			No Emergency Generator at this building	3		CI	Y8	3	2022	Evaluate emergency power needs(6-10years)	25		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
297		4	Longfellow Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
298		4	Longfellow Elem	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Fluorescent Light fixtures retrofitted with	3	2018	CI	Y8	3	2022	Replace with LED Light Fixtures(6-10years)	20		$ 432,600	$ 335,500	$ 4.00	sf	64,296	$ 257,200	1.254	$ 322,500	129%	$ 416,000	432,640

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Longfellow Elementary**				**64,296**	**SF**	Ron S - Phil - Nancy - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 3,623,880										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
299		4	Longfellow Elem	10.04	Security Lighting (Exterior)			LED Lights	4	2019	CI		4	2022	No action required	20		$ -	$ 7,900	$ 600.00	sf	10	$ 6,000	1.254	$ 7,500	129%	$ 9,700	-
300		4	Longfellow Elem	10.05	Parking lot lighting			LED Lights	4	2019	CI		4	2022	No action required	20		$ -	$ 6,600	$ 2,500.00	sf	2	$ 5,000	1.254	$ 6,300	129%	$ 8,100	-
301		4	Longfellow Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
302		4	Longfellow Elem	11.01	Stuctured cabling		Bldg	Good - mostly Cat 5e	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
303		4	Longfellow Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4)	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
304		4	Longfellow Elem	11.03	Local Sound systems		Gym	Good - mix of Telex wireless, Shure mixer,	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
305		4	Longfellow Elem	11.04	Master Clock Systems		Bldg	Good - National Time	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
306		4	Longfellow Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
307		4	Longfellow Elem	11.06	Access Control		Bldg	Good - JCI	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
308		4	Longfellow Elem	11.07	Burgler Alarm System		Bldg	Good - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
309		4	Longfellow Elem	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

LONGFELLOW ELEMENTARY SCHOOL

SITE:	3.7 ACRES	CLASSROOMS:	14
BUILDING:	64,296 SF	CAPACITY:	322
ENROLLMENT:	280	CURRENT SF/STUDENT	230

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE / BELOW STANDARDS

- CLASSROOMS
- SCIENCE
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES



KEY NOTES

1. KINDERGARTEN ROOMS BELOW RECOMMENDED SIZE, NEED RESTROOMS
2. KITCHEN UNDERSIZED
3. CAFETERIA BELOW RECOMMENDED SIZE

ATSR

LONGFELLOW ELEMENTARY SCHOOL

SITE:	3.7 ACRES	CLASSROOMS:	15
BUILDING:	64,296 SF	IDEAL CAPICTY:	358
ENROLLMENT:	280	179 SF/STUDENT	

EDUCATIONAL ADEQUACY

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS
	CLASSROOMS
	SCIENCE
	ART
	FACS
	WORKSHOPS
	MUSIC
	LIBRARY
	SPECIAL EDUCATION
	GYMS / PE
	PERFORMANCE
	ADMINISTRATION
	FOOD SERVICE
	TOILETS
	CIRCULATION
	SUPPORT SPACES



KEY NOTES

1. MAIN ENTRY IS NOT ACCESSIBLE
2. RECEIVING ENTRY IS NOT WIDE ENOUGH FOR A PALETTE
3. SMALL ELEVATOR
4. MUSIC ROOM IS BELOW RECOMMENDED SIZE, NEEDS ACOUSTIC SEPARATION
5. CLASSROOM IS BELOW RECOMMENDED SIZE
6. SMALL COT AREA
7. ART ROOM IS BELOW RECOMMENDED SIZE
8. MEDIA CENTER IS BELOW RECOMMENDED SIZE

ATSR

MANZ ELEMENTARY SCHOOL

SITE: 8.7 ACRES
BUILDING: 55,984 SF
ENROLLMENT: 370

SITE ANALYSIS

EDUCATIONAL ADEQUACY

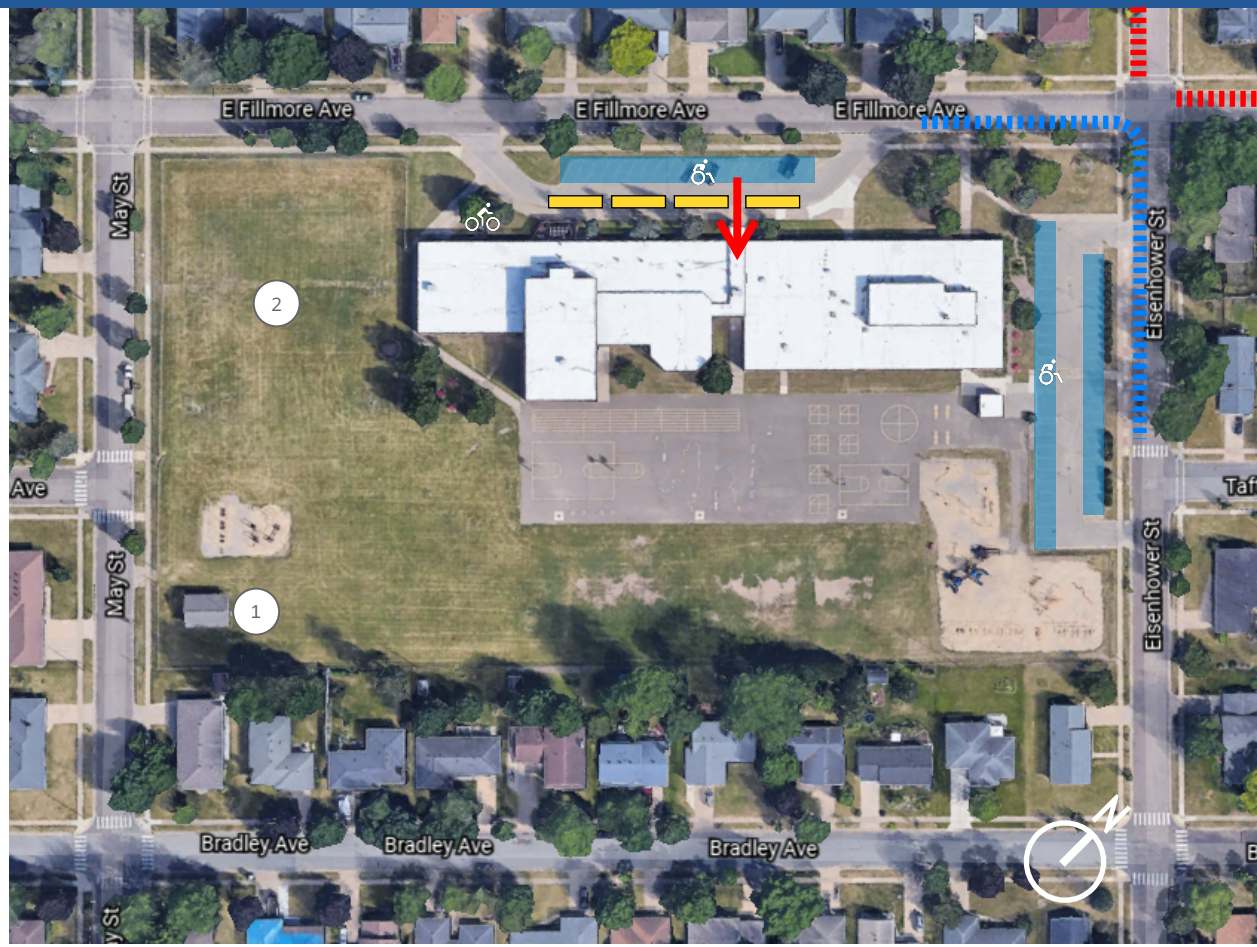
- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

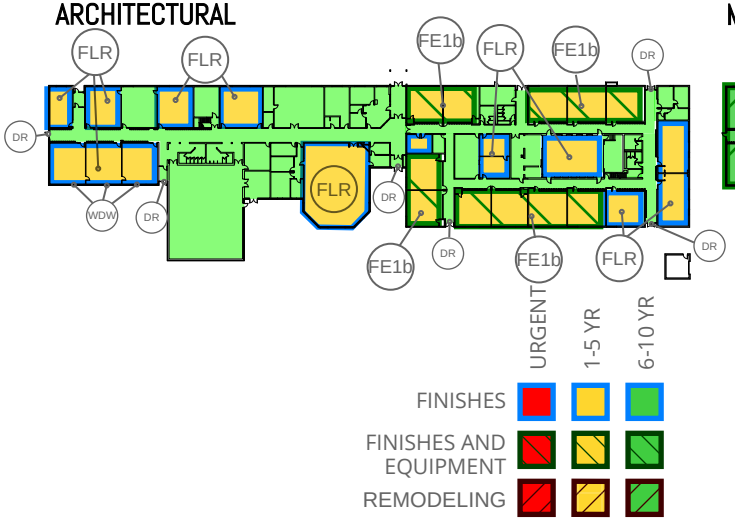
1. CITY OWN STRUCTURE
2. SOCCER FIELD FOR COMMUNITY USE

ATSR

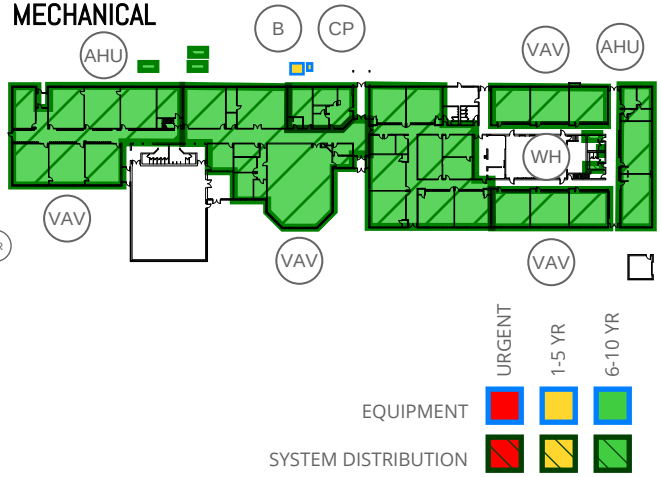
MANZ ELEMENTARY SCHOOL

FACILITY ANALYSIS

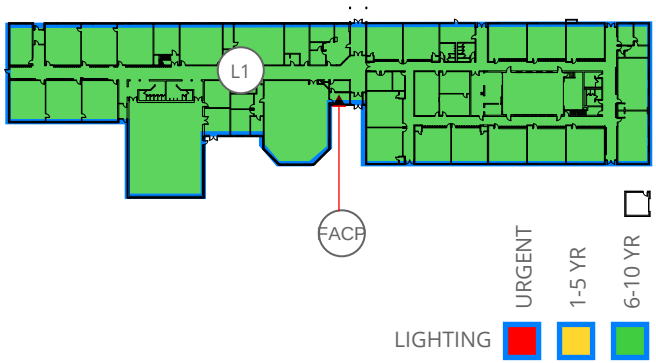
ARCHITECTURAL



MECHANICAL



ELECTRICAL



GENERAL NOTES

1 - WINDOW SILL AND LOUVER SEALANT NEEDS TO BE RECAULKED

2 - 1990'S WING REPLACE SEALANT AROUND WINDOWS

3 - BUILDING CONTROL JOINTS NEED TO BE RECAULKED

KEY NOTES

- FLR — REPLACE FLOORING
- DR — REPLACE DOOR/FRAME
- WDW — REPLACE WINDOWS
- RMJR — REMODEL MAJOR
- FE1b — FINISHES + CASEWORK
- FE2 — FINISHES + BOARDS FOOD/ART CSWK
- FE3 — FINISHES + BOARDS SCIENCE CSWK

GENERAL NOTES

1 - PROVIDE WET BASED FIRE PROTECTION

2 - REPLACE GALVANIZED PIPING IF BUILDING PRESSURE ISSUES AND LEAKS BECOME EVIDENT

KEY NOTES

- B — REPLACE BOILERS WITH HIGH EFF.
- CP — REPAIR OR REPLACE PUMP.
- VAV — PROVIDE VAV BOXES FOR ZONE CONTROL
- AHU — REPLACE AHU WITH VAV SYSTEM
- WH — REPLACE WATER HEATER

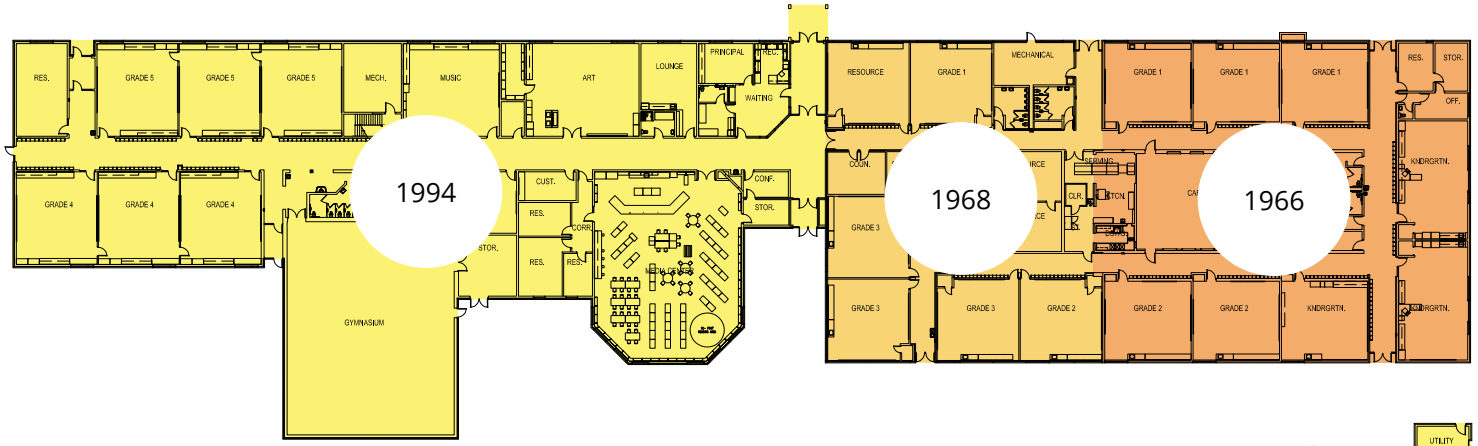
KEY NOTES

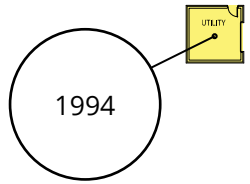
- L1 — LIGHTING IS FLUORESCENT FIXTURES WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

MANZ ELEMENTARY SCHOOL

BUILDING AGE





	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						10%	$ 19.74	1,105,000	1,2	Cond.					Priority High (1)			$ 189,800										$ 189,800
198							$ 44.96	2,516,800	3	Cond.					Priority Med (2)			$ 1,365,520										$ 1,365,520
199							$ 20.19	1,130,400	4,5	Cond.					Priority Low (3)			$ 3,196,856										$ 3,196,856
200	**Manz Elementary**				55,984	SF	Ron S - Phil - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,752,176										
201										Install						Life		Projected	2022				Base	Est.			Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Proj.	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
204		5									CI	Y3		2022														
205		5	Manz	1.04	0				2		CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		5	Manz	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		5	Manz	1.01	Asphalt paving		**Asphalt Pvmnt Replaced 20XX**		4		CI			2022				$ -	$ -		sy	-	$ -	1.292	$ -	129%	$ -	-
208		5	Manz	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Future Maint. - clean/fill pavement cracks (2023+)			$ 1,000	$ 900	$ 1.25	lf	500	$ 600	1.292	$ 800	129%	$ 1,000	1,040
209		5	Manz	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Future Maint. - Sealcoating (2023+) & Restriping			$ 12,600	$ 9,900	$ 0.90	sy	8,150	$ 7,300	1.292	$ 9,400	129%	$ 12,100	12,584
210		5	Manz	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 4,600	$ 3,500	$ 9.60	lf	270	$ 2,600	1.292	$ 3,400	129%	$ 4,400	4,576
211		5	Manz	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 45,800	$ 35,500	$ 15.50	sf	1,700	$ 26,400	1.292	$ 34,100	129%	$ 44,000	45,760
212		5	Manz	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Apron Pavement	2		CI	Y3	2	2022	Remove/Replace conc drive apron			$ 66,500	$ 51,500	$ 18.00	sf	2,125	$ 38,300	1.292	$ 49,500	129%	$ 63,900	66,456
213		5	Manz	1.02	Concrete walks / curbs		Eisenhower Street	Brick pavers had settled - Current trip hazard exist	1		CI	Y3	1	2022	Remove and reset brick pavers - Current trip hazard			$ 10,800	$ 8,500	$ 35.00	sf	180	$ 6,300	1.292	$ 8,100	129%	$ 10,400	10,816
214		5	Manz	1.03	Curb / Gutter		B618	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace			$ 13,800	$ 10,800	$ 40.00	lf	200	$ 8,000	1.292	$ 10,300	129%	$ 13,300	13,832
215		5	Manz	1.03	Curb / Gutter		S-mountable	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace			$ 5,900	$ 4,600	$ 45.00	lf	75	$ 3,400	1.292	$ 4,400	129%	$ 5,700	5,928
216		5	Manz	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
217		5	Manz	2.01	Playgrounds		No items this section				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		5	Manz	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
219		5	Manz	3.01	Grass / Turf		Front Evergreens & Door #7	Low turf areas or pitching towards bldg	2		CI	Y3	2	2022	Regrade and restore turf area			$ 9,200	$ 7,200	$ 10.00	sy	525	$ 5,300	1.292	$ 6,800	129%	$ 8,800	9,152
220		5	Manz	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush			$ 2,600	$ 2,100	$ 1,500.00	ls	1	$ 1,500	1.292	$ 1,900	129%	$ 2,500	2,600
221		5	Manz	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
222		5	Manz	4.01	Roofs		Not Reviewed Per District				CI			2022				$ -	$ -	$ -	ls		$ -	1.210	$ -	129%	$ -	-
223		5	Manz	4.03	Tuck pointing / Sealant		Exterior	window sill joint sealant missing/cracking	2		CI	Y3	2	2022	replace sealant at sills			$ 800	$ 700	$ 9.60	lf	68	$ 600	1.050	$ 600	129%	$ 800	832
224		5	Manz	4.03	Tuck pointing / Sealant		Exterior	1960's wing control jt cracking/hard	2		CI	Y3	2	2022	replace sealant at control joint			$ 3,300	$ 2,700	$ 9.60	lf	252	$ 2,400	1.050	$ 2,500	129%	$ 3,200	3,328
225		5	Manz	4.03	Tuck pointing / Sealant		Exterior	Control jt at door 6 and media center	2		CI	Y3	2	2022	replace sealant at control joint			$ 3,800	$ 3,100	$ 9.60	lf	288	$ 2,800	1.050	$ 2,900	129%	$ 3,700	3,848
226		5	Manz	4.03	Tuck pointing / Sealant		Exterior	Gym control joint cracking/missing	2		CI	Y3	2	2022	replace sealant at control joint			$ 3,200	$ 2,600	$ 9.60	lf	240	$ 2,300	1.050	$ 2,400	129%	$ 3,100	3,224
227		5	Manz	4.03	Tuck pointing / Sealant		Exterior	Louver 1960's wing-sealant missing/cracked	2		CI	Y3	2	2022	replace sealant around louver			$ 400	$ 400	$ 9.60	lf	31	$ 300	1.050	$ 300	129%	$ 400	416
228		5	Manz	4.03	Tuck pointing / Sealant		Exterior	1990's wing-window sealant missing/cracked	2		CI	Y3	2	2022	Replace sealant around window			$ 4,800	$ 3,800	$ 9.60	lf	351	$ 3,400	1.050	$ 3,600	129%	$ 4,600	4,784
229		5	Manz	4.04	Doors / Hardware		Door 3	6x8 HM door/frame rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
230		5	Manz	4.04	Doors / Hardware		Door 4	6x8 HM door/frame rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
231		5	Manz	4.04	Doors / Hardware		Door 5	6x8 HM door/frame rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 12,500	$ 9,700	$ 3,400.00	ea	2	$ 7,700	1.210	$ 9,300	129%	$ 12,000	12,480
232		5	Manz	4.04	Doors / Hardware		Door 6	6x8 HM door/frame rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
233		5	Manz	4.04	Doors / Hardware		Door 7	6x8 HM door/frame rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 12,500	$ 9,700	$ 3,400.00	ea	2	$ 7,700	1.210	$ 9,300	129%	$ 12,000	12,480
234		5	Manz	4.04	Doors / Hardware		Door 8	6x8 HM door/frame rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Manz Elementary**				55,984	SF	Ron S - Phil - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,752,176										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
235		5	Manz	4.04	Doors / Hardware		Utility Bldg Door	3x7 HM door/frame rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
236		5	Manz	4.04	Doors / Hardware		Utility Bldg OH Dr	8x10 Sectional OH Dr deteriorating	2		CI	Y3	2	2022	replace sec. oh dr			$ 14,700	$ 11,400	$ 9,000.00	ea	1	$ 9,000	1.210	$ 10,900	129%	$ 14,100	14,664
237		5	Manz	4.06	Window systems		RM 115, 125, 135	(3) replace windows - transome panels rusting	2		CI	Y3	2	2022	replace windows with alum wdw, investigate for water intrusion			$ 21,800	$ 17,000	$ 75.00	sf	180	$ 13,500	1.210	$ 16,300	129%	$ 21,000	21,840
238		5	Manz	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
239		5	Manz	5.03	Flooring / Base		93 Addition-Rms 110, 115, 120, 125, 135, 140, 160, 185	Broadloom carpet -worn	2		CI	Y3	2	2022	replace with modular carpet			$ 98,900	$ 76,700	$ 6.90	sf	8,820	$ 60,900	1.210	$ 73,700	129%	$ 95,100	98,904
240		5	Manz	5.03	Flooring / Base		1960's Bldg-Rm 201, 235, 272, 274, 276, 280, 290, 310, 335	sheet floor/VCT flooring	2		CI	Y3	2	2022	Replace flooring (VT basis)			$ 50,300	$ 39,100	$ 6.90	sf	4,490	$ 31,000	1.210	$ 37,500	129%	$ 48,400	50,336
241		5	Manz	5.03	Flooring / Base		Cafeteria 245	Older sheet flooring	2		CI	Y3	2	2022	Replace flooring (VT basis)			$ 17,900	$ 13,900	$ 6.90	sf	1,592	$ 11,000	1.210	$ 13,300	129%	$ 17,200	17,888
242		5	Manz	5.08	Accessibility (ADA)		Typ CR's	Sinks in casework not accessible (pull under)			CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
243		5	Manz	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
244		5	Manz	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
245	combo	5	Manz	6.13	Cabinetry / Counter Tops / Stools	FE1b	60's BLDG Rm 210, 220, 240, 250, 260, 320, 330, 340, 350, 360, 370	Orig cswk, older sheet flooring/VCT with older cpt square, Ceilings/boards OK	2		CI	Y3	2	2022	ES CR Finishes+Cswk (less MB/TB and clg)			$ 247,100	$ 191,600	$ 17.22	sf	8,840	$ 152,200	1.210	$ 184,200	129%	$ 237,600	247,104
246		5	Manz	6.18	Kitchen Equipment		237 Serving, 325 Kitchen,	Convection oven, freezer, heated cabinet,	2		CI	Y3	2	2022	Replace equipment listed in 2 years (booster included in dishmachine costs)			$ 177,700	$ 137,800	$109,500	ls	1	$ 109,500	1.210	$ 132,500	129%	$ 170,900	177,736
247		5	Manz	6.18	Kitchen Equipment		325 Kitchen,	No existing prep sink	1		CI	Y3	1	2022	Consider installing prep sink			$ 12,200	$ 9,500	$7,500	ls	1	$ 7,500	1.210	$ 9,100	129%	$ 11,700	12,168
248		5	Manz	6.18	Kitchen Equipment		325 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
249		5	Manz	6.19	Cold Storage Rooms		325B Cooler		3		CI	Y8	3	2022	Consider replacement in 10 years			$ 31,500	$ 24,500	$19,360	ls	1	$ 19,400	1.210	$ 23,500	129%	$ 30,300	31,512
250		5	Manz	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
251		5	Manz	7.01	Boilers			B-1 Burnham 4PW20940GGP, 2186MBH input, dual fuel NG/LP, primary pump	3	1994?	CI	Y3	2	2022	Replace existing boiler with multiple hot water condenisng boilers to create redundancy in heating plant.	35		$ 221,400	$ 171,600	$ 75,000.00	MM BH	2	$ 150,000	1.100	$ 165,000	129%	$ 212,900	221,416
252		5	Manz	7.01	Boilers			B-2 Aerco KC 1000, Serial # G-94-0031 1000MBH input, dual fuel NG/LP, primary pump	3	1994	CI	Y3	2	2022	Replace existing boiler with multiple hot water condenisng boilers to create redundancy in heating plant.	25		$ 110,700	$ 85,800	$ 75,000.00	MM BH	1	$ 75,000	1.100	$ 82,500	129%	$ 106,400	110,656
253		5	Manz	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers			Welded/Flanged Steel and soldered copper	4	66/94	CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
254		5	Manz	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			CP-01 - Boiler 1 inline pump, 3/4 HP, B&G Series 80, 160 GPM	3	1994	CI	Y3	2	2022	Replace pump when boiler is replaced.	20		$ 33,700	$ 26,100	$ 20,000.00	ea	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
255		5	Manz	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			CP-02 - Boiler 2 inline pump, 3/4 HP, B&G Series 80, 80 GPM	3	1994	CI	Y3	2	2022	Replace pump when boiler is replaced.	20		$ 33,700	$ 26,100	$ 20,000.00	ea	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
256		5	Manz	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			CP-03&04 - Taco Inline Pump (2) VI3008E2KAU649, 7.5 HP, 170GPM@70FT	3	1994	CI			2022	Maintain as required, replace motors as needed.	20		$ -	$ -	$ -	gpm	175	$ -	1.254	$ -	129%	$ -	-
257		5	Manz	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			CP-05&06 - Taco Inline Pump (2), 135GPM@75FT	3	1994	CI			2022	Maintain as required, replace motors as needed.	20		$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
258		5	Manz	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			CP-07 - Taco Base Mounted constant volume pump, 15 HP, 327GPM@90FT, appears to be leaking	2	1994	CI	Y3	2	2022	Maintenance, replace seals. If beyond repairable, replace pump.	25		$ 33,700	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Manz Elementary**				**55,984**	**SF**	Ron S - Phil - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,752,176										
201										Install						Life		Projected	2022								Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit							Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
259		5	Manz	7.06	Energy Management Systems (24 volt low voltage)			Bartingale, Seimens DDC System		2016	CI			2022				$ -	$ -	$ -	sf	50,500	$ -	1.254	$ -	129%	$ -	-
260		5	Manz	7.07	Air handler units / ERU - dampers		160 170 165 175 177 185	AHU-01 - Constant Volume, Multizone, McQuay model MMM117EH, HW/CW, Belt drive, 10250 CFM	3	1994	CI	Y8	3	2022	Replace unit to meet VAV system requirements.			$ 258,800	$ 200,600	$ 15.00	CFM	10,250	$ 153,800	1.254	$ 192,900	129%	$ 248,800	258,752
261		5	Manz	7.07	Air handler units / ERU - dampers		110 115 120 125 130 135 140	AHU-02 - Constant Volume, Multizone, McQuay model MMM114EH, HW/CW, Belt drive, 7060 CFM	3	1994	CI	Y8	3	2022	Replace unit to meet VAV system requirements.			$ 178,200	$ 138,200	$ 15.00	CFM	7,060	$ 105,900	1.254	$ 132,800	129%	$ 171,300	178,152
262		5	Manz	7.07	Air handler units / ERU - dampers		180 192 194 196 190 198	AHU-03 - Constant Volume, Multizone, McQuay model LSL104EH, HW/CW, Belt drive, 1825 CFM	3	1994	CI	Y8	3	2022	Replace unit to meet VAV system requirements.			$ 46,200	$ 35,800	$ 15.00	CFM	1,825	$ 27,400	1.254	$ 34,400	129%	$ 44,400	46,176
263		5	Manz	7.07	Air handler units / ERU - dampers		145	AHU-04 - Constant Volume, Multizone, McQuay model MMM117EH, HW, Belt drive, 4320 CFM	3	1994	CI			2022	Replace Heating Coil to meet replacement boiler system. Provide VFD and demand control ventilation.			$ -	$ -	$ -	CFM	4,320	$ -	1.254	$ -	129%	$ -	-
264		5	Manz	7.07	Air handler units / ERU - dampers		245 247	AHU-05 - Constant Volume, McQuay model LSL106CV, HW/CW, Belt drive, 2700 CFM	3	1994	CI			2022	Replace Heating Coil to meet replacement boiler system. Provide VFD and demand control ventilation.			$ -	$ -	$ -	CFM	2,700	$ -	1.254	$ -	129%	$ -	-
265		5	Manz	7.07	Air handler units / ERU - dampers		240 250 260	AHU-06 - Constant Volume, McQuay model LSL106CV, HW/CW, Belt drive, 2700 CFM	3	1994	CI	Y8	3	2022	Replace unit to meet VAV system requirements.			$ 68,100	$ 52,900	$ 15.00	CFM	2,700	$ 40,500	1.254	$ 50,800	129%	$ 65,500	68,120
266		5	Manz	7.07	Air handler units / ERU - dampers		272 274 276 280 290	AHU-07 - Constant Volume, McQuay model LSL106CV, HW/CW, Belt drive, 2700 CFM	3	1994	CI	Y8	3	2022	Replace unit to meet VAV system requirements.			$ 68,100	$ 52,900	$ 15.00	CFM	2,700	$ 40,500	1.254	$ 50,800	129%	$ 65,500	68,120
267		5	Manz	7.07	Air handler units / ERU - dampers		310 320 330	AHU-08 - Constant Volume, McQuay model LSL106CV, HW/CW, Belt drive, 2700 CFM	3	1994	CI	Y8	3	2022	Replace unit to meet VAV system requirements.			$ 68,100	$ 52,900	$ 15.00	CFM	2,700	$ 40,500	1.254	$ 50,800	129%	$ 65,500	68,120
268		5	Manz	7.07	Air handler units / ERU - dampers		210 220 201 225 235 340 350 360 370 355	AHU-09 - Constant Volume, Multizone,York Model XTI-048x090, HW/CW, Belt drive, 8700 CFM	4	2003	CI			2022	Revise ductwork to meet VAV system requirements.			$ -	$ -	$ -	CFM	8,800	$ -	1.254	$ -	129%	$ -	-
269		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		160 170 165 175 177 185	AHU-01 - Air distribution	4	1994	CI	Y8	3	2022	Provide VAV boxes. Revise Ductwork and air terminal units as needed			$ 516,800	$ 400,700	$ 32.00	sf	9,600	$ 307,200	1.254	$ 385,200	129%	$ 496,900	516,776
270		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		110 115 120 125 130 135 140	AHU-02 - Air Distribution	4	1994	CI	Y8	3	2022	Provide VAV boxes. Revise Ductwork and air terminal units as needed			$ 516,800	$ 400,700	$ 32.00	sf	9,600	$ 307,200	1.254	$ 385,200	129%	$ 496,900	516,776
271		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		180 192 194 196 190 198	AHU-03 - Air Distribution	4	1994	CI	Y8	3	2022	Provide VAV boxes. Revise Ductwork and air terminal units as needed			$ 96,800	$ 75,200	$ 32.00	sf	1,800	$ 57,600	1.254	$ 72,200	129%	$ 93,100	96,824
272		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		240 250 260	AHU-06 - Air Distribution	3	1966	CI	Y8	3	2022	Provide VAV boxes. Revise Ductwork and air terminal units as needed			$ 145,300	$ 112,700	$ 32.00	sf	2,700	$ 86,400	1.254	$ 108,300	129%	$ 139,700	145,288
273		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		272 274 276 280 290	AHU-07 - Air Distribution	3	1966	CI	Y8	3	2022	Provide VAV boxes. Revise Ductwork and air terminal units as needed			$ 156,200	$ 121,100	$ 32.00	sf	2,900	$ 92,800	1.254	$ 116,400	129%	$ 150,200	156,208
274		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		310 320 330	AHU-08 - Air Distribution	3	1966	CI	Y8	3	2022	Provide VAV boxes. Revise Ductwork and air terminal units as needed			$ 145,300	$ 112,700	$ 32.00	sf	2,700	$ 86,400	1.254	$ 108,300	129%	$ 139,700	145,288
275		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		210 220 201 225 235 340 350 360 370 355	AHU-09 - Air Distribtribution	3	1968	CI	Y8	3	2022	Provide VAV boxes. Revise Ductwork and air terminal units as needed			$ 479,100	$ 371,500	$ 32.00	sf	8,900	$ 284,800	1.254	$ 357,100	129%	$ 460,700	479,128

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Manz Elementary**				55,984	SF	Ron S - Phil - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,752,176										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
276		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		100.5 100.6 100.7	Cabinet Unit Heater	4	1994	CI			2022				$ -	$ -		ea	3	$ -	1.254	$ -	129%	$ -	-
277		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		147 150 MEZZ	Unit Heater	4	1994	CI			2022				$ -	$ -		ea	3	$ -	1.254	$ -	129%	$ -	-
278		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		200.2 200.4 300.3	Cabinet Unit Heater	3	1966/1968	CI			2022				$ -	$ -		ea	3	$ -	1.254	$ -	129%	$ -	-
279		5	Manz	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		236 MEZZ	Unit Heater	3	1966/1968	CI			2022				$ -	$ -		ea	2	$ -	1.254	$ -	129%	$ -	-
280		5	Manz	7.09	Make-up air units			no makeup air is present for kitchen operation			CI			2022	review building pressure and provide as required			$ -	$ -		sf	1	$ -	1.254	$ -	129%	$ -	-
281		5	Manz	7.10	Exhaust fans - PRV / utility sets			Cook Exhaust Fans - EF-01, 02, 03, 05, 06 07, 20	3	1994	CI	Y8	3	2022	Replace when completing HVAC project			$ 106,000	$ 82,200	$ 9,000.00	ea	7	$ 63,000	1.254	$ 79,000	129%	$ 101,900	105,976
282		5	Manz	7.10	Exhaust fans - PRV / utility sets			EF-04 EF-08		2016	CI			2022	Replace when completing HVAC project			$ -	$ -		ea	2	$ -	1.254	$ -	129%	$ -	-
283		5	Manz	7.17	Cooling systems - chillers / pumps / ice storage / cooling			CH-01, 120 tons,	5	2016	CI			2022				$ -	$ -	$ -	tons	120	$ -	1.254	$ -	129%	$ -	-
284		5	Manz	8.00	Plumbing													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
285		5	Manz	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			CP-09, 110 Hot water recirc pump, B&G B40	4	2016	CI			2022		15		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
286		5	Manz	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			CP-10, 140 Hot water recirc pump, B&G NBF-22	4	2016	CI			2022		15		$ -	$ 7,200	$ 5,500.00	ea	1	$ 5,500	1.254	$ 6,900	129%	$ 8,900	-
287		5	Manz	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			CP-11, 110 Hot water recirc pump, Taco 2-93, .25 HP	3	1994	CI	Y8	3	2022		15		$ 9,300	$ 7,200	$ 5,500.00	ea	1	$ 5,500	1.254	$ 6,900	129%	$ 8,900	9,256
288		5	Manz	8.02	Piping (domestic) / labeling / conditioning			Piping is a mix of copper and galvanized steel		1968/1994	CI			2022	replace galvanized piping if water quality and pressure is reduced.	0		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
289		5	Manz	8.06	Sump pumps / lift stations		1966 boiler room	Sump pump -		1966	CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
290		5	Manz	8.08	Plumbing Fixtures		141 143	Fixtures appear to have been replaced, washbasins(2),		1994	CI			2022				$ -	$ -		ls	2	$ -	1.254	$ -	129%	$ -	-
291		5	Manz	8.08	Plumbing Fixtures		141 143	Fixtures appear to have been replaced, Urinal(4)		1968				2022				$ -	$ -		ls	4	$ -	1.254	$ -	129%	$ -	-
292		5	Manz	8.08	Plumbing Fixtures		141 143	Fixtures appear to have been replaced, water closet (6)		1994				2022				$ -	$ -		ls	6	$ -	1.254	$ -	129%	$ -	-
293		5	Manz	8.08	Plumbing Fixtures		232 233	Fixtures appear to have been original, lavs(2), not ada	3	1968	CI			2022				$ -	$ -		ls	2	$ -	1.254	$ -	129%	$ -	-
294		5	Manz	8.08	Plumbing Fixtures		232 233	Fixtures appear to have been replaced, automatic flush valves, Urinal(4)	4					2022				$ -	$ -		ls	4	$ -	1.254	$ -	129%	$ -	-
295		5	Manz	8.08	Plumbing Fixtures		232 233	Fixtures appear original, water closet (6)	3	1968				2022				$ -	$ -		ls	6	$ -	1.254	$ -	129%	$ -	-
296		5	Manz	8.08	Plumbing Fixtures		275 285	Fixtures appear to have been replaced, lavs(4),	4		CI			2022				$ -	$ -		ls	2	$ -	1.254	$ -	129%	$ -	-
297		5	Manz	8.08	Plumbing Fixtures		275 285	Fixtures appear to have been Urinal(4)	4					2022				$ -	$ -		ls	4	$ -	1.254	$ -	129%	$ -	-
298		5	Manz	8.08	Plumbing Fixtures		275 285	Fixtures appear to have been replaced, water closet (6)	4					2022				$ -	$ -		ls	6	$ -	1.254	$ -	129%	$ -	-
299		5	Manz	8.15	Domestic Water Heaters			WH-01, AO Smith BT155880, 89 gallons, 154000 BTU/h	3	1991	CI	Y3	2	2022	Replace with high efficiency water heater.	15		$ 25,300	$ 19,600	$ 15,000.00	ls	1	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Manz Elementary**				**55,984**	**SF**	Ron S - Phil - Phil - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,752,176										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
300		5	Manz	8.15	Domestic Water Heaters			WH-02, AO Smith FDV50216, 50 gallons, 40000 BTU/h, and 190 gallon storage tank	3	1994	CI	Y3	2	2022	Replace with high efficiency water heater.	15		$ 25,300	$ 19,600	$ 15,000.00	ls	1	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272
301		5	Manz	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
302		5	Manz	9.03	Electric panels - distribution / labeling		Main Elect. Rm.	1600A, 208V, 3-phase Main Switchboard MDP	3	1993	CI	Y8	3	2022	Replace in 6-10years	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
303		5	Manz	9.03	Electric panels - distribution / labeling		Main Elect. Rm.	600A, 208V, 3-phase Distribution Panel	1	1968	CI	Y3	1	2022	Past life expectancy	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
304		5	Manz	9.03	Electric panels - distribution / labeling		Main Elect. Rm.	400A, 208V, 3-phase Distribution Panel "P"	1	1966	CI	Y3	1	2022	Past life expectancy	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
305		5	Manz	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase Panels	3	1993	CI	Y8	3	2022	Replace in 6-10years	25		$ 47,100	$ 36,600	$ 4,000.00	ea	7	$ 28,000	1.254	$ 35,100	129%	$ 45,300	47,112
306		5	Manz	9.03	Electric panels - distribution / labeling			150A, 208V, 3-phase Panels	3	1993	CI	Y8	3	2022	Replace in 6-10years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
307		5	Manz	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase Panels	1	1968	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
308		5	Manz	9.03	Electric panels - distribution / labeling			30A, 208V, 3-phase Panels	1	1966	CI	Y3	1	2022	Past life expectancy	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
309		5	Manz	9.05	Fire Alarm		Boiler Room 213	Addressable Simplex Fire Alarm Control Panel	3	1993	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
310		5	Manz	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
311		5	Manz	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Fluorescent Light Fixtures retrofitted with LED lamps	3		CI	Y8	3	2019	Replace with LED Fixtures.(6-10years)	20		$ -	$ 292,100	$ 4.00	sf	55,984	$ 223,900	1.254	$ 280,800	129%	$ 362,200	-
312		5	Manz	10.02	Emergency Lighting / Exit signs		All Spaces	Incandescent Battery Pack	3		CI	Y8	3	2019	Replace with LED Fixtures.(6-10years)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
313		5	Manz	10.04	Security Lighting (Exterior)		Exterior Walls	HID Fixtures	3		CI	Y8	3	2019	Replace with LED Fixtures.(6-10years)	20		$ -	$ 10,200	$ 600.00	sf	13	$ 7,800	1.254	$ 9,800	129%	$ 12,600	-
314		5	Manz	10.05	Parking lot lighting		Parking Lot Fixtures	LED Fixtures	4		CI			2019	No Action Required	20		$ -	$ -	$ -	sf	10	$ -	1.254	$ -	129%	$ -	-
315		5	Manz	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
316		5	Manz	11.01	Stuctured cabling		Bldg	Good - mostly Cat 5e	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
317		5	Manz	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4)	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
318		5	Manz	11.03	Local Sound systems		Gym	Good - mix of TOA, Electro-Voice, Shure,	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
319		5	Manz	11.04	Master Clock Systems		Bldg	Good - new American Time SiteSync IQ	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
320		5	Manz	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
321		5	Manz	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
322		5	Manz	11.07	Burgler Alarm System		Bldg	Good - DSC motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
323		5	Manz	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

MANZ ELEMENTARY SCHOOL

SITE:	8.7 ACRES	CLASSROOMS:	18
BUILDING:	55,984 SF	CAPACITY:	414
ENROLLMENT:	370	CURRENT SF/STUDENT	151

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		KINDERGARTEN
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



KEY NOTES

1. GYMNASIUM BELOW RECOMMENDED SIZE
2. UNDERSIZED STORAGE
3. UNDERSIZED CONFERENCE ROOM
4. CLASSROOMS BELOW RECOMMENDED SIZE
4. UNDERSIZED KITCHEN
5. CAFETERIA BELOW RECOMMENDED SIZE
6. KINDERGARTEN BELOW RECOMMENDED SIZE, SHOULD HAVE RESTROOM

ATSR

MEADOWVIEW ELEMENTARY SCHOOL

SITE: 11.5 ACRES
BUILDING: 60,100 SF
ENROLLMENT: 395

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

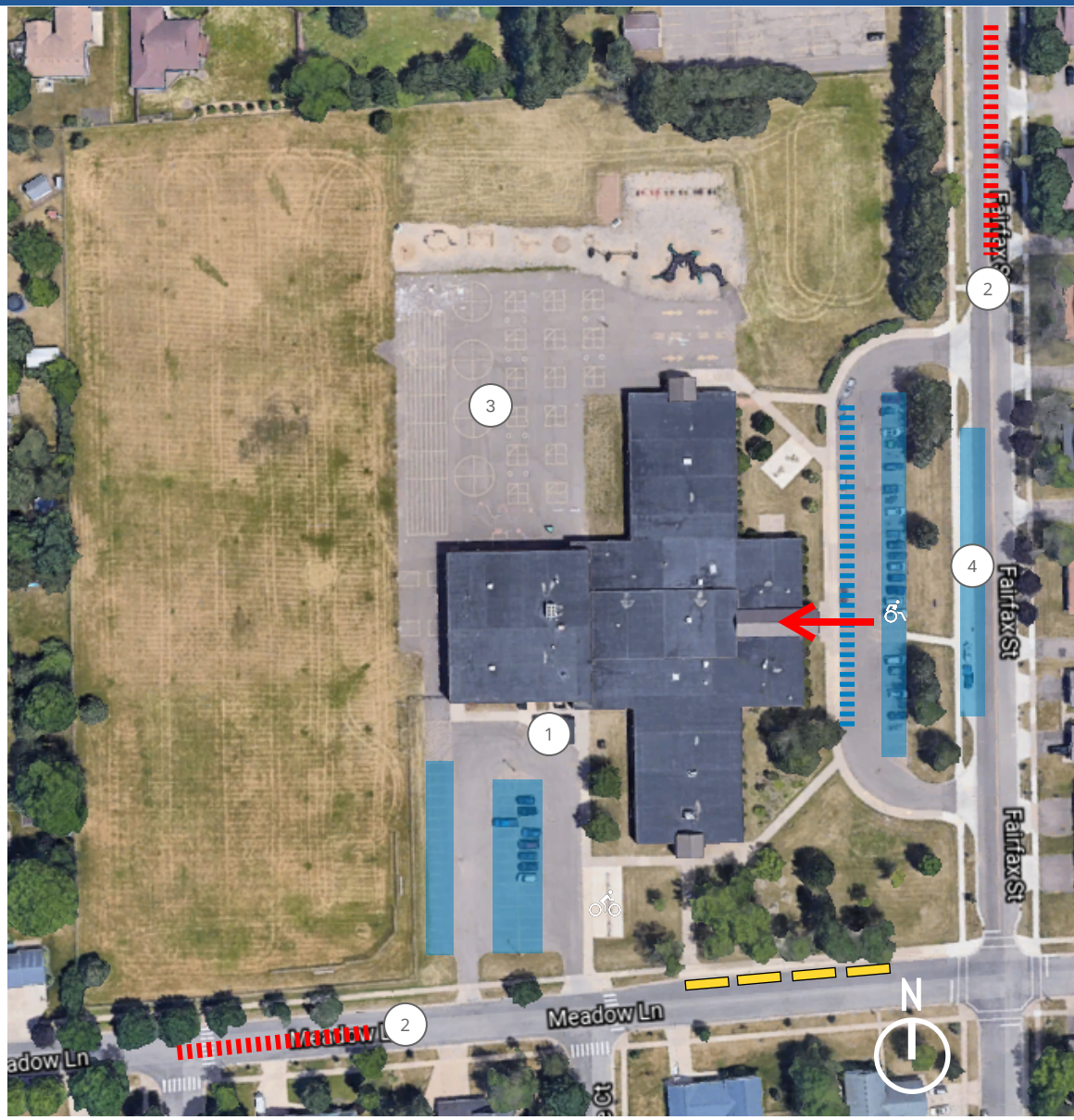
- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. LOADING DOCK CONSTRICTS PATH FOR WALKERS
2. SCHOOL ZONE FLASHING LIGHTS PREFERRED
3. REPAIR HARD TOP PLAYING SURFACE
4. PARENTS PARK ON STREET

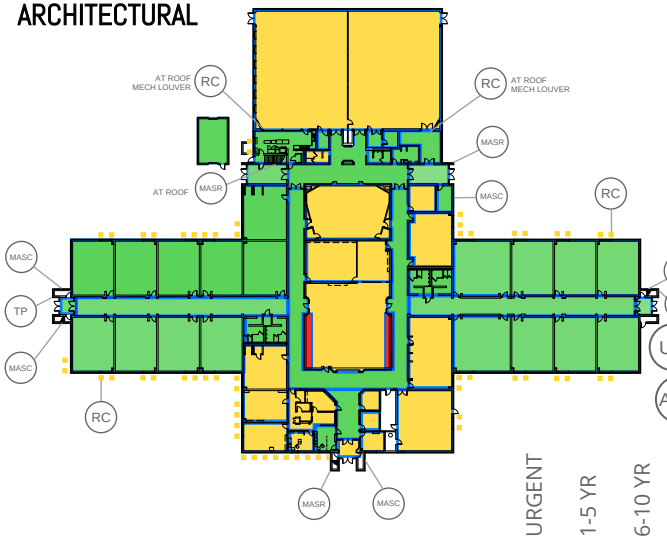


ATSR

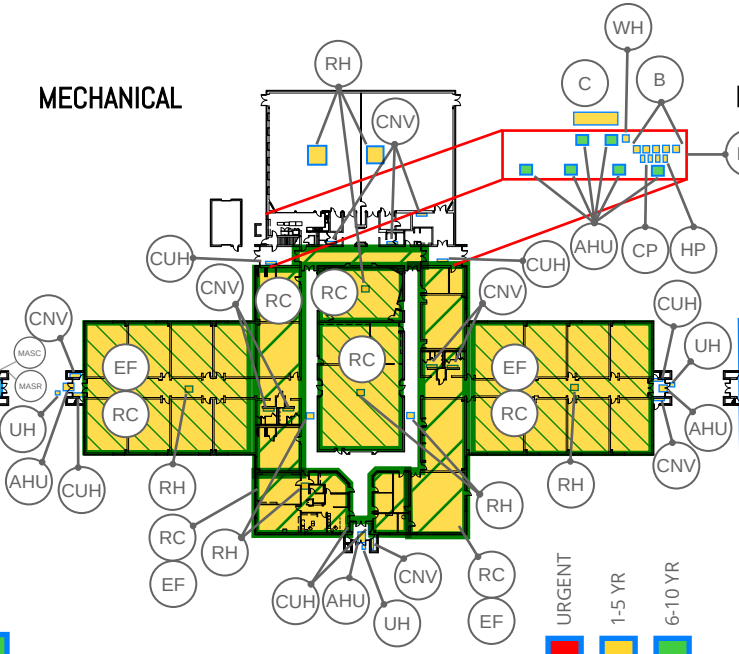
MEADOWVIEW ELEMENTARY SCHOOL

FACILITY ANALYSIS

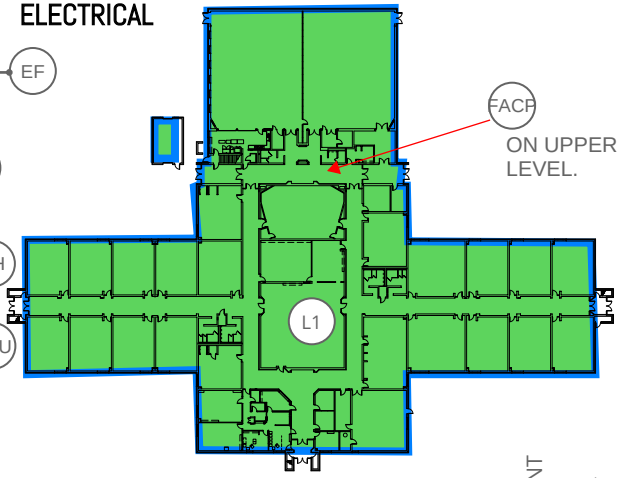
ARCHITECTURAL



MECHANICAL



ELECTRICAL



	URGENT	1-5 YR	6-10 YR
FINISHES			
FINISHES AND EQUIPMENT			
REMODELING			

	URGENT	1-5 YR	6-10 YR
EQUIPMENT			
SYSTEM DISTRIBUTION			

	URGENT	1-5 YR	6-10 YR
LIGHTING			

KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- ACT — ACT REPLACMENT
- F1 — CEILING + FLOORING
- F2 — CEILING + FLOORING + WALL PAINT
- FE1 — FINISHES + BOARDS CASEWORK
- FE2 — FINISHES + BOARDS FOOD/ART CSWK
- FE3 — FINISHES + BOARDS SCIENCE CSWK
- RC — RECAULK
- FE4 — TOILET FINISHES AND EQUIPMENT
- FE5 — TOILET FINISHES AND EQUIPMENT, HARD CLG
- R-T — REMODEL TOILET ROOM
- RK — REMODEL KITCHEN
- RMIN — REMODEL MINOR
- RMOD — REMODEL MODERATE
- RMJR — REMODEL MAJOR
- MASC — MASONRY CLEANING
- MASR — MASONRY RESTORATION
- TP — TUCK POINTING

KEY NOTES

- AHU — REPLACE AHU
- B — REPLACE BOILERS AND ACCESSORIES
- HP — REPLACE HOT WATER SYSTEM PUMPS
- CP — REPLACE CHILLED WATER SYSTEM PUMPS
- CNV — REPLACE CONVECTORS
- UH — REPLACE UNIT HEATERS
- CUH — REPLACE CABINET UNIT HEATERS
- RC — REPLACE REHEAT COILS WITH VAV BOXES
- RH — REMOVE RELIEF HOOD AND INSTALL RELIEF FAN
- EF — REPLACE EXHAUST FANS
- C — REPLACE CHILLER
- WH — REPLACE WATER HEATER

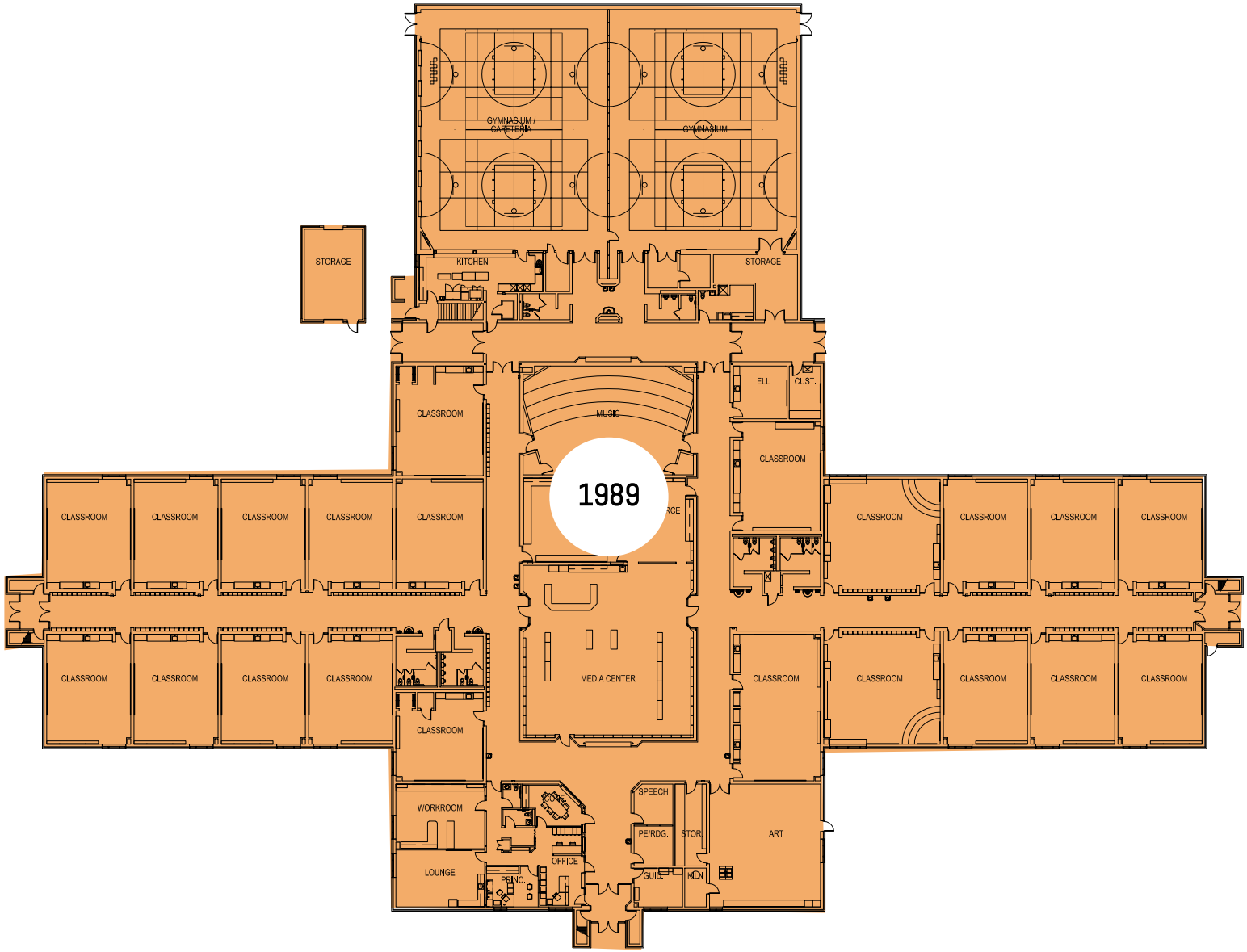
KEY NOTES

- L1 — LIGHTING IS FLUORESCENT FIXTURES WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING IN 6-10YEARS.

ATSR

MEADOWVIEW ELEMENTARY SCHOOL

BUILDING AGE



197						28%	$ 55.01	3,305,900	1,2	Cond.						Priority High (1)			$ 43,368												$ 43,368
198							$ 24.91	1,496,900	3	Cond.						Priority Med (2)			$ 3,255,616												$ 3,255,616
199							$ -	-	4,5	Cond.						Priority Low (3)			$ 1,517,256												$ 1,517,256
200	**Meadowview Elementary**			60,100	**SF**	Ron S - Brent - Brent - John J - Alex - Mike H - Dave B/Tyler								2022	TOTAL PRIORITIES			$ 4,816,240												
201										Install							Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /				Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended		(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity		Cost	Factor	Cost	Factor	Cost	Cost
204		6									CI	Y3		2022																
205		6	Meadowview Elem	1.04	0						CI	Y3	2	2022					$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
206		6	Meadowview Elem	**1.00**	**SITE - Hard surfaces**														$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
207		6	Meadowview Elem	1.01	Asphalt paving		**Asphalt Pvmnt Replaced 20XX**		4		CI			2022					$ -	$ -	$ -	sy	-	$ -	1.292	$ -	129%	$ -	-	
208		6	Meadowview Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Future Maint. - clean/fill pavement cracks (2023+)				$ 2,300	$ 1,800	$ 1.25	lf	1,000	$ 1,300	1.292	$ 1,700	129%	$ 2,200	2,288	
209		6	Meadowview Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Future Maint. - Sealcoating (2023+) & Restriping				$ 15,600	$ 12,100	$ 0.90	sy	10,000	$ 9,000	1.292	$ 11,600	129%	$ 15,000	15,600	
210		6	Meadowview Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint				$ 5,700	$ 4,500	$ 9.60	lf	340	$ 3,300	1.292	$ 4,300	129%	$ 5,500	5,720	
211		6	Meadowview Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement				$ 28,300	$ 22,000	$ 15.50	sf	1,050	$ 16,300	1.292	$ 21,100	129%	$ 27,200	28,288	
212		6	Meadowview Elem	1.03	Curb / Gutter		Monolithic Curb & Sidewalk	Damaged, Cracked, Spalling Monolithic Curb & Sidewalk	2		CI	Y3	2	2022	Remove/Replace				$ 88,000	$ 68,300	$ 15.50	sf	3,275	$ 50,800	1.292	$ 65,600	129%	$ 84,600	87,984	
213		6	Meadowview Elem	**2.00**	**SITE - Activity Spaces**														$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
214		6	Meadowview Elem	2.01	Playgrounds		Sand Box Timber Border	Wood border warped & a sticking up - Hazard	1		CI	Y3	1	2022	Remove/Replace Timber Border Edging				$ 2,400	$ 1,900	$ 1,400.00	ls	1	$ 1,400	1.292	$ 1,800	129%	$ 2,300	2,392	
215		6	Meadowview Elem	**3.00**	**SITE - Drainage / Landscaping**														$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
216		6	Meadowview Elem	3.01	Grass / Turf		No items this section				CI	Y3	2	2022					$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
217		6	Meadowview Elem	**4.00**	**Exterior (Building Envelope)**														$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-	
218		6	Meadowview Elem	4.01	Roofs		Not Reviewed Per District				CI			2022					$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-	
219		6	Meadowview Elem	4.02	Wall systems		Main Entry / N Entry / S Entry / Dr 6	FB stained	2	1989	CI	Y3	2	2022	Clean surface				$ 2,200	$ 1,700	$ 3.60	sf	372	$ 1,300	1.210	$ 1,600	129%	$ 2,100	2,184	
220		6	Meadowview Elem	4.02	Wall systems		Ext Mas walls	FB chipped / spalding (9 SF)	2	1989	CI	Y3	2	2022	Replace FB to match adj				$ 600	$ 600	$ 49.00	sf	9	$ 400	1.210	$ 500	129%	$ 600	624	
221		6	Meadowview Elem	4.03	Tuck pointing / Sealant	Seal	Ext Alum Wdw -Typ	Caulk at perimeter of wdw dried / cracked	2	1989	CI	Y3	2	2022	Remove exg and recaulk				$ 16,100	$ 12,500	$ 9.60	lf	1,186	$ 11,400	1.050	$ 12,000	129%	$ 15,500	16,120	
222		6	Meadowview Elem	4.03	Tuck pointing / Sealant	Seal	Bldg Control Jt	Caulk dried / cracked	2	1989	CI	Y3	2	2022	Remove exg and recaulk				$ 2,400	$ 1,900	$ 9.60	lf	180	$ 1,700	1.050	$ 1,800	129%	$ 2,300	2,392	
223		6	Meadowview Elem	4.03	Tuck pointing / Sealant	Seal	High Mech Louver	Bott caulk dried / cracked	2	1989	CI	Y3	2	2022	Remove exg and recaulk				$ 300	$ 300	$ 9.60	lf	20	$ 200	1.050	$ 200	129%	$ 300	312	
224		6	Meadowview Elem	4.03	Tuck pointing / Sealant		Mech Mezz E Wall	FB mortar missing	2	1989	CI	Y3	2	2022	Tuck Point w/ mortar to match adj				$ 100	$ 200	$ 26.00	lf	3	$ 100	1.050	$ 100	129%	$ 100	104	
225		6	Meadowview Elem	4.03	Tuck pointing / Sealant		SW corner near playground / NE corner	FB mortar missing	2	1989	CI	Y3	2	2022	Tuck Point w/ mortar to match adj				$ 400	$ 400	$ 26.00	lf	12	$ 300	1.050	$ 300	129%	$ 400	416	
226		6	Meadowview Elem	4.04	Doors / Hardware		Door 3 Alum Door no removable mull	no removeable vert mullion hinders movement of food service deliveries	3	1989	CI			2022	Consider replacing w/ new alum frame w/ removeable vert mullion				$ -	$ -	$ -	ea	1	$ -	1.210	$ -	129%	$ -	-	
227		6	Meadowview Elem	4.04	Doors / Hardware		Mech Mezz E Wall	HM dr does not open per Cust staff	2	1989	CI	Y3	2	2022	Replace Ext mezzanine door (3x 7 dr), repaint fr				$ 2,900	$ 2,300	$ 1,779.00	ea	1	$ 1,800	1.210	$ 2,200	129%	$ 2,800	2,912	
228		6	Meadowview Elem	4.04	Doors / Hardware		Storage Building	Replace ext HM man door	2		CI	Y3	2	2022	Per district, replace man door				$ 4,600	$ 3,600	$ 2,800.00	sf	1	$ 2,800	1.210	$ 3,400	129%	$ 4,400	4,576	
229		6	Meadowview Elem	4.08	Painting and Plaster		HM ext doors, ext mech Mezz HM drs / frames, Lintels	HM drs marked / frames and lintels showing signs of rust (6 single, 1 pair at L1, 2 single at mezz)	2	1989	CI	Y3	2	2022	Repaint doors/frames/lintels				$ 3,800	$ 3,100	$ 238.10	ea	10	$ 2,400	1.210	$ 2,900	129%	$ 3,700	3,848	
230		6	Meadowview Elem	4.08	Painting and Plaster		Roof	Roof access ladder (X1 at 8 LF)	2	1989	CI	Y3	2	2022	Repaint				$ 1,500	$ 1,200	$ 117.60	lf	8	$ 900	1.210	$ 1,100	129%	$ 1,400	1,456	
231		6	Meadowview Elem	**5.00**	**Interior (Building)**														$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-	
232		6	Meadowview Elem	5.01	Doors / Hardware		Clsrm-Typ	Lower portion of WD drs some nicks, dirty, frames nicked (x28 at 5'-4" Frame)	3	1989	CI			2022	Monitor condition of wd doors, HM frames -Consider replacing drs in approx 10-15 years				$ -	$ -	$ -	ea	28	$ -	1.210	$ -	129%	$ -	-	

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Meadowview Elementary**				**60,100**	**SF**	Ron S - Brent - Brent - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,816,240										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
233		6	Meadowview Elem	5.01	Doors / Hardware		Admin	Lower portion of WD drs nicked, dirty, frames nicked (x8 at 3'-4" Frame)	3	1989	CI			2022	Monitor condition of wd doors, HM frames -Consider replacing drs approx in 10-15 years			$ -	$ -	$ -	ea	8	$ -	1.210	$ -	129%	$ -	-
234		6	Meadowview Elem	5.01	Doors / Hardware		Door 7	Interior Al Fr (X1 at 10'-4x9'-0")	2		CI	Y3	2	2022	Repair center mullion			$ 800	$ 700	$ 500.00	ea	1	$ 500	1.210	$ 600	129%	$ 800	832
235		6	Meadowview Elem	5.03	Flooring / Base		Door 7	TZ flooring pitted	2	1989		Y3	2	2022	Replace to match adj			$ 5,900	$ 4,600	$ 30.00	sf	120	$ 3,600	1.210	$ 4,400	129%	$ 5,700	5,928
236		6	Meadowview Elem	5.03	Flooring / Base		Gymnasium/ Cafeteria and	wood look synthetic/laminate	2	1989	CI	Y3	2	2022	Replace w/ synthetic gym floor 7+2			$ 200,800	$ 155,700	$ 14.40	sf	8,591	$ 123,700	1.210	$ 149,700	129%	$ 193,100	200,824
237		6	Meadowview Elem	5.03	Flooring / Base	CPT	Clsrm 140 / 141 / 104H /	Broadloom CPT - older/wearing	2	1989	CI	Y3	2	2022	Replace broadloom carpet w/ new modular carpet (VCT OK)			$ 113,900	$ 88,400	$ 5.60	sf	12,539	$ 70,200	1.210	$ 84,900	129%	$ 109,500	113,880
238		6	Meadowview Elem	5.03	Flooring / Base	CPT	Clsrms-Typ at N / S wings	Broadloom CPT- older/wearing - 12 x 12	2	1989	CI	Y3	2	2022	Replace broadloom carpet w/ new modular carpet (VCT OK)			$ 22,300	$ 17,300	$ 5.60	sf	2,448	$ 13,700	1.210	$ 16,600	129%	$ 21,400	22,256
239		6	Meadowview Elem	5.03	Flooring / Base	F2	Music 114	2x4 ACT / Broadloom CPT poor condition	2	1989	CI	Y3	2	2022	Replace ceiling tile and grid w/ 2x2 ACT. Replace CPT w/ new modular carpet			$ 23,700	$ 18,400	$ 9.30	sf	1,572	$ 14,600	1.210	$ 17,700	129%	$ 22,800	23,712
240		6	Meadowview Elem	5.03	Flooring / Base		Media Ctr 112	Broadloom CPT older/wearing	2	1989	CI	Y3	2	2022	Replace CPT w/ new modular carpet			$ 25,300	$ 19,600	$ 5.60	sf	2,772	$ 15,500	1.210	$ 18,800	129%	$ 24,300	25,272
241		6	Meadowview Elem	5.03	Flooring / Base		Kitchen	QT cove base (4 LF)	2	1989	CI	Y3	2	2022	Replace to match adj			$ 100	$ 200	$ 30.00	lf	4	$ 100	1.210	$ 100	129%	$ 100	104
242		6	Meadowview Elem	5.04	Ceiling / Acoustic Panels	ACT	Wkrm / Lounge / Vest	2x4 ACT older	2	1989	CI	Y3	2	2022	Replace ceiling tile and grid w/ 2x2 ACT			$ 19,000	$ 14,800	$ 3.70	sf	3,162	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
243		6	Meadowview Elem	5.04	Ceiling / Acoustic Panels	PT	Corridors-Typ at all	2x4 ACT older	2	1989	CI	Y3	2	2022	Replace ceiling tile and grid w/ 2x2 ACT			$ 45,700	$ 35,400	$ 3.70	sf	7,592	$ 28,100	1.210	$ 34,000	129%	$ 43,900	45,656
244		6	Meadowview Elem	5.04	Ceiling / Acoustic Panels	ACT	Admin Corr / 112A	2X2 ACT dirty	2	1989	CI	Y8	3	2022	Consider replacing w/ 2x2 ACT			$ 3,700	$ 2,900	$ 3.70	sf	614	$ 2,300	1.210	$ 2,800	129%	$ 3,600	3,744
245		6	Meadowview Elem	5.04	Ceiling / Acoustic Panels	ACT	Clsrms-Typ at N / S wings	2x4 ACT older	2	1989	CI	Y3	2	2022	Replace ceiling tile and grid w/ 2x2 ACT.			$ 112,100	$ 87,000	$ 3.70	sf	18,673	$ 69,100	1.210	$ 83,600	129%	$ 107,800	112,112
246		6	Meadowview Elem	5.04	Ceiling / Acoustic Panels	ACT	Media Ctr 112	2x2 ACT dirty	2	1989	CI	Y8	3	2022	Consider replacing ceiling tile and grid w/ 2x2 ACT.			$ 16,700	$ 13,000	$ 3.70	sf	2,772	$ 10,300	1.210	$ 12,500	129%	$ 16,100	16,744
247		6	Meadowview Elem	5.04	Ceiling / Acoustic Panels	PLAS	Kitchen	Plast clg cracked	2	1989	CI	Y3	2	2022	Patch to match adj and repaint			$ 600	$ 600	$ 200.00	ls	2	$ 400	1.210	$ 500	129%	$ 600	624
248		6	Meadowview Elem	5.05	Wall Finishes (PT, VWC, etc)	PT	Clsrm 139, 111	GBD / Pt finish enclosure at skylight	2	1989	CI	Y3	2	2022	Refinish / PT			$ 100	$ 200	$ 1.00	sf	116	$ 100	1.210	$ 100	129%	$ 100	104
249		6	Meadowview Elem	5.05	Wall Finishes (PT, VWC, etc)	PT	Gym / Cafeteria	Repaint walls	2		CI	Y3	2	2022	Paint walls (wall sf)			$ 12,100	$ 9,400	$ 0.70	sf	10,590	$ 7,400	1.210	$ 9,000	129%	$ 11,600	12,064
250		6	Meadowview Elem	5.05	Wall Finishes (PT, VWC, etc)		Media Ctr 112	Cracks at N/S walls (12+/- SF)	1	1989	CI	Y3	1	2022	Investigate cause and repair			$ 500	$ 400	$ 26.00	sf	12	$ 300	1.210	$ 400	129%	$ 500	520
251		6	Meadowview Elem	5.05	Wall Finishes (PT, VWC, etc)		Admin Corr 104C / 103 /	VWC peeling / dirty	2	1989	CI	Y3	2	2022	Replace or remove and refinish GBD, PT			$ 1,500	$ 1,200	$ 3.70	sf	236	$ 900	1.210	$ 1,100	129%	$ 1,400	1,456
252		6	Meadowview Elem	5.05	Wall Finishes (PT, VWC, etc)	PT	Gymnasium/ Cafeteria and	PT finish-Plan SF provided	2	1989	CI	Y3	2	2022	Refinish / PT (wall sf)			$ 13,000	$ 10,100	$ 0.70	sf	11,430	$ 8,000	1.210	$ 9,700	129%	$ 12,500	13,000
253		6	Meadowview Elem	5.08	Accessibility (ADA)		Typ CR's	Sinks in casework not accessible (pull under)			CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
254		6	Meadowview Elem	5.10	REMODELING / ADDITIONS		Clsrms 140 / 141	Sunken Reading pits (2) 12 x 12 quarter circle - lower area not accessible	2		CI	Y3	2	2022	Remove exg CPT, infill pit with conc SOG and sand subgrade to match adj lvl / floor finish. Remove and replace exg (1) MB / (1) TB in pit area, remove railings, paint/patch walls, move elect outlet(s) up			$ 68,300	$ 53,000	$ 130.00	sf	288	$ 37,400	1.362	$ 50,900	129%	$ 65,700	68,328
255		6	Meadowview Elem	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
256		6	Meadowview Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
257		6	Meadowview Elem	6.09	Chalk Board / Marker board		Clsrms-Typ at N / S wings /	(1) 8' chalk bd-Typ ea clsrm w/ 4' tack ea side	2	1989	CI	Y3	2	2022	Replace with white board/tk bd combo, 4' high			$ 40,400	$ 31,400	$ 86.50	lf	288	$ 24,900	1.210	$ 30,100	129%	$ 38,800	40,352
258		6	Meadowview Elem	6.12	Operable Dividing Walls		Gymnasium / Cafeteria	Operable partition - Lower portion of vinyl wallcovering panel peeling / marked	2	1989	CI	Y3	2	2022	Replace door in its entirety			$ 193,800	$ 150,200	$ 71.00	sf	1,680	$ 119,300	1.210	$ 144,400	129%	$ 186,300	193,752
259		6	Meadowview Elem	6.13	Cabinetry / Counter Tops / Stools		Wkrm 104J	Plam ctr tops chipped, delaminating (48+/- LF)	2	1989	CI	Y3	2	2022	Replace counter tops, consider replacing all cswk			$ 19,000	$ 14,800	$ 244.00	lf	48	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
260		6	Meadowview Elem	6.13	Cabinetry / Counter Tops / Stools		Clsrms-Typ at N / S wings	Plam bk shelves / stor cubbies (not attached)	3	1989	CI	Y8	3	2022	Yrs 6-10, Replace Plam bk shelves / stor cubbies.			$ 104,600	$ 81,200	$ 271.00	lf	238	$ 64,500	1.210	$ 78,000	129%	$ 100,600	104,624
261		6	Meadowview Elem	6.13	Cabinetry / Counter Tops / Stools		Art 111	Cswk chipped / delaminating (12+/- LF)	2	1989	CI	Y3	2	2022	Replace Plam cswk			$ 5,900	$ 4,600	$ 296.00	lf	12	$ 3,600	1.210	$ 4,400	129%	$ 5,700	5,928
262		6	Meadowview Elem	6.13	Cabinetry / Counter Tops / Stools		Media Ctr 112	Plam bk shelves chipped / delaminating (20+/- LF)	2	1989	CI	Y3	2	2022	Replace Plam bk shelves			$ 7,900	$ 6,200	$ 244.00	lf	20	$ 4,900	1.210	$ 5,900	129%	$ 7,600	7,904
263		6	Meadowview Elem	6.15	Restroom Partitions		Girls Toilet 189	MET partitions scraped, paint starting to wear off at edges (HC stall + 1 reg)	3	1989	CI	Y8	3	2022	Yr 6-10: Replace w/ plastic partitions, toilet accessories			$ 4,100	$ 3,200	$ 1,250.00	ea	2	$ 2,500	1.210	$ 3,000	129%	$ 3,900	4,056

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Meadowview Elementary**				**60,100**	**SF**	Ron S - Brent - Brent - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,816,240										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
264		6	Meadowview Elem	6.18	Kitchen Equipment		123A Serving, 130A Kitchen, 130B Dish Washing	Convection oven	3		CI	Y8	3	2022	Replace equipment listed in 10 years			$ 35,700	$ 27,700	$22,000	ls	1	$ 22,000	1.210	$ 26,600	129%	$ 34,300	35,672
265		6	Meadowview Elem	6.18	Kitchen Equipment		130A Kitchen	No existing prep sink	1		CI	Y3	1	2022	Consider installing prep sink			$ 12,200	$ 9,500	$7,500	ls	1	$ 7,500	1.210	$ 9,100	129%	$ 11,700	12,168
266		6	Meadowview Elem	6.18	Kitchen Equipment		130A Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
267		6	Meadowview Elem	6.19	Cold Storage Rooms		130C Cooler		3		CI			2022				$ -	$ -	$0	ls	1	$ -	1.210	$ -	129%	$ -	-
268		6	Meadowview Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
269		6	Meadowview Elem	7.01	Boilers		Mechanical Mezzanine	(5x) Burnham 806B Boiler 1287 MBH Output 190F Hot Water	2	1989	CI	Y3	2	2022	Boilers have reached their life expectancies. Repalce with condensing boilers.	30		$ 522,300	$ 404,900	$ 55,000.00	MB H	6	$ 353,900	1.100	$ 389,300	129%	$ 502,200	522,288
270		6	Meadowview Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Mechanical Mezzanine	Hydronic hot water piping is original and in good condition condition.	3	1989	CI			2022	Repalce piping as the systems are replaced.	40		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
271		6	Meadowview Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Mechanical Mezzanine	Hydronic accessories, tanks, valves are all original and in good condition	3	1989	CI			2022	Repalce valves and accessories as the systems are replaced.	30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
272		6	Meadowview Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mechanical Mezzanine	(5x) Grundfos Boiler Pumps, pump shows signs of wear and is in good condition.	3	1991	CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
273		6	Meadowview Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mechanical Mezzanine	(2x) B&G Model: 1510-2 1/2BB, pump shows signs of wear and is in acceptable condition.	2	1989	CI	Y3	2	2022	Pump shows wear and has exceeded its life expectancy.	30		$ 151,400	$ 117,400	$ 45,000.00	ea	2	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
274		6	Meadowview Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Mechanical Mezzanine	(2x) B&G Model: 1510-2BC, pump shows signs of wear and is in acceptable condition.	2	1989	CI	Y3	2	2022	Pump shows wear and has exceeded its life expectancy.	30		$ 151,400	$ 117,400	$ 45,000.00	ea	2	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
275		6	Meadowview Elem	7.06	Energy Management Systems (24 volt low voltage)			Building has Bartingale DDC Controls. Actuators and controls accessories are in acceptable condition.	2	1989	CI	Y3	2	2022		15		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
276		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Above Vest 100.01 (Serves 101, 102, 103, 104A-J, 111A, 111B)	AHU-1, 5040 CFM No heating, Chilled Water Cooling, DDC Controls, No VFD, Return is very dirty, exterior is showing wear, belt drive fan	2	1989	CI	Y3	2	2022	AHU is approaching its life expectancy. Replace and upgrade system.	40		$ 127,200	$ 98,600	$ 15.00	CFM	5,040	$ 75,600	1.254	$ 94,800	129%	$ 122,300	127,192
277		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Mech Mezz (106, 139, 105)	AHU-2, 4,160 CFM, Chilled water cooling only. Belt drive fan, good condtion	3	1989	CI	Y8	3	2022	AHU is approaching its life expectancy. Replace and upgrade system.	40		$ 104,900	$ 81,400	$ 15.00	CFM	4,160	$ 62,400	1.254	$ 78,200	129%	$ 100,900	104,936
278		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Mech Mezz (Serves 114)	AHU-3 1,890 CFM, Chilled water cooling only. Belt drive fan, good condtion	3	1989	CI	Y8	3	2022	AHU is approaching its life expectancy. Replace and upgrade system.	40		$ 47,700	$ 37,100	$ 15.00	CFM	1,890	$ 28,400	1.254	$ 35,600	129%	$ 45,900	47,736
279		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Mech Mezz (Serves 113, 112, 112A)	AHU-4 5,360 CFM, Chilled water cooling only. Belt drive fan, good condtion	3	1989	CI	Y8	3	2022	AHU is approaching its life expectancy. Replace and upgrade system.	40		$ 135,200	$ 104,900	$ 15.00	CFM	5,360	$ 80,400	1.254	$ 100,800	129%	$ 130,000	135,200
280		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Mech Mezz (Serves 107, 186, 108, 110, 111)	AHU-5 4,350 CFM, Chilled water cooling only. Belt drive fan, good condtion	3	1989	CI	Y8	3	2022	AHU is approaching its life expectancy. Replace and upgrade system.	40		$ 109,900	$ 85,200	$ 15.00	CFM	4,350	$ 65,300	1.254	$ 81,900	129%	$ 105,700	109,928
281		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Above Vest 100.05(Serves 131-138)	AHU-6, 9,558 CFM no heating, DX Cooling, Belt Drive Fan, NO VFD, DDC Controls, minimal leakage, return section dirty.	2	1989	CI	Y3	2	2022	AHU is approaching its life expectancy. Replace and upgrade system.	40		$ 241,200	$ 187,100	$ 15.00	CFM	9,558	$ 143,400	1.254	$ 179,800	129%	$ 231,900	241,176
282		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Above Vest 100.10 (Serves 140-147)	AHU-7, 10,120 CFM No heating, Chilled Water Cooling, DDC Controls, No VFD, Return is very dirty, exterior is showing wear, belt drive fan	2	1989	CI	Y3	2	2022	AHU is approaching its life expectancy. Replace and upgrade system.	40		$ 255,400	$ 198,000	$ 15.00	CFM	10,120	$ 151,800	1.254	$ 190,400	129%	$ 245,600	255,424

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Meadowview Elementary**				**60,100**	**SF**	Ron S - Brent - Brent - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,816,240										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
283		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Mech Mezz (Serves 120A, 125A, 125C, 124)	AHU-8, 5,040 CFM Hot Water Heating, No cooling, Belt Drive fan, Good condition.	3	1989	CI	Y8	3	2022	AHU is approaching its life expectancy. Replace and upgrade system. Replace hot water coils when boilers are replaced.	40		$ 127,200	$ 98,600	$ 15.00	CFM	5,040	$ 75,600	1.254	$ 94,800	129%	$ 122,300	127,192
284		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Mech Mezz(Serves 120B, 121, 122, 123, 187)	AHU-9, 4,350 CFM, Hot Water Heating, No cooling, Belt Drive fan, Good condition.	3	1989	CI	Y8	3	2022	AHU is approaching its life expectancy. Replace and upgrade system. Replace hot water coils when boilers are replaced.	40		$ 109,900	$ 85,200	$ 15.00	CFM	4,350	$ 65,300	1.254	$ 81,900	129%	$ 105,700	109,928
285		6	Meadowview Elem	7.07	Air handler units / ERU - dampers		Roof	Majority of AHU systems have Gravity Relief Hoods.	2	1989	CI	Y3	2	2022	Add more relief fan capacity.	30		$ 227,100	$ 176,100	$ 15,000.00	ea	9	$ 135,000	1.254	$ 169,300	129%	$ 218,400	227,136
286		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-1	Reheat coils only source of heating for system. 55-85. original coils in acceptable condition.	2	1989	CI	Y3	2	2022	Coils are approaching their life expectancy. Replace with VAV system when AHUs or boilers are replaced.	30		$ 58,900	$ 45,700	$ 5,000.00	ea	7	$ 35,000	1.254	$ 43,900	129%	$ 56,600	58,864
287		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-2	Reheat coils only source of heating for system. 55-85. original coils in acceptable condition.	2	1989	CI	Y3	2	2022	Coils are approaching their life expectancy. Replace with VAV system when AHUs or boilers are replaced.	30		$ 33,700	$ 26,100	$ 5,000.00	ea	4	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
288		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-3	Reheat coils only source of heating for system. 55-85. original coils in acceptable condition.	2	1989	CI	Y3	2	2022	Coils are approaching their life expectancy. Replace with VAV system when AHUs or boilers are replaced.	30		$ 8,400	$ 6,600	$ 5,000.00	ea	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
289		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-4	Reheat coils only source of heating for system. 55-85. original coils in acceptable condition.	2	1989	CI	Y3	2	2022	Coils are approaching their life expectancy. Replace with VAV system when AHUs or boilers are replaced.	30		$ 16,700	$ 13,100	$ 5,000.00	ea	2	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
290		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-5	Reheat coils only source of heating for system. 55-85. original coils in acceptable condition.	2	1989	CI	Y3	2	2022	Coils are approaching their life expectancy. Replace with VAV system when AHUs or boilers are replaced.	30		$ 33,700	$ 26,100	$ 5,000.00	ea	4	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
291		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-6	Reheat coils only source of heating for system. 55-85. original coils in acceptable condition.	2	1989	CI	Y3	2	2022	Coils are approaching their life expectancy. Replace with VAV system when AHUs or boilers are replaced.	30		$ 67,400	$ 52,200	$ 5,000.00	ea	8	$ 40,000	1.254	$ 50,200	129%	$ 64,800	67,392
292		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-7	Reheat coils only source of heating for system. 55-85. original coils in acceptable condition.	2	1989	CI	Y3	2	2022	Coils are approaching their life expectancy. Replace with VAV system when AHUs or boilers are replaced.	30		$ 67,400	$ 52,200	$ 5,000.00	ea	8	$ 40,000	1.254	$ 50,200	129%	$ 64,800	67,392
293		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		100.05, 100.10, 100.01	Cabinet unit heaters are original and in acceptable condition.	2	1989	CI			2022	This equipment has all exceeded its life expectancy and should be replaced as renovations occur or failure.	30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
294		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		124, 100.05A, 184, 185, 180, 182, 188,189, 100.13, 100.11	Convectors are original and in acceptable condition.	2	1989	CI			2022	This equipment has all exceeded its life expectancy and should be replaced as renovations occur or failure.	30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
295		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		104G, 104A, 101, 104H	Finned tube radiation is original and in acceptable condition.	2	1989	CI			2022	This equipment has all exceeded its life expectancy and should be replaced as renovations occur or failure.	30		$ -	$ -		lf		$ -	1.254	$ -	129%	$ -	-
296		6	Meadowview Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Mech. Mezzanines	Unit heaters are original and in acceptable condition.	2	1989	CI			2022	This equipment has all exceeded its life expectancy and should be replaced as renovations occur or failure.	30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
297		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 104, 104B)	EF-1 Greenheck GB 7-4 120 CFM 0.25 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
298		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof(Serves 104H)	EF-2 Greenheck GB 7-4 180 CFM 0.25 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
299		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 111A)	EF-3 Greenheck GB 8-4 300 CFM 0.25 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Meadowview Elementary**				**60,100**	**SF**	Ron S - Brent - Brent - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,816,240										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
300		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts kiln in room 111B)	EF-4 Greenheck GB 8-4 300 CFM 0.25 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
301		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 184,185)	EF-5 Greenheck GB 14-4 1420 CFM 0.25 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
302		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 180,182)	EF-6 Greenheck GB 14-4 1420 CFM 0.25 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
303		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 186)	EF-7 Greenheck GB 7-4 155 CFM 0.25 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
304		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Mezzanine (Serves 187, 188,189)	EF-8 Greenheck SFD-7.5-5A 730 CFM 0.5 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
305		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Mezzanine (Serves Kitchen)	EF-9 Greenheck SWB-16 1750 CFM 0.5 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
306		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Mezzanine (Serves 124, 121, 122, 123)	EF-10 Greenheck SFD-7.5-5A 822 CFM 0.5 HP. Fan is original and in acceptable condition	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
307		6	Meadowview Elem	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 104L)	EF-11 Greenheck Sp-8 60 CFM 1/18 HP. Fan is original and in acceptable condition.	2	1989	CI			2022	Exhaust Fan is has exceeded its life expectancy. Replace when renovations to served space occurs or failure.	20		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
308		6	Meadowview Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	CH-1, Trane CGADC50GABAORTDFP, 50K, 50 TONS 45-55, 145 GPM. Chiller is in acceptable condtiion.	2	1989	CI	Y3	2	2022	Chiller has exceeded its life expectancy.	25		$ 100,900	$ 78,300	$ 1,200.00	ton	50	$ 60,000	1.254	$ 75,200	129%	$ 97,000	100,880
309		6	Meadowview Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof	TRANE, RAUCC25EBP03AD51, 25 TON, acceptable condition	2	1998	CI	Y3	2	2022	Condensing unit is approaching its life expectancy	25		$ 50,400	$ 39,200	$ 1,200.00	ton	25	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
310		6	Meadowview Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
311		6	Meadowview Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Grundfos recirc pump. UP 15-295F in good condition	4	2015	CI			2022		25		$ -	$ 15,700	$ 12,000.00	ea	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	-
312		6	Meadowview Elem	8.02	Piping (domestic) / labeling / conditioning		100.01	Water meter located in 100.01 and piping appears to be copper.	3	1989	CI			2022		40		$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
313		6	Meadowview Elem	8.08	Plumbing Fixtures		All Classrooms	All classrooms sinks are in acceptable condition	2	1989	CI			2022	Replace sinks when areas are remodeled.	30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
314		6	Meadowview Elem	8.08	Plumbing Fixtures		180/182, 184/185, 188/189 Toilet Groups	Plumbing fixtures are original and are in acceptable condition. Urinals are floor mounted with manual flush valve, water closets are wall mounted with manual flush valve.	2	1989	CI			2022	Plumbing fixtures are original and have exceeded their life expectancy. Replace when area is remodeled.	30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
315		6	Meadowview Elem	8.08	Plumbing Fixtures		180/182, 184/185, 188/189 Toilet Groups	Wash fountains outside the restrooms are in good condition	3	1989	CI			2022	Plumbing fixtures are original and have exceeded their life expectancy. Replace when area is remodeled.	30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
316		6	Meadowview Elem	8.08	Plumbing Fixtures		104/104L Offices Toilet Room	Plumbing fixtures are in good condition. Water closets are floor mounted with gravity flush tank.	3	1989	CI			2022	Plumbing fixtures are original and have exceeded their life expectancy. Replce when area is remodeled.	30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
317		6	Meadowview Elem	8.08	Plumbing Fixtures		100.14 Gym Vestibule	Wash fountain is in acceptable condition.	2	1989	CI			2022	Plumbing fixtures are original and have exceeded their life expectancy. Replace when area is remodeled.	30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
318		6	Meadowview Elem	8.08	Plumbing Fixtures		181, 183, 186 Custodian	Service sink is in acceptable condition.	2	1989	CI			2022	Plumbing fixtures are original and have exceeded their life expectancy. Replace when area is remodeled.	30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Meadowview Elementary**				**60,100**	**SF**	Ron S - Brent - Brent - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,816,240										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
319		6	Meadowview Elem	8.10	Drinking Fountains		100.09/100.07 Corridors	Water coolers are in good condition	3	1989	CI			2022		30		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
320		6	Meadowview Elem	8.10	Drinking Fountains		100.02/100.03 /100.06/100.1 4 Corridors	original water coolers are in acceptable condition	2	1989	CI			2022	Plumbing fixtures are original and have exceeded their life expectancy. Replace when area is remodeled.	30		$ -	$ -	$ -	ea		$ -	1.254	$ -	129%	$ -	-
321		6	Meadowview Elem	8.15	Domestic Water Heaters		Boiler Room	Model: D100T1993N, 199,999 BTUH Input 98 gallons	2	1989	CI	Y3	2	2022	Water heater is original and should be replaced when fails.	25		$ 33,700	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
322		6	Meadowview Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
323		6	Meadowview Elem	9.03	Electric panels - distribution / labeling		Main Electrical Rm.	1200A, 208V, 3-phase Main Switchboard	3	1989	CI	Y8	3	2022	Replace in 6-10 years	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
324		6	Meadowview Elem	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase panel	3	1989	CI	Y8	3	2022	Replace in 6-10 years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
325		6	Meadowview Elem	9.03	Electric panels - distribution / labeling			200A, 208V, 3-phase double-tub panels	3	1989	CI	Y8	3	2022	Replace in 6-10 years	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
326		6	Meadowview Elem	9.03	Electric panels - distribution / labeling			200A, 208V, 3-phase single-tub panels	3	1989	CI	Y8	3	2022	Replace in 6-10 years	25		$ 20,200	$ 15,700	$ 4,000.00	ea	3	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
327		6	Meadowview Elem	9.03	Electric panels - distribution / labeling			125A, 208V, 3-phase single-tub panels	3	1989	CI	Y8	3	2022	Replace in 6-10 years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
328		6	Meadowview Elem	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase single-tub panels	3	1989	CI	Y8	3	2022	Replace in 6-10 years	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
329		6	Meadowview Elem	9.05	Fire Alarm			Addressable Simplex Fire Alarm System	3	1989	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
330		6	Meadowview Elem	9.08	Emergency generators / battery backup systems / inverters			No Emergency Generator at this building			CI	Y8	3	2022	Evaluate emergency power needs(6-10years)			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
331		6	Meadowview Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
332		6	Meadowview Elem	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Fluorescent Light Fixtures retrofitted with	3	2019	CI	Y8	3	2022	Replace with LED fixtures(6-10years)	20		$ 404,500	$ 313,600	$ 4.00	sf	60,100	$ 240,400	1.254	$ 301,500	129%	$ 388,900	404,456
333		6	Meadowview Elem	10.02	Emergency Lighting / Exit signs			Wall mount battery pack	3		CI	Y8	3	2022	Replace with LED fixtures(6-10years)	20		$ -	$ -	$ -	sf	3	$ -	1.254	$ -	129%	$ -	-
334		6	Meadowview Elem	10.04	Security Lighting (Exterior)			Wall mounted LED Fixtures	4		CI			2022	No action required	20		$ -	$ -	$ -	sf	10	$ -	1.254	$ -	129%	$ -	-
335		6	Meadowview Elem	10.05	Parking lot lighting			Pole mounted LED fixtures	4		CI			2022	No action required	20		$ -	$ -	$ -	sf	5	$ -	1.254	$ -	129%	$ -	-
336		6	Meadowview Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
337		6	Meadowview Elem	11.01	Stuctured cabling		Bldg	Good / Okay - mostly Cat 5e, grounding bars	4		CI			2022	no action					$ -	sf		$ -	1.254	$ -	129%	$ -	-
338		6	Meadowview Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4)	5		CI			2022	no action					$ -	sf		$ -	1.254	$ -	129%	$ -	-
339		6	Meadowview Elem	11.03	Local Sound systems		Gym	Good - mix of Rauland TAX125, Musicaster II	5		CI			2022	no action						sf		$ -	1.254	$ -	129%	$ -	-
340		6	Meadowview Elem	11.04	Master Clock Systems		Bldg	Good - National Time Clocks, some reliability	4		CI			2022	no action						sf		$ -	1.254	$ -	129%	$ -	-
341		6	Meadowview Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End	2		CI	Y3	2	2022	replace with updated system headend					$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
342		6	Meadowview Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance	5		CI			2022	no action					$ -	sf		$ -	1.254	$ -	129%	$ -	-
343		6	Meadowview Elem	11.07	Burgler Alarm System		Bldg	Good - DSC motion detectors and DC's;	5		CI			2022	no action					$ -	sf		$ -	1.254	$ -	129%	$ -	-
344		6	Meadowview Elem	11.08	Video Surveillance System		Bldg - Interior	Good - newer AXIS	5		CI			2022	no action						sf		$ -	1.254	$ -	129%	$ -	-
345		6	Meadowview Elem	11.08	Video Surveillance System		Bldg - Exterior	Okay - newer AXIS, but images are grainy and hard to make out detail; could use more MP's, works fine otherwise	4		CI			2022	no action						sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

MEADOWVIEW ELEMENTARY SCHOOL

SITE:	11.5 ACRES	CLASSROOMS:	18
BUILDING:	60,100 SF	CAPACITY:	414
ENROLLMENT:	395	CURRENT SF/STUDENT	152

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

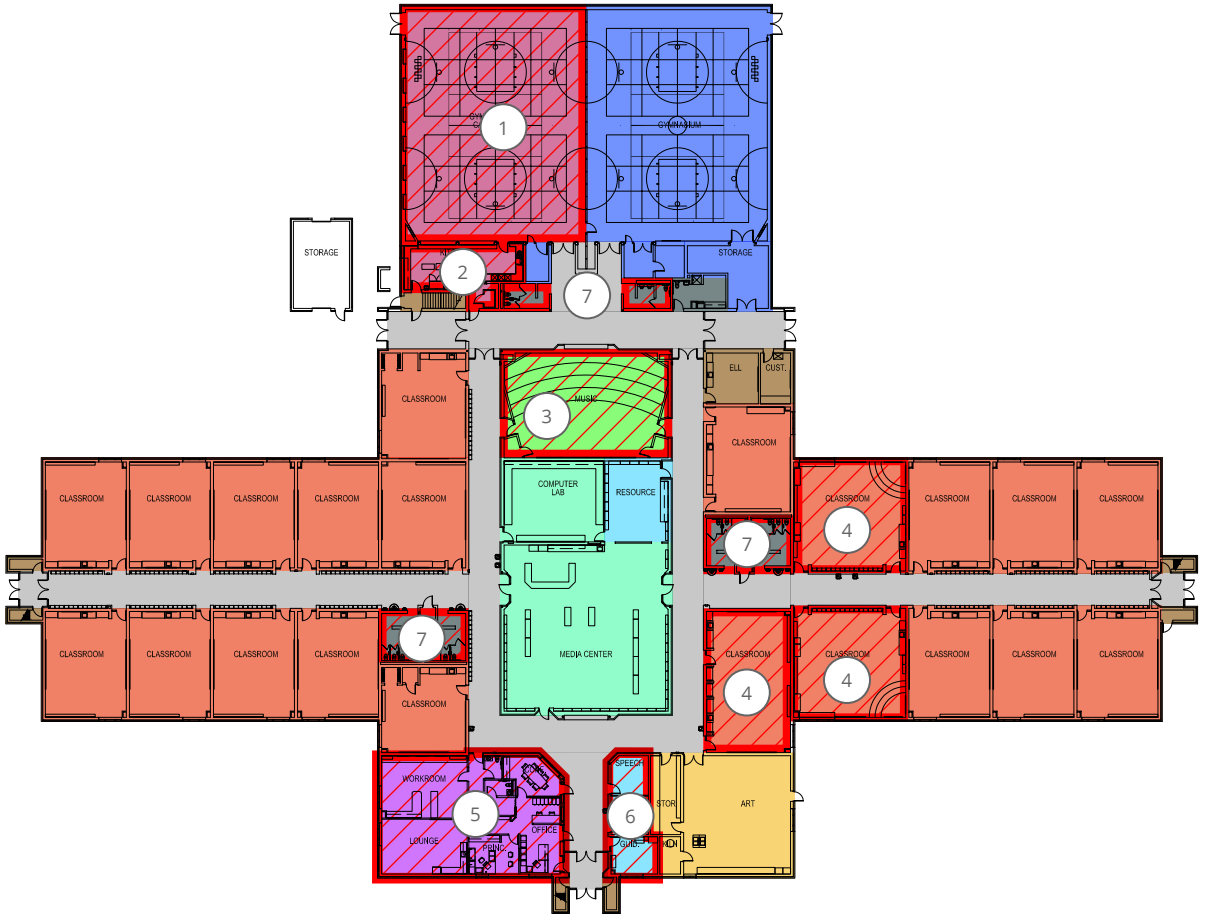
- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

- CLASSROOMS
- SCIENCE
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES

ADEQUATE

BELOW STANDARDS



GENERAL NOTES

1 - NEED MORE SMALL GROUP ROOMS

KEY NOTES

1. SHOULD SEPARATE CAFETERIA AND GYM
2. MORE STORAGE FOR KITCHEN
3. MORE STORAGE AND SINK FOR MUSIC
4. NEED RESTROOMS FOR KINDEGARTEN ROOMS
5. NEED CONFERENCE AND HEALTH ROOMS
6. NEED MORE SUPPORT OFFICES
7. NEED MORE AND LARGER RESTROOMS

ATSR

NORTHWOODS ELEMENTARY SCHOOL

SITE: 19.6 ACRES
BUILDING: 62,659 SF
ENROLLMENT: 320

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

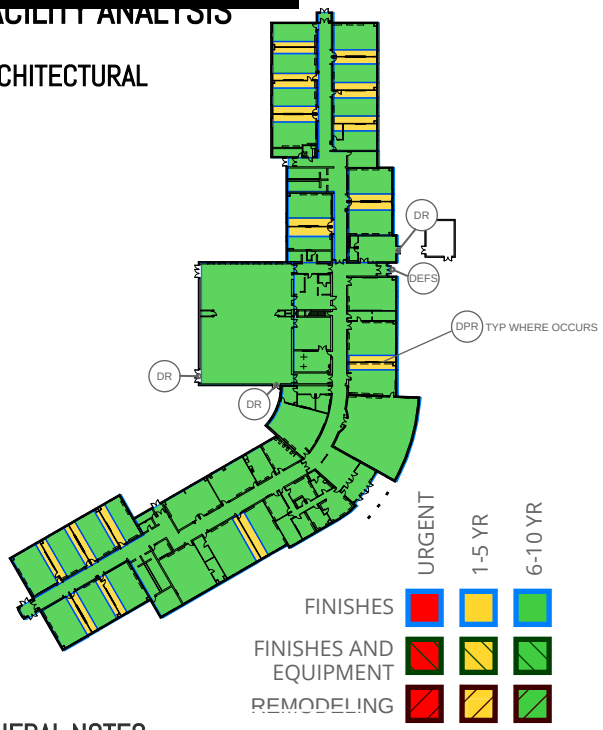
1. ISLAND MAY HELP TRAFFIC FLOW
2. PARENT PARKING ON ROAD

ATSR

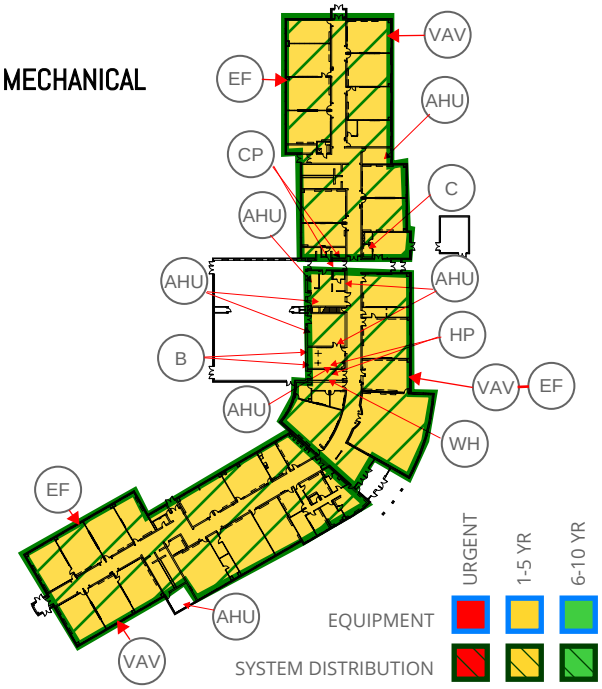
NORTHWOODS ELEMENTARY SCHOOL

FACILITY ANALYSIS

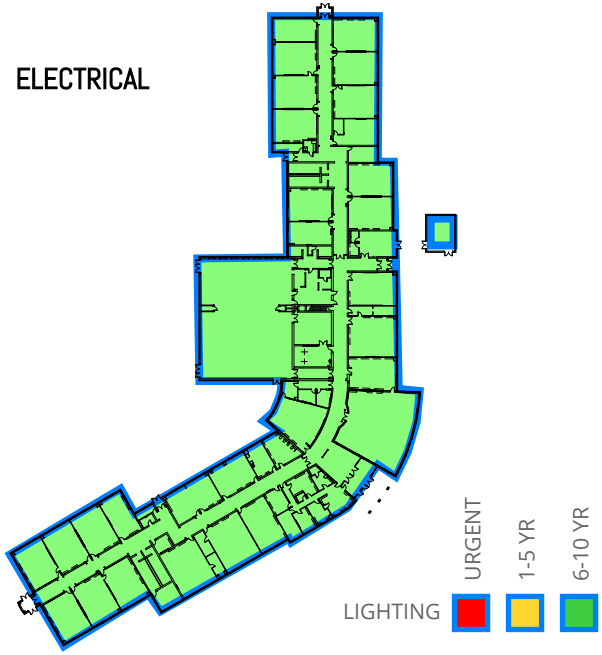
ARCHITECTURAL



MECHANICAL



ELECTRICAL



GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT REPLACEMENT REQUIRED

2 - SOME FACEBRICK REPAIRS REQUIRED AT WINDOW HEADS AND AT BOTTOM OF WINDOWS

3 - SEALANT REPLACEMENT REQUIRED AROUND WINDOWS

KEY NOTES

- (DR) REPLACE DOOR AND FRAME
- (FE3) FINISHES + BOARDS SCIENCE CSWK
- (DEFS) REPAIR DEFS SOFFIT
- (RMOD) REMODEL MODERATE
- (RMJR) REMODEL MAJOR
- (DPR) DEMOUNTABLE PARTITON REPLACEMENT

KEY NOTES

- (B) REPLACE BOILERS
- (HP) REPLACE HEATING PUMPS
- (CP) REPLACE COOLING PUMPS
- (AHU) REPLACE AIR HANDLERS
- (C) REPLACE CHILLER
- (EF) REPLACE EXHAUST FANS
- (VAV) REPLACE VAV BOXES
- (WH) REPLACE WATER HEATER

KEY NOTES

- (FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.
- (L1) FLOURESCENT LAMPS HAVE BEEN REPLACED WITH LED IN EXISTING LIGHT FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 6-10 YEARS

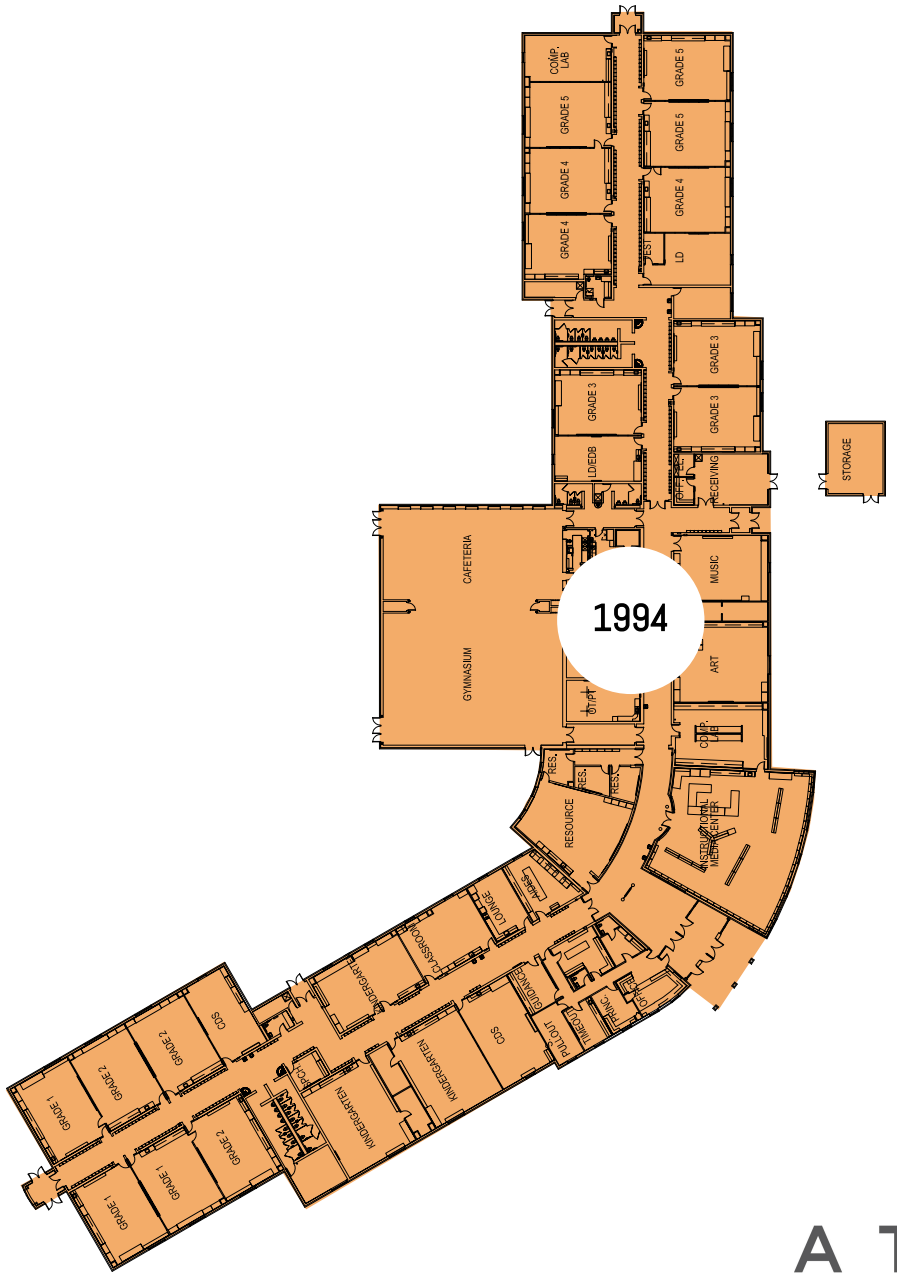
GENERAL NOTES

1. BUILDING SECURITY AND PARKING LOT LIGHTING IS HID FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS
2. INSTALL EMERGENCY EGRESS LIGHTING AT ALL EXTERIOR EXITS

ATSR

NORTHWOODS ELEMENTARY SCHOOL

BUILDING AGE



ATSR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						43%	$ 86.55	5,423,100	1,2	Cond.					Priority High (1)			$ 86,528										$ 86,528
198							$ 13.86	868,500	3	Cond.					Priority Med (2)			$ 5,336,760										$ 5,336,760
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 868,504										$ 868,504
200	**Northwoods Elementary**				62,659	**SF**	Phil - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 6,291,792										
201										**Install**																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**Projected**	**2022**	**Unit**			**Base**	**Est.**		**Proj.**	**Base**	**2022**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**PROJECT COST**	**Construction Cost Basis**	**Cost**	**Unit**	**Quantity**	**Const Cost**	**Cost Factor**	**Const. Cost**	**Cost Factor**	**Project Cost**	**Project Cost**
204		7									CI	Y3		2022														
205		7	Northwoods Elem	1.04	0				2		CI	Y3	2	2022				$ -	$ -	$ -	sf		$ -	1.292	$ -	129%	$ -	-
206		7	Northwoods Elem	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		7	Northwoods Elem	1.01	Asphalt paving		**Asphalt Pvmnt Replaced 20XX**				CI			2022				$ -	$ -	$ 30.00	sy	-	$ -	1.292	$ -	129%	$ -	-
208		7	Northwoods Elem	1.01	Asphalt paving			On going Maint Item	2		CI	Y3	2	2022	Future Maint. - clean/fill pavement cracks (2023+)			$ 2,300	$ 1,800	$ 1.25	lf	1,000	$ 1,300	1.292	$ 1,700	129%	$ 2,200	2,288
209		7	Northwoods Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Future Maint. - Sealcoating (2023+) & Restriping			$ 17,700	$ 13,800	$ 0.90	sy	11,300	$ 10,200	1.292	$ 13,200	129%	$ 17,000	17,680
210		7	Northwoods Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 2,600	$ 2,100	$ 9.60	lf	160	$ 1,500	1.292	$ 1,900	129%	$ 2,500	2,600
211		7	Northwoods Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	2		CI	Y3	2	2022	Remove/Replace conc pavement - to begin replacing portion of concrete			$ 134,300	$ 104,200	$ 15.50	sf	5,000	$ 77,500	1.292	$ 100,100	129%	$ 129,100	134,264
212		7	Northwoods Elem	1.03	Curb / Gutter		B618	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace			$ 67,200	$ 52,200	$ 40.00	lf	970	$ 38,800	1.292	$ 50,100	129%	$ 64,600	67,184
213		7	Northwoods Elem	1.04	0		Retaining Wall	Damaged Ret-Wall	2		CI	Y3	2	2022	Repair damaged retaining wall			$ 1,200	$ 1,000	$ 35.00	sf	20	$ 700	1.292	$ 900	129%	$ 1,200	1,248
214		7	Northwoods Elem	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
215		7	Northwoods Elem	2.01	Playgrounds		ADA Swing Area	Warn-out Rubber Playground Surface	2		CI	Y3	2	2022	Remove & Replace Rubber Playground Surface Material			$ 7,100	$ 5,600	$ 22.50	sf	180	$ 4,100	1.292	$ 5,300	129%	$ 6,800	7,072
216		7	Northwoods Elem	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
217		7	Northwoods Elem	3.01	Grass / Turf		No items this section				CI	Y3		2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		7	Northwoods Elem	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
219		7	Northwoods Elem	4.01	Roofs		Not Reviewed Per District				CI	Y3		2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
220		7	Northwoods Elem	4.02	Wall systems		Exterior	Face brick repairs at wdw heads, bottom of window, storage bldg jambs	2		CI	Y3	2	2022				$ 3,800	$ 3,100	$ 49.00	sf	48	$ 2,400	1.210	$ 2,900	129%	$ 3,700	3,848
221		7	Northwoods Elem	4.02	Wall systems		Exterior	Repair Plaster soffit at Door 3	2		CI	Y3	2	2022	Patch plaster and repaint			$ 300	$ 300	$ 3.70	sf	60	$ 200	1.210	$ 200	129%	$ 300	312
222		7	Northwoods Elem	4.02	Wall systems		Ext wall, int side at Cafeteria Dr 6	Interior right jamb -2 courses bullnose jamb CMU, vertical crack under lintel bearing	2		CI			2022	Monitor for further deterioration/ continued movement (lack of grouted solid core for lintel bearing?) If further deterioration, discuss proper repair with struct engineer			$ -	$ -		sf		$ -	1.210	$ -	129%	$ -	-
223		7	Northwoods Elem	4.03	Tuck pointing / Sealant		Exterior	wdw sealant cracking/missing	2		CI	Y3	2	2022	replace sealant around windows			$ 12,100	$ 9,400	$ 9.60	lf	894	$ 8,600	1.050	$ 9,000	129%	$ 11,600	12,064
224		7	Northwoods Elem	4.03	Tuck pointing / Sealant		Exterior	louver sealant cracking /hard	2		CI	Y3	2	2022	replace sealant around louver			$ 600	$ 600	$ 9.60	lf	52	$ 500	1.050	$ 500	129%	$ 600	624
225		7	Northwoods Elem	4.03	Tuck pointing / Sealant		Exterior	control jt sealant missing/cracked	2		CI	Y3	2	2022	replace sealant at cj			$ 10,500	$ 8,100	$ 9.60	lf	767	$ 7,400	1.050	$ 7,800	129%	$ 10,100	10,504
226		7	Northwoods Elem	4.04	Doors / Hardware		Door 7	HM dr/fr rusting out	2		CI	Y3	2	2022	replace with alum dr/fr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
227		7	Northwoods Elem	4.04	Doors / Hardware		Door 7A	HM dr/fr rusting out	2		CI	Y3	2	2022	replace with alum dr/fr			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
228		7	Northwoods Elem	4.04	Doors / Hardware		Receiving dr/fr	HM dr/fr rusting out	2		CI	Y3	2	2022	replace with Hollow metal dr/fr			$ 9,200	$ 7,100	$ 2,800.00	ea	2	$ 5,600	1.210	$ 6,800	129%	$ 8,800	9,152
229		7	Northwoods Elem	4.08	Painting and Plaster		Near Door 7A	alum sill flashing at 3 alum wdw refinish	2		CI	Y3	2	2022	refinish sills to protect them from further damage			$ 2,400	$ 1,900	$ 125.00	lf	12	$ 1,500	1.210	$ 1,800	129%	$ 2,300	2,392
230		7	Northwoods Elem	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Retaining Wall Railings	Corroded, Rusting, Broken Metal Stair Railings	1		CI	Y3	1	2022	Reweld Broken Railing - Grind Rust, Prime, & Paint Metal Railings			$ 6,400	$ 5,100	$ 13.00	lf	310	$ 4,000	1.210	$ 4,800	129%	$ 6,200	6,448
231		7	Northwoods Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
232		7	Northwoods Elem	5.01	Doors / Hardware	WD	Gym 310	WD drs marked / scuffed (X2 at 6'-4" frame)	3		CI			2022	Consider refinishing / providing higher kick pnl - monitor for future replacement			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northwoods Elementary**				**62,659**	**SF**	Phil - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 6,291,792										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
233		7	Northwoods Elem	5.03	Flooring / Base	CPT	Media Ctr 305	CPT seam pulling up (2 SF)	2	2019	CI	Y3	2	2022	Repair. Per staff, installed 2019			$ 300	$ 300	$ 200.00	ls	1	$ 200	1.210	$ 200	129%	$ 300	312
234		7	Northwoods Elem	5.03	Flooring / Base	CPT	CR's	Broadloom carpet OK for now (newer install)	3		CI			2022	Monitor for repl after 10 years			$ -	$ -	$ -	sf	4,037	$ -	1.210	$ -	129%	$ -	-
235		7	Northwoods Elem	5.05	Wall Finishes (PT, VWC, etc)		Demountable partitions between classrooms, 15 thus	Sound transfer above as they only go to ceiling, fabric starting to get dirty, wearing	3		CI	Y8	3	2022	In 6-10 years, replace with GBD partition with one door bet rms:(assumes newer flooring to remain):(Demo exg, new GBD wall, paint, vinyl base, 6' clg remov/reinstall ea side, LS for lighting remov/reinstall, wd dr in HM fr, 16' MB ea side, LS for some cswk remov/reinstall, LS for some mech work, LS for elect/tech outlets remov/reinst)			$ 430,700	$ 333,900	$ 17,688.00	ea	15	$ 265,300	1.210	$ 321,000	129%	$ 414,100	430,664
236		7	Northwoods Elem	5.05	Wall Finishes (PT, VWC, etc)	PT	Gym / Cafeteria	(3949 SF + 2761 SF)	2		CI	Y3	2	2022	Paint walls (wall sf)			$ 12,100	$ 9,400	$ 0.70	sf	10,590	$ 7,400	1.210	$ 9,000	129%	$ 11,600	12,064
237		7	Northwoods Elem	5.08	Accessibility (ADA)		Lounge Rm 250	Provide for accessibilty at cswk (18 LF +/-)	2		CI	Y3	2	2022	Reconfigure cswk to include accessible sink / area of ctr top at accessible ht. , touch up paint, patch VCT			$ 10,200	$ 8,000	$ 6,328.00	ls	1	$ 6,300	1.210	$ 7,600	129%	$ 9,800	10,192
238		7	Northwoods Elem	5.08	Accessibility (ADA)		Lounge Rm 250	Provide for accessibility at appliances			CI			2022	Owner to Provide range / oven with front controls			$ -	$ -	$ -	ea		$ -	1.210	$ -	129%	$ -	-
239		7	Northwoods Elem	5.08	Accessibility (ADA)		Typ CR's	Sinks in casework not accessible (pull under)	2		CI			2022	correct when casework is replaced			$ -	$ -	$ -	sf		$ -	1.210	$ -	129%	$ -	-
240		7	Northwoods Elem	5.10	REMODELING / ADDITIONS				2		CI	Y3	2	2022				$ -	$ -	$ -	sf		$ -	1.362	$ -	129%	$ -	-
241		7	Northwoods Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
242		7	Northwoods Elem	6.03	Lockers - Corridor	MET Lkr	Kitchen	Rusted base at lkrs (X3 at 12" W)	2	1994	CI	Y3	2	2022	Consider refinishing if not rusted thru, or replace and provide conc base in lieu of MET (assume repl)			$ 2,800	$ 2,200	$ 569.00	ea	3	$ 1,700	1.210	$ 2,100	129%	$ 2,700	2,808
243		7	Northwoods Elem	6.13	Cabinetry / Counter Tops / Stools	PLAM	Rms 507 / 120	PLAM ctr top delaminating at edge	2	1994	CI			2022	Monitor condition for future Repair or replace			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
244		7	Northwoods Elem	6.18	Kitchen Equipment		340 Serving, 344 Kitchen, 342 Dishwashing, 346 Dry Food Storage	Freezer, heated cabinet, milk cooler, refrigerator, shelving, serving equip, booster heater, dishmachine	2		CI	Y3	2	2022	Replace equipment listed in 2 years (booster is included in dishmachine cost)			$ 145,300	$ 112,700	$89,500	ls	1	$ 89,500	1.210	$ 108,300	129%	$ 139,700	145,288
245		7	Northwoods Elem	6.18	Kitchen Equipment		344 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
246		7	Northwoods Elem	6.19	Cold Storage Rooms		348 Cooler		3		CI	Y8	3	2022	Replace refrigeration (evaporator/condensing unit/install)			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
247		7	Northwoods Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
248		7	Northwoods Elem	7.01	Boilers		Boiler Room	Burnham, 4FW-154-50-G-GP, Gas/Propane, HW boiler, 1,289 MBH in, 1,031 MBH out, Gordon Piatt, R8-G-05	2	1994	CI	Y3	2	2022	Replace boilers with condensing boilers, add primary pumps	30+		$ 143,900	$ 111,600	$ 75,000.00	MM BTU	1	$ 97,500	1.100	$ 107,300	129%	$ 138,400	143,936
249		7	Northwoods Elem	7.01	Boilers		Boiler Room	Burnham, 4FW-154-50-G-GP, Gas/Propane, HW boiler, 1,289 MBH in, 1,031 MBH out, Gordon Piatt, R8-G-05	2	1994	CI	Y3	2	2022	Replace boilers with condensing boilers, add primary pumps	30+		$ 143,900	$ 111,600	$ 75,000.00	MM BTU	1	$ 97,500	1.100	$ 107,300	129%	$ 138,400	143,936
250		7	Northwoods Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	No VFDs	2		CI			2022		15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
251		7	Northwoods Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Heating piping is either threaded or welded Black steel and braized copper	4	2018	CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
252		7	Northwoods Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room Heating	CP-1, Taco FM2508 7.8 B2E1B2L0. 215 gpm. 65 fthd. 7.5 hp. 30% PG	2	1994	CI	Y3	2	2022	Replace heating pumps and add VFDs with variable speed pumping	30		$ 37,900	$ 29,400	$ 22,500.00	ea	1	$ 22,500	1.254	$ 28,200	129%	$ 36,400	37,856
253		7	Northwoods Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room Heating	CP-2, Taco FM2508 7.8 B2E1B2L0. 215 gpm. 65 fthd. 7.5 hp. 30% PG	2	1994	CI	Y3	2	2022	Replace heating pumps and add VFDs with variable speed pumping	30		$ 37,900	$ 29,400	$ 22,500.00	ea	1	$ 22,500	1.254	$ 28,200	129%	$ 36,400	37,856
254		7	Northwoods Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		North Mezz Chilled	CP-3, Taco FM2508 7.9 B2E1B2L0. 305 gpm. 60 fthd. 7.5 hp. 30% PG	2	1994	CI	Y3	2	2022	Replace cooling pumps and add VFDs with variable speed pumping	30		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northwoods Elementary**				62,659	SF	Phil - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 6,291,792										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
255		7	Northwoods Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		North Mezz Chilled	CP-4, Taco FM2508 7.9 B2E1B2L0. 305 gpm. 60 fthd. 7.5 hp. 30% PG	2	1994	CI	Y3	2	2022	Replace cooling pumps and add VFDs with variable speed pumping	30		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
256		7	Northwoods Elem	7.06	Energy Management Systems (24 volt low voltage)		Building	Controls are Automated Logic	2	1994	CI	Y3	2	2022	Upgrade energy management system	15		$ 790,600	$ 612,900	$ 7.50	sf	62,659	$ 469,900	1.254	$ 589,300	129%	$ 760,200	790,608
257		7	Northwoods Elem	7.07	Air handler units / ERU - dampers		South Classrooms	AHU-1 McQuay, LSL122OH, Chilled & Hot Water w 3-way valves, Inlet Vanes, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 3-way valves	25		$ 333,100	$ 258,300	$ 18.00	CFM	11,000	$ 198,000	1.254	$ 248,300	129%	$ 320,300	333,112
258		7	Northwoods Elem	7.07	Air handler units / ERU - dampers		North Classrooms	AHU-2 McQuay, LSL122OH, Chilled & Hot Water w 3-way valves, Inlet Vanes, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 3-way valves	25		$ 333,100	$ 258,300	$ 18.00	CFM	11,000	$ 198,000	1.254	$ 248,300	129%	$ 320,300	333,112
259		7	Northwoods Elem	7.07	Air handler units / ERU - dampers		Gym	AHU-3 McQuay, LSL108CH, Chilled & Hot Water w 3-way valves, Inlet Vanes, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 2-way valves	25		$ 484,500	$ 375,600	$ 18.00	CFM	16,000	$ 288,000	1.254	$ 361,200	129%	$ 465,900	484,536
260		7	Northwoods Elem	7.07	Air handler units / ERU - dampers			AHU-4 McQuay, LSL111CH, Chilled & Hot Water w 3-way valves, Inlet Vanes, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 2-way valves	25		$ 166,500	$ 129,200	$ 18.00	CFM	5,500	$ 99,000	1.254	$ 124,100	129%	$ 160,100	166,504
261		7	Northwoods Elem	7.07	Air handler units / ERU - dampers			AHU-5 McQuay, LSL108CH, Chilled & Hot Water w 3-way valves, Inlet Vanes, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 2-way valves	25		$ 121,200	$ 93,900	$ 18.00	CFM	4,000	$ 72,000	1.254	$ 90,300	129%	$ 116,500	121,160
262		7	Northwoods Elem	7.07	Air handler units / ERU - dampers			AHU-6 McQuay, LSL103CH, Hot Water w 3-way valves, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 2-way valves	25		$ 484,500	$ 375,600	$ 18.00	CFM	16,000	$ 288,000	1.254	$ 361,200	129%	$ 465,900	484,536
263		7	Northwoods Elem	7.07	Air handler units / ERU - dampers			AHU-7 McQuay, LSL108CH, Chilled & Hot Water w 3-way valves, Inlet Vanes, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 2-way valves	25		$ 484,500	$ 375,600	$ 18.00	CFM	16,000	$ 288,000	1.254	$ 361,200	129%	$ 465,900	484,536
264		7	Northwoods Elem	7.07	Air handler units / ERU - dampers			AHU-8 McQuay, LSL122CH, Chilled & Hot Water w 3-way valves, Inlet Vanes, No VFD	2	1994	CI	Y3	2	2022	Replace air handler, Add VFD, Select low temp heating coils, Select 15 deg delta cooling coils, 2-way valves	25		$ 484,500	$ 375,600	$ 18.00	CFM	16,000	$ 288,000	1.254	$ 361,200	129%	$ 465,900	484,536
265		7	Northwoods Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Convectors	Convector is hot water fed with DDC controls.	3	1994	CI		0	2022		20		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
266		7	Northwoods Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Mechanical Room 2001 Addn	CUH & UH is 160 entering Hot Water with DDC Controls	3	1994	CI			2022		30		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
267		7	Northwoods Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		VAV Boxes	VAV Boxes: currently hot water @ 160 to 142 and are near their end of life expectancy	2	1994	CI	Y3	2	2022	Replace VAV boxes with new boxes, 140 to 100 water temp.	25		$ 252,300	$ 195,700	$ 3,000.00	ea	50	$ 150,000	1.254	$ 188,100	129%	$ 242,600	252,304
268		7	Northwoods Elem	7.10	Exhaust fans - PRV / utility sets		Building	Exhaust fans were Installed in 1994	2	1994	CI	Y3	2	2022	Replace exhaust fans. Select dirrect drive when possible to eliminate belts.	25		$ 151,400	$ 117,400	$ 9,000.00	ea	10	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
269		7	Northwoods Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	CH-1, McQuay model ALR095C-X, 90 Ton Reciprocating air cooled Chiller. R22, 30% Prop Glycol. Variable Primary Pumping	2	2012	CI	Y3	2	2022	R-22 is no longer available. Replace chiller with updated air cooled chiller	30		$ 222,000	$ 172,200	$ 1,200.00	Ton	110	$ 132,000	1.254	$ 165,500	129%	$ 213,500	222,040
270		7	Northwoods Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
271		7	Northwoods Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Domestic Water Circ Pump is original	3	1994	CI			2022		15		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
272		7	Northwoods Elem	8.02	Piping (domestic) / labeling / conditioning		Building	The plumbing throughout the building is Copper pipe.	3	1994	CI			2022		0		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northwoods Elementary**				62,659	SF	Phil - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 6,291,792										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
273		7	Northwoods Elem	8.08	Plumbing Fixtures			Classroom Sinks are stainless steel with H&C and bubblers	3	1994	CI			2022	Replace sinks when replacing casework.	30		$ -	$ -	$ -	ea	8	$ -	1.254	$ -	129%	$ -	-
274		7	Northwoods Elem	8.08	Plumbing Fixtures		Boys & Girls	Toilet group has floor style urinals w/ manual Flush, wall water closets w/ manual flush and quarter circle wash founts w/ sensors.	3	1994	CI			2022		30		$ -	$ -	$ -	ea	8	$ -	1.254	$ -	129%	$ -	-
275		7	Northwoods Elem	8.10	Drinking Fountains		Building	Water Coolers are electric w/ & w/o bottle fillers	3	1994	CI			2022		30		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
276		7	Northwoods Elem	8.11	Fire suppression- source / pumps / distribution / heads		Building	No Fire Suppression	2	1994	CI			2022		40		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
277		7	Northwoods Elem	8.15	Domestic Water Heaters		Boiler Room	One (1) Lochinvar RWN315, 315 MBH input, 30.5 SF htg Surface, 305 GPH recovery with remote storage tank and circ pump.	2	1994	CI	Y3	2	2022	Replace water heater with high efficiency condensing water heater	25		$ 42,100	$ 32,700	$ 25,000.00	ls	1	$ 25,000	1.254	$ 31,400	129%	$ 40,500	42,120
278		7	Northwoods Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
279		7	Northwoods Elem	9.03	Electric panels - distribution / labeling						CI			2022	no action needed			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
280		7	Northwoods Elem	9.04	branch circuits - computer / media (utilization voltage -						CI			2022	no action needed			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
281		7	Northwoods Elem	9.05	Fire Alarm						CI			2022	no action needed			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
282		7	Northwoods Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
283		7	Northwoods Elem	10.01	Lighting - Lamps / ballasts / controls			self contained LED lamps have been installed in the existing fluorescent fixtures	3		CI	Y8	3	2022	Replace existing fixtures with new LED fixtures within the next 6-10 years			$ 421,600	$ 326,900	$ 4.00	sf	62,659	$ 250,600	1.254	$ 314,300	129%	$ 405,400	421,616
284		7	Northwoods Elem	10.02	Emergency Lighting / Exit signs			Interior emergency lights and exit signs are past life expectancy	1		CI	Y3	1	2022	replace with LED fixtures.			$ 42,200	$ 32,800	$ 0.40	sf	62,659	$ 25,100	1.254	$ 31,500	129%	$ 40,600	42,224
285		7	Northwoods Elem	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits. There are none on this building	1		CI	Y3	1	2022	provide exterior emergency lighting at required locations			$ 37,900	$ 29,400	$ 2,500.00	ea	9	$ 22,500	1.254	$ 28,200	129%	$ 36,400	37,856
286		7	Northwoods Elem	10.04	Security Lighting (Exterior)			some of wall hung security lighting is old and HID type	2		CI	Y3	2	2022	replace with LED fixtures.			$ 20,200	$ 15,700	$ 1,000.00	ea.	12	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
287		7	Northwoods Elem	10.04	Security Lighting (Exterior)			some of recessed security lighting is old and HID type	2		CI	Y3	2	2022	replace with LED fixtures.			$ 6,000	$ 4,700	$ 600.00	ea.	6	$ 3,600	1.254	$ 4,500	129%	$ 5,800	6,032
288		7	Northwoods Elem	10.05	Parking lot lighting			parking lot lighting is old and HID type	2		CI	Y3	2	2022	replace with LED fixtures.			$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
289		7	Northwoods Elem	10.06	Exterior athletic lighting - lamps / standards / bases				2		CI	Y3	2	2022				$ 85,900	$ 66,600	$ 3,000.00	sf	17	$ 51,000	1.254	$ 64,000	129%	$ 82,600	85,904
290		7	Northwoods Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
291		7	Northwoods Elem	11.01	Stuctured cabling		Bldg	Good - mix of Cat 5, Cat 5e, and Cat 6	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
292		7	Northwoods Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4) ceiling speakers, (1) WAP, (1) paging speaker	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
293		7	Northwoods Elem	11.03	Local Sound systems		Gym	Good - Demon, Telex wireless, EV, Musicaster, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
294		7	Northwoods Elem	11.04	Master Clock Systems		Bldg	Good - National Time clocks with American Time All Sync master paging system	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
295		7	Northwoods Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northwoods Elementary**				**62,659**	**SF**	Phil - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 6,291,792										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
296		7	Northwoods Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone main entrance intercom	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
297		7	Northwoods Elem	11.07	Burgler Alarm System		Bldg	Good - DSC motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
298		7	Northwoods Elem	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

NORTHWOODS ELEMENTARY SCHOOL

SITE:	19.6 ACRES	CLASSROOMS:	18
BUILDING:	62,659 SF	CAPACITY:	414
ENROLLMENT:	320	CURRENT SF/STUDENT	196

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

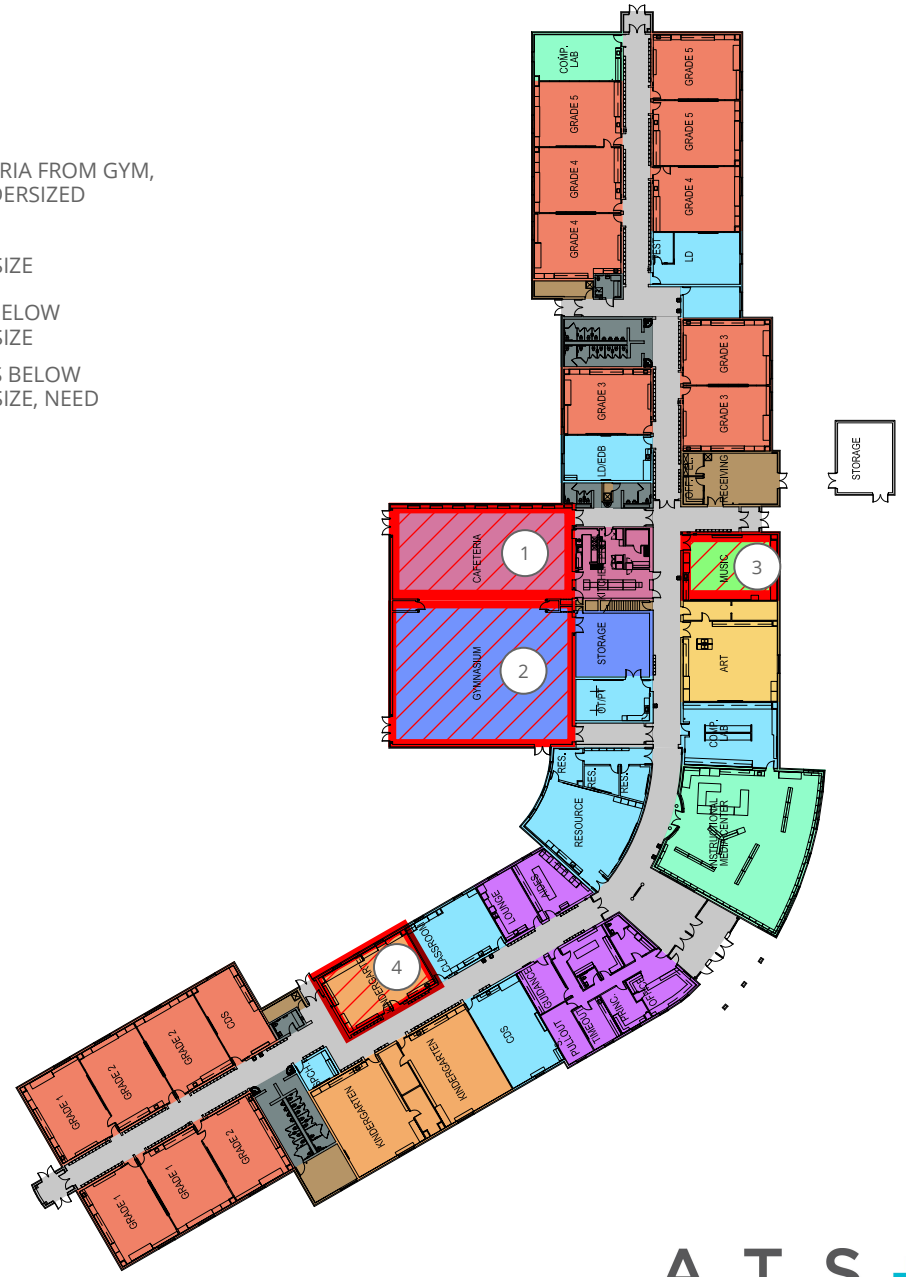
CORE SPACE SIZES

- CLASSROOMS
- SCIENCE
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES

ADEQUATE | BELOW STANDARDS

KEY NOTES

1. SEPERATE CAFETERIA FROM GYM, CAFETERIA IS UNDERSIZED
2. GYM IS BELOW RECOMMENDED SIZE
3. MUSIC ROOM IS BELOW RECOMMENDED SIZE
4. KINDERGARTEN IS BELOW RECOMMENDED SIZE, NEED RESTROOM



ATSR

PUTNAM HEIGHTS ELEMENTARY SCHOOL

SITE: 16.6 ACRES
BUILDING: 81,135 SF
ENROLLMENT: 419

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. PARENTS PARKING BLOCKS BUSES

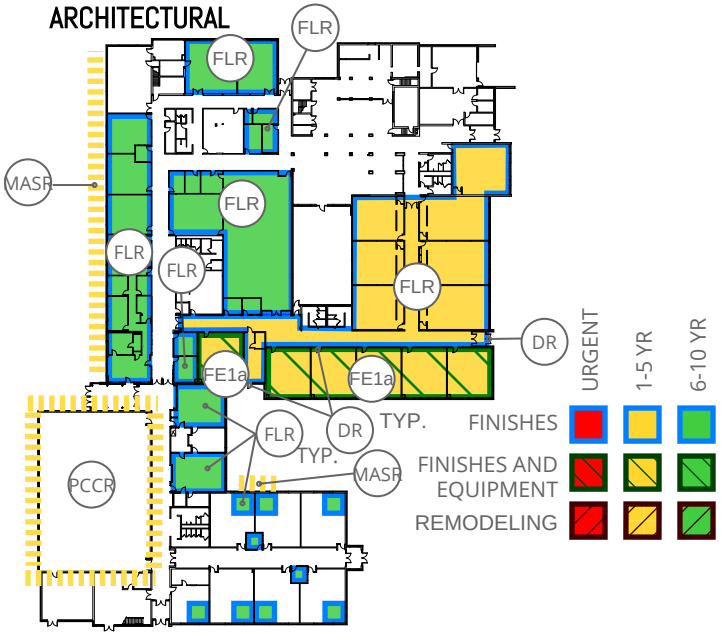


ATSR

PUTNAM HEIGHTS ELEMENTARY SCHOOL

FACILITY ANALYSIS

ARCHITECTURAL



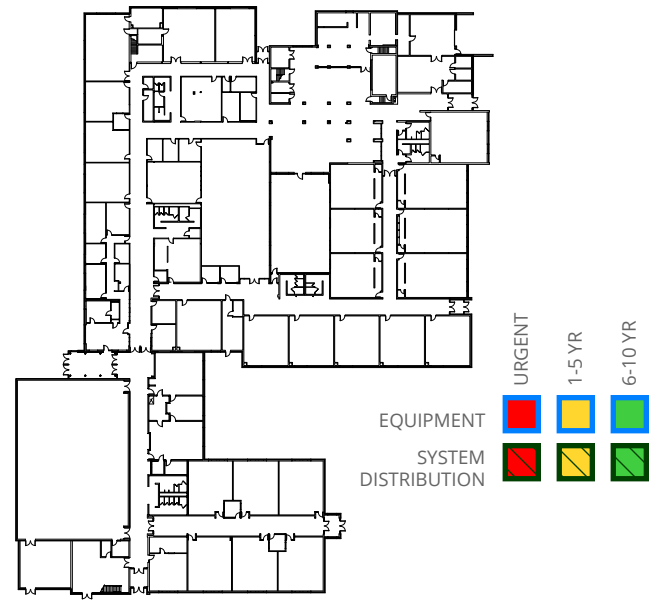
KEY NOTES

- FLR — REPLACE FLOORING
- FE1a — FINISHES + BOARDS + CSWK less CLGS
- DR — REPLACE DOORS
- MASR — MASONRY REPAIRS
- PCCR — MONITOR PRECAST WALLS FOR REPAIRS AS NEEDED

GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT REPLACEMENT REQUIRED

MECHANICAL

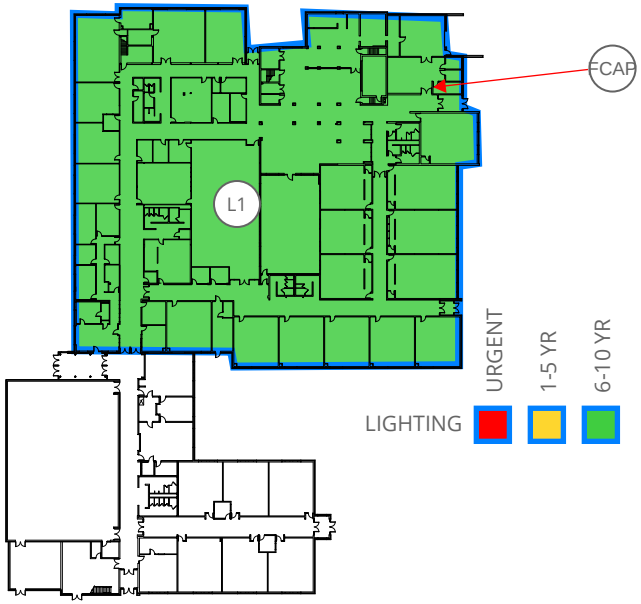


GENERAL NOTES

1 - REPLACE BUILDING RELIEF FANS TO MEET ECONOMIZER CAPACITY

2- UPGRADE ENERGY MANAGEMENT SYSTEM FROM ANDOVER SYSTSEM

ELECTRICAL



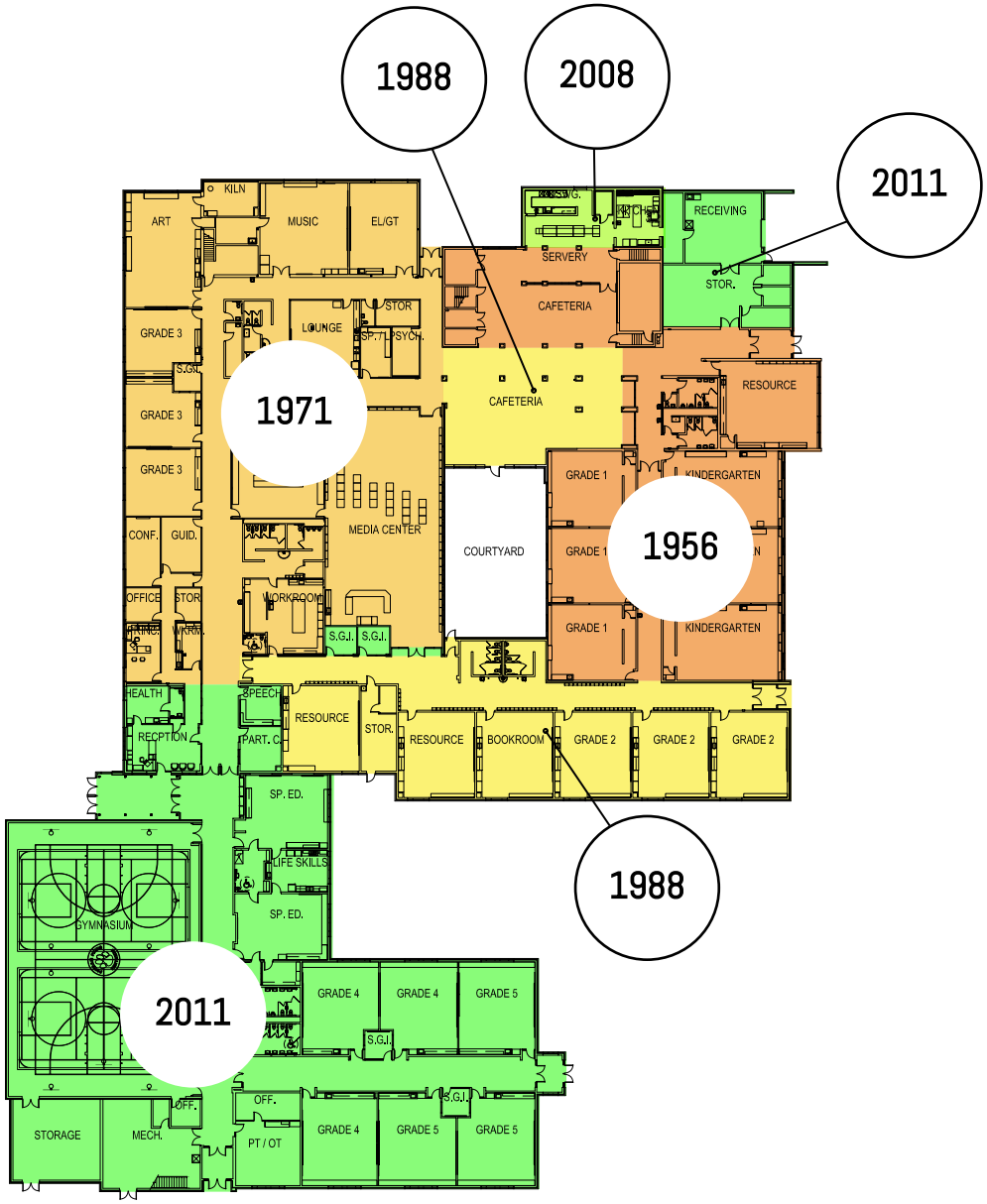
KEY NOTES

- L1 — LIGHTING IS FLUORESCENT FIXTURES RETROFITTED WITH LED LAMPS. REPLACE FIXTURES WITH LED IN 6-10YEARS.
- FCAP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

PUTNAM HEIGHTS ELEMENTARY SCHOOL

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						5%	$ 10.15	823,600	1,2	Cond.					Priority High (1)			$ 57,928										$ 57,928
198							$ 20.78	1,685,900	3	Cond.					Priority Med (2)			$ 765,752										$ 765,752
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 1,685,944										$ 1,685,944
200	**Putnam Heights Elementary**				81,135	SF	Ron S - Phil - Nancy - John J - Gary -Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,509,624										
201										Install						Life		Projected	2022				Base	Est.			Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Proj.	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
204		8									CI	Y3		2022														
205		8	Putnam Heights Elem	1.04	0				2		CI	Y3	2	2022				$ -	$ -		sf	-	$ -	1.292	$ -	129%	$ -	-
206		8	Putnam Heights Elem	1.00	SITE - Hard surfaces													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		8	Putnam Heights Elem	1.01	Asphalt paving			Asphalt Pavement (Reconst. 20XX?) is in	2		CI			2022				$ -	$ -	$ 30.00	sy	-	$ -	1.292	$ -	129%	$ -	-
208		8	Putnam Heights Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks (2022)			$ 1,800	$ 1,400	$ 1.25	lf	815	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
209		8	Putnam Heights Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Sealcoating - Restripping **(2023)**			$ 14,900	$ 11,600	$ 0.90	sy	9,500	$ 8,600	1.292	$ 11,100	129%	$ 14,300	14,872
210		8	Putnam Heights Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 7,800	$ 6,100	$ 9.60	lf	465	$ 4,500	1.292	$ 5,800	129%	$ 7,500	7,800
211		8	Putnam Heights Elem	1.02	Concrete walks / curbs		Concrete Curbs	Large Gaps (1"+) behind back of curbs exist	2		CI	Y3	2	2022	Add backer rod and caulk large gaps			$ 2,900	$ 2,300	$ 10.75	lf	160	$ 1,700	1.292	$ 2,200	129%	$ 2,800	2,912
212		8	Putnam Heights Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 18,900	$ 14,700	$ 15.50	sf	700	$ 10,900	1.292	$ 14,100	129%	$ 18,200	18,928
213		8	Putnam Heights Elem	1.02	Concrete walks / curbs		Brick Pavers Beneath Bench	Brick Pavers had settled - trip hazard	2		CI	Y3	2	2022	Remove/Reset brick pavers			$ 4,800	$ 3,800	$ 12.50	sf	225	$ 2,800	1.292	$ 3,600	129%	$ 4,600	4,784
214		8	Putnam Heights Elem	1.03	Curb / Gutter		B618	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace			$ 4,200	$ 3,300	$ 40.00	lf	60	$ 2,400	1.292	$ 3,100	129%	$ 4,000	4,160
215		8	Putnam Heights Elem	1.03	Curb / Gutter		ADA Detection Panels at Street	Damaged, Cracked, Spalling ADA Truncated Detection Pvmnt	1		CI	Y3	1	2022	Remove Replace ADA Detection Panels - Needs to be discussed with the City			$ 3,500	$ 2,700	$ 500.00	ea	4	$ 2,000	1.292	$ 2,600	129%	$ 3,400	3,536
216		8	Putnam Heights Elem	1.03	Curb / Gutter		S-mountable	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace			$ 5,900	$ 4,600	$ 45.00	lf	75	$ 3,400	1.292	$ 4,400	129%	$ 5,700	5,928
217		8	Putnam Heights Elem	2.00	SITE - Activity Spaces													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		8	Putnam Heights Elem	2.01	Playgrounds		Playground Rubber Surface	**Rubber surface is not equal w/ concrete walk - trip hazard**	1		CI	Y3	1	2022	Needs Playground Co. to address			$ 1,800	$ 1,400	$ 1,000.00	sf	1	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
219		8	Putnam Heights Elem	3.00	SITE - Drainage / Landscaping													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
220		8	Putnam Heights Elem	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush			$ 1,800	$ 1,400	$ 1,000.00	ls	1	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
221		8	Putnam Heights Elem	4.00	Exterior (Building Envelope)													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
222		8	Putnam Heights Elem	4.01	Roofs		Not Reviewed Per District				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
223		8	Putnam Heights Elem	4.02	Wall systems		1971 Addtion Rm 114, 116, 122, Door 9	Brick where lintel bears is damaged	2		CI	Y3	2	2022	repair brick at lintel bearing			$ 600	$ 600	$ 49.00	sf	8	$ 400	1.210	$ 500	129%	$ 600	624
224		8	Putnam Heights Elem	4.02	Wall systems		2011 addtion Room 186	Brick is scaling and build up of mineral deposits on surface	2		CI	Y3	2	2022	repair brick - investigate for water intrusion			$ 3,800	$ 3,100	$ 49.00	sf	48	$ 2,400	1.210	$ 2,900	129%	$ 3,700	3,848
225		8	Putnam Heights Elem	4.02	Wall systems		Exterior 1981 Addition	Infill univent grilles	2		CI	Y3	2	2022	Infill brick at paneled off vent			$ 1,600	$ 1,300	$ 49.00	sf	20	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
226		8	Putnam Heights Elem	4.02	Wall systems		Gym Wall 2011 Addition	Precast walls of Gym are showing micro cracking and are stained	2		CI	Y3	2	2022	Maintenance allowance: micro cracks and stains should be monitored every other year for further deterioration. If cracks are large enough, caulk the crack. Cause is unknown. Possible cause is bad concrete mix design/quality control at manufacturer			$ 9,800	$ 7,600	$ 6,000.00	ls	1	$ 6,000	1.210	$ 7,300	129%	$ 9,400	9,776
227		8	Putnam Heights Elem	4.03	Tuck pointing / Sealant		Exterior	PCC head at Door 10,Window sill sealant	2		CI	Y3	2	2022	Recaulk to prevent further damage			$ 1,000	$ 900	$ 9.60	lf	87	$ 800	1.050	$ 800	129%	$ 1,000	1,040
228		8	Putnam Heights Elem	4.03	Tuck pointing / Sealant		Exterior	Control Jt cracked/missing	2		CI	Y3	2	2022	Recaulk control joint			$ 6,800	$ 5,300	$ 9.60	lf	504	$ 4,800	1.050	$ 5,000	129%	$ 6,500	6,760
229		8	Putnam Heights Elem	4.03	Tuck pointing / Sealant		Exterior	Control joint at PCC missing/cracked	2		CI	Y3	2	2022	Recaulk			$ 3,100	$ 2,500	$ 9.60	lf	224	$ 2,200	1.050	$ 2,300	129%	$ 3,000	3,120
230		8	Putnam Heights Elem	4.04	Doors / Hardware		Door 5	HM dr/fr rusting/peeling	2		CI	Y3	2	2022	Replace with alum dr/fr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
231		8	Putnam Heights Elem	4.04	Doors / Hardware		Door 6	HM dr/fr rusting/peeling	2		CI	Y3	2	2022	Replace with alum dr/fr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Putnam Heights Elementary**				**81,135**	**SF**	Ron S - Phil - Nancy - John J - Gary -Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,509,624										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
232		8	Putnam Heights Elem	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Bollards	Corroded/Rusting Metal Bollards	2		CI	Y3	2	2022	Grind Rust/Prime/Paint steel bollards			$ 300	$ 300	$ 75.00	ea	2	$ 200	1.210	$ 200	129%	$ 300	312
233		8	Putnam Heights Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
234		8	Putnam Heights Elem	5.01	Doors / Hardware		1988 Area wing doors Rms 157, 159, 161, 163, 165	orig wood doors, poor condition	2		CI	Y3	2	2022	Replace with new wood doors, paint frame			$ 11,400	$ 8,900	$ 1,405.00	ea	5	$ 7,000	1.210	$ 8,500	129%	$ 11,000	11,440
235		8	Putnam Heights Elem	5.03	Flooring / Base		CR's #147, 151-156	Sheet vinyl flooring (2) and 12'x12' B-cpt	2		CI	Y3	2	2022	Replace flooring (VT basis) + moisture mitigation			$ 165,500	$ 128,300	$ 13.90	sf	7,332	$ 101,900	1.210	$ 123,300	129%	$ 159,100	165,464
236		8	Putnam Heights Elem	5.03	Flooring / Base		Corridors C150, C161, C121, rm 167	older sheet vinyl and older VCT	2		CI	Y3	2	2022	Replace flooring (VT basis) + moisture mitigation			$ 81,000	$ 62,800	$ 13.90	sf	3,592	$ 49,900	1.210	$ 60,400	129%	$ 77,900	81,016
237		8	Putnam Heights Elem	5.03	Flooring / Base		1971 Wing (front area admin cr's media ctr)	Broadloom carpet replace in 6-10 years	3		CI	Y8	3	2022	Replace with modular carpet in 6-10 yrs			$ 112,300	$ 87,100	$ 5.60	sf	12,353	$ 69,200	1.210	$ 83,700	129%	$ 108,000	112,320
238		8	Putnam Heights Elem	5.03	Flooring / Base		2011 area CR's	Broadloom carpet replace in 6-10 years	3		CI	Y8	3	2022	Replace with modular carpet in 6-10 yrs			$ 24,100	$ 18,800	$ 5.60	sf	2,662	$ 14,900	1.210	$ 18,000	129%	$ 23,200	24,128
239		8	Putnam Heights Elem	5.08	Accessibility (ADA)		classrooms	No ADA sinks (pull-under) - correct when casework is replaced	2		CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
240		8	Putnam Heights Elem	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
241		8	Putnam Heights Elem	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
242		8	Putnam Heights Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
243	combo	8	Putnam Heights Elem	6.13	Cabinetry / Counter Tops / Stools	FE1a	1988 Area Rms 157, 159, 161, 163, 165, 169	Orig VCT and 12x12 area of B-Cpt, orig cswk, some chalkbds	2		CI	Y3	2	2022	Finishes+Cswk +MB/TB, sink repl in cswk, less ceilings, plus moisture mitigation			$ 233,700	$ 181,300	$ 27.50	sf	5,238	$ 144,000	1.210	$ 174,200	129%	$ 224,700	233,688
244		8	Putnam Heights Elem	6.18	Kitchen Equipment		138 Serving, 141 Kitchen, 140 Dish Washing	Soiled dishtable caulking needs replacement	3		CI	Y8	3	2022	Replace caulking			$ 500	$ 400	$250	ls	1	$ 300	1.210	$ 400	129%	$ 500	520
245		8	Putnam Heights Elem	6.18	Kitchen Equipment		141 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
246		8	Putnam Heights Elem	6.19	Cold Storage Rooms		Cooler		3		CI			2022				$ -	$ -	$0	ls	1	$ -	1.210	$ -	129%	$ -	-
247		8	Putnam Heights Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
248		8	Putnam Heights Elem	7.01	Boilers		Boiler Room	B-1: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas 1,500 MBH	3	2011	CI			2022		30		$ -	$ -		MBH		$ -	1.100	$ -	129%	$ -	-
249		8	Putnam Heights Elem	7.01	Boilers		Boiler Room	B-2: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas 1,500 MBH	3	2011	CI			2022		30		$ -	$ -		ea		$ -	1.100	$ -	129%	$ -	-
250		8	Putnam Heights Elem	7.01	Boilers		Boiler Room	B-3: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas 1,500 MBH	3	2011	CI			2022		30		$ -	$ -		sf		$ -	1.100	$ -	129%	$ -	-
251		8	Putnam Heights Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	VFDs for pumps 1 & 2 are are at midpoint of their useful life	3	2011	CI			2022		15		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
252		8	Putnam Heights Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Chiller Room	VFDs for pumps 3 & 4 are are at midpoint of their useful life	3	2011	CI			2022		15		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
253		8	Putnam Heights Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Heating piping is either threaded or welded Black steel and braized copper	4	2011	CI			2022		40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
254		8	Putnam Heights Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Chilled Water piping is eithe threaded or welded Black steel and braized copper	4	2011	CI			2022		40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Putnam Heights Elementary**				**81,135**	**SF**	Ron S - Phil - Nancy - John J - Gary -Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,509,624										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
255		8	Putnam Heights Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-1: Heating Pump, B&G, 1531-3E. 320 gpm. 110 fthd. VFD. 20 hp.	3	2011	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
256		8	Putnam Heights Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-2: Heating Pump, B&G, 1531-3E. 320 gpm. 110 fthd. VFD. 20 hp.	3	2011	CI			2022		30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
257		8	Putnam Heights Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-3: Chilled Water Pump, B&G, 1531-3BC. 370 gpm. 115 fthd. VFD. 20 hp.	3	2011	CI			2022		30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
258		8	Putnam Heights Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-3: Chilled Water Pump, B&G, 1531-3BC. 370 gpm. 115 fthd. VFD. 20 hp.	3	2011	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
259		8	Putnam Heights Elem	7.06	Energy Management Systems (24 volt low voltage)		Building	Andover Controls	3	2011	CI	Y8	3	2022	Upgrade energy management system	15		$ 1,023,800	$ 793,600	$ 7.50	sf	81,135	$ 608,500	1.254	$ 763,100	129%	$ 984,400	1,023,776
260		8	Putnam Heights Elem	7.07	Air handler units / ERU - dampers		Gym Addition	AC-1 Trane CSAA 021, 7,000/11,000 CFM, 550/4,375 CFM OA, 15 HP, VFD, 33.4 GPM @140 to 100, 51 GPM @ 45 to 57, Cook QMX-270, 9,000 CFM @ .75", 2 HP, VFD	3	2011	CI			2022		25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
261		8	Putnam Heights Elem	7.07	Air handler units / ERU - dampers		Classroom Addition	AC-2, Trane CSAA-30, 16,500 CFM, 6,370 CFM OA, 30 HP, VFD, 36.2 GPM @ 140 to 110, 130.9 GPM @ 45 to 57, Cook QMX-330, 14,000 CFM @ .75", 3 HP, VFD	3	2011	CI			2022		25		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
262		8	Putnam Heights Elem	7.07	Air handler units / ERU - dampers		Art/ Music	AC-3, Trane CSAA-21, 11,000 CFM, 3,535 CFM OA, 20 HP, VFD,19.81.1 GPM @ 45 to 57, Cook QMX-270, 9,000 CFM @ .75", 2 HP, VFD	3	2011	CI			2022		25		$ -	$ -		cfm		$ -	1.254	$ -	129%	$ -	-
263		8	Putnam Heights Elem	7.07	Air handler units / ERU - dampers		IMC Area	RTAC-1, 7,500 CFM, 1,950 CFM OA, 15 HP, VFD, 11.2 GPM @ 140 to 100, 51 GPM @ 45 to 57, Cook ACE-B245 Relief, 2 HP, 6,000 CFM @ .5"	2	2011	CI			2022		25		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
264		8	Putnam Heights Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Admin / Office Area	RTAC-2, 4,700 CFM, 1,040 CFM OA, 10 HP, VFD, 6 GPM @ 140 to 100, 28.9 GPM @ 45 to 57, Cook ACE-B210, Relief, 1 HP, 3,800 CFM @ .5"	3	2011	CI			2022		25		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
265		8	Putnam Heights Elem	7.07	Air handler units / ERU - dampers		Building relief	The relief fan system is 4 to 7,000 CFM short of economizer CFM capacity. Excess building pressure during Economizer	2	2012	CI	Y3	2	2022	Add more relief fan capacity. Replace relief fans with larger fans to match intake capacity.	30		$ 151,400	$ 117,400	$ 15,000.00	ea	6	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
266		8	Putnam Heights Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			VAV Boxes are at midpoint of their useful life	3	2012	CI			2022		25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
267		8	Putnam Heights Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibules	CUH is Hot Water with DDC Controls	4	2012	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
268		8	Putnam Heights Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Convectors	Convector is hot water fed with DDC controls.	3	1966	CI			2022		20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Putnam Heights Elementary**				**81,135**	**SF**	Ron S - Phil - Nancy - John J - Gary -Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,509,624										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
269		8	Putnam Heights Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Vestibule - Door 3	Uhs are Hot Water with older DDC Controls	3	2012	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
270		8	Putnam Heights Elem	7.10	Exhaust fans - PRV / utility sets		Building	Exhaust fans were replace in 2012 during HVAC upgrade.	3	2012	CI			2022		25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
271		8	Putnam Heights Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	CH-1, Trane model RTAC-170, 170 Ton Rotary Screw air cooled Chiller. R134a, 35% Prop Glycol.	4	2012	CI			2022		30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
272		8	Putnam Heights Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
273		8	Putnam Heights Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Domestic Circ pump: B&G; looks like a replaced motor and shaft with original pump head.	3	2012	CI			2022		15		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
274		8	Putnam Heights Elem	8.02	Piping (domestic) / labeling / conditioning		Building	Domestic water piping appears to be mostly copper throughout the building.	3	2012	CI			2022		40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
275		8	Putnam Heights Elem	8.08	Plumbing Fixtures		1956 and 2011 classrooms	Classroom sinks are stainless steel and have H & C water and bubblers	3		CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
276		8	Putnam Heights Elem	8.08	Plumbing Fixtures		1971 & 1981 Classrooms	Classroom sinks are stainless steel and have H & C water	3		CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
277		8	Putnam Heights Elem	8.08	Plumbing Fixtures		Toilet rms at cafeteria	Water Closets are floor mtd. flush tank, Urinals are wall mtd battery flush, lavs are wall mtd manual H&C and (1) HC lav w/ sensor faucet.	3	1956	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
278		8	Putnam Heights Elem	8.08	Plumbing Fixtures		Toilet rms near Music	Water Closets are floor mtd. flush tank, Urinals are floor mtd hard wired sensor flush, wash fount is moulded plastic w/ foot operator.	3	1971	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
279		8	Putnam Heights Elem	8.08	Plumbing Fixtures		Toilet rms near Media	Water Closets are floor mtd. flush tank, Urinals are floor mtd hard wired sensor flush, wash fount is stainless steel w/ sensor operator.	3	1971	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
280		8	Putnam Heights Elem	8.08	Plumbing Fixtures		Toilet rms near courtyard	Water Closets are floor mtd. flush tank, Urinals are floor mtd manual flush, wash fount is stainless steel w/ sensor operator.	4	1981	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
281		8	Putnam Heights Elem	8.08	Plumbing Fixtures		Toilet rms near Gym	Water Closets are floor mtd. flush tank, Urinals are wall mtd battery w/ sensor flush, lavs are wall mtd w/ sensor faucet.	3	2012	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
282		8	Putnam Heights Elem	8.10	Drinking Fountains		building wide	Water coolers without bottle fillers	3		CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
283		8	Putnam Heights Elem	8.11	Fire suppression- source / pumps / distribution / heads		BUILDING	Fire Protection sytem installed in 2012	3	2012	CI			2022		40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
284		8	Putnam Heights Elem	8.15	Domestic Water Heaters		Boiler Room	Two (2) Domestic Water Heaters are Bradford White Natural Gas, Model EF100T199E3N2, 100 gallons storage, 199 MBH, with 238 GPH recovery.	3	2012	CI			2022	Replace when fails in future.	25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Putnam Heights Elementary**				**81,135**	**SF**	Ron S - Phil - Nancy - John J - Gary -Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,509,624										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
285		8	Putnam Heights Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
286		8	Putnam Heights Elem	9.03	Electric panels - distribution / labeling		Main Electrical Room	2000A 208V, 3-Phase Main switchboard (MSB)	4	2012	CI			2022	No Action Required	25		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
287		8	Putnam Heights Elem	9.03	Electric panels - distribution / labeling		Main Electrical Room	600A 208V, 3-Phase Distribution Panel	4	2012	CI			2022	No Action Required	25		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
288		8	Putnam Heights Elem	9.03	Electric panels - distribution / labeling			225A 208V, 3-Phase Panels	3	2008	CI	Y8	3	2022	Replace in 6-10years	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
289		8	Putnam Heights Elem	9.03	Electric panels - distribution / labeling			150A 208V, 3-Phase Panels	2	1988	CI	Y3	1	2022	Past life expectancy	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
290		8	Putnam Heights Elem	9.03	Electric panels - distribution / labeling			100A 208V, 3-Phase Panels	2	1977	CI	Y3	1	2022	Past life expectancy	25		$ 26,900	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	26,936
291		8	Putnam Heights Elem	9.05	Fire Alarm			Addressable Simplex Fire Alarm Control Panel	3	2008	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
292		8	Putnam Heights Elem	9.08	Emergency generators / battery backup systems /			Building has Emergency Generator	3		CI	Y8	3	2022	Evaluate emergency power needs(6-10years)	25		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
293		8	Putnam Heights Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
294		8	Putnam Heights Elem	10.01	Lighting - Lamps / ballasts / controls		All Spaces Pre 2012	Fluorescent Light Fixtures retrofitted with	3	2012	CI	Y8	3	2022	Replace with LED fixtures(6-10years)	20		$ 385,500	$ 299,000	$ 4.00	sf	57,295	$ 229,200	1.254	$ 287,400	129%	$ 370,700	385,528
295		8	Putnam Heights Elem	10.01	Lighting - Lamps / ballasts / controls		2012 Addition	LED Fixtures	4	2012	CI			2022	No action required	20		$ -	$ -	$ -	sf	23,298	$ -	1.254	$ -	129%	$ -	-
296		8	Putnam Heights Elem	10.02	Emergency Lighting / Exit signs			LED Emergency and Exit signs	4	2001	CI			2022	No action required	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
297		8	Putnam Heights Elem	10.04	Security Lighting (Exterior)			LED Fixtures	4	2012	CI			2022	No action required	20		$ -	$ -	$ -	sf	10	$ -	1.254	$ -	129%	$ -	-
298		8	Putnam Heights Elem	10.05	Parking lot lighting			Pole Mounted double head LED Fixtures	4	2012	CI			2022	No action required	20		$ -	$ -	$ -	sf	4	$ -	1.254	$ -	129%	$ -	-
299		8	Putnam Heights Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
300		8	Putnam Heights Elem	11.01	Stuctured cabling		Bldg	Good - mix of Cat 5e and Cat 6	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
301		8	Putnam Heights Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4) ceiling speakers, (1) WAP, (1) paging speaker	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
302		8	Putnam Heights Elem	11.03	Local Sound systems		Gym	Good - Biamp / Biamp Power, (7) wireless mics, (2) Biamp ceiling speakers	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
303		8	Putnam Heights Elem	11.04	Master Clock Systems		Bldg	Good - Bogen	5	2012	CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
304		8	Putnam Heights Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
305		8	Putnam Heights Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
306		8	Putnam Heights Elem	11.07	Burgler Alarm System		Bldg	Good / Okay - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
307		8	Putnam Heights Elem	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

PUTNAM HEIGHTS ELEMENTARY SCHOOL

SITE:	16.6 ACRES	CLASSROOMS:	23
BUILDING:	81,135 SF	CAPACITY:	414
ENROLLMENT:	419	CURRENT SF/STUDENT	194

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

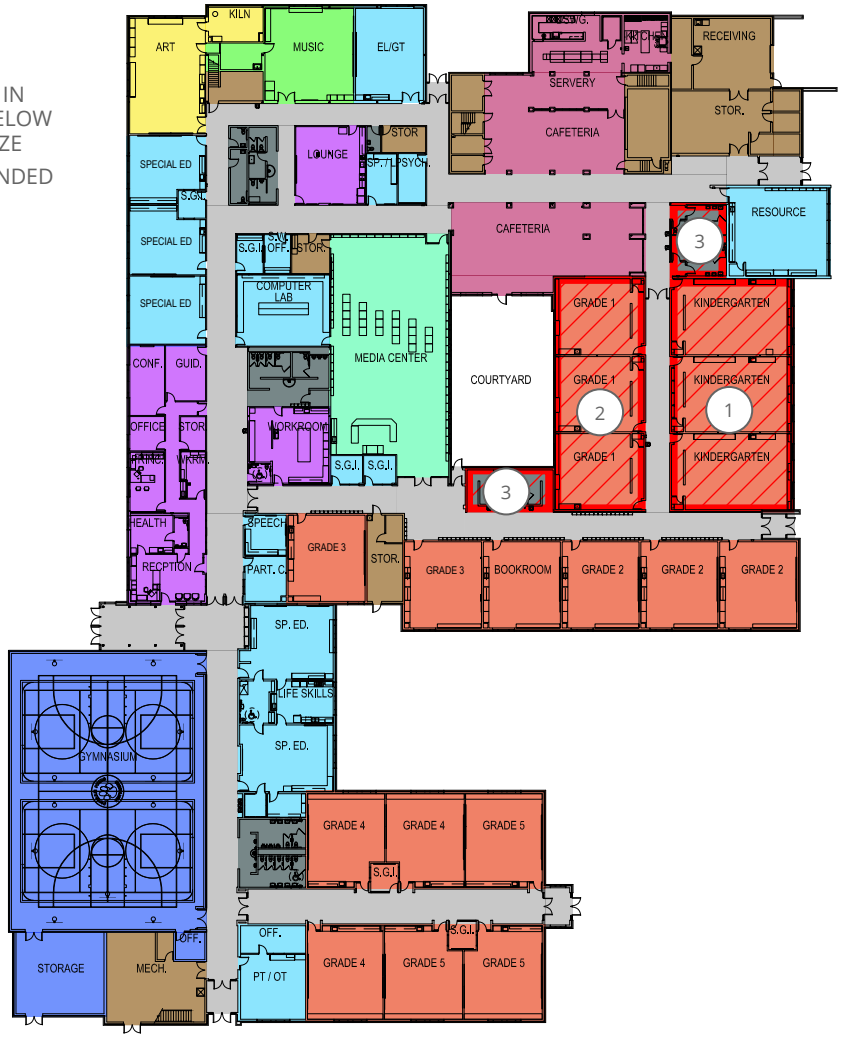
- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES

KEY NOTES

1. NEED RESTROOMS IN KINDERGARTEN, BELOW RECOMMENDED SIZE
2. BELOW RECOMMENDED SIZE
3. UNDERSIZED RESTROOMS



ATSR

ROBBINS ELEMENTARY SCHOOL

SITE: 9.2 ACRES
BUILDING: 95,297 SF
ENROLLMENT: 460

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

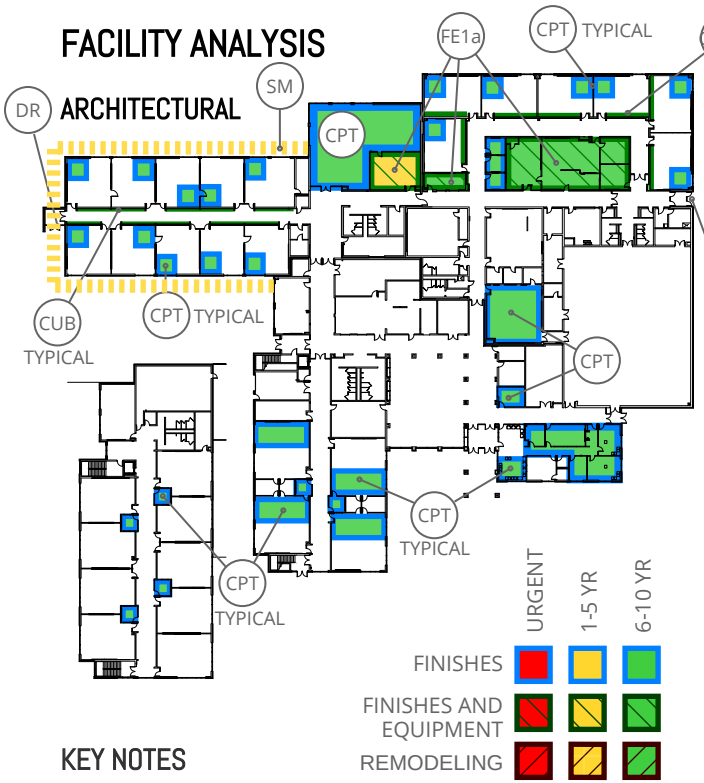
1. MASONRY REPAIRS AT TRANSFORMER ENCLOSURE
2. OUTDOOR CLASSROOM
3. ENVIRONMENTAL LEARNING PATH

ATSR

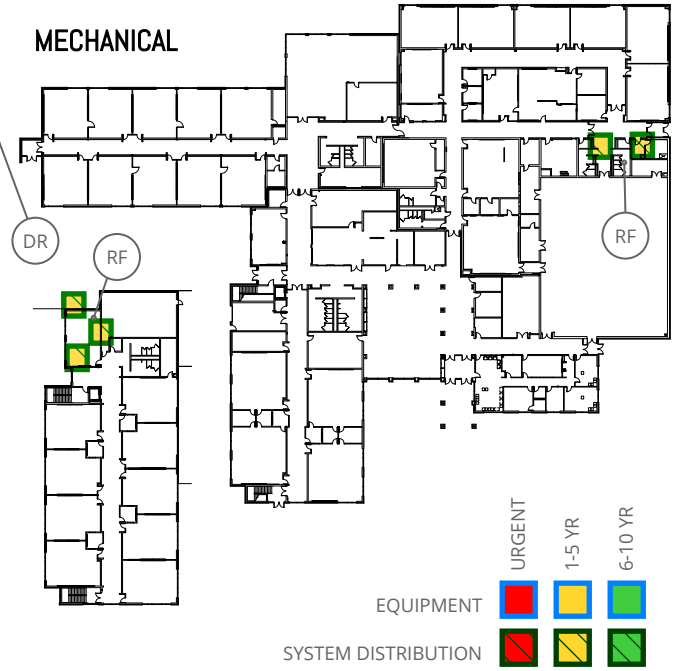
ROBBINS ELEMENTARY SCHOOL

FACILITY ANALYSIS

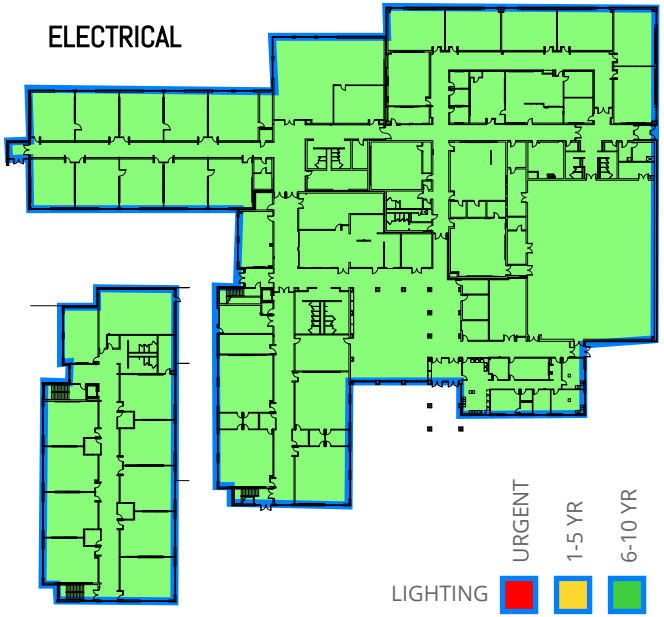
ARCHITECTURAL



MECHANICAL



ELECTRICAL



KEY NOTES

- CPT — REPLACE CARPET
- FE1a — REPLACE FLOOR AND CASEWORK
- RMIN — ACT REPLACMENT
- CSWK — REPLACE PLAM CASEWORK
- CUB — REPLACE PLAM CUBBIES
- DR — REPLACE DOORS WITH ALUMINUM STOREFRONT DOORS
- RS — REPLACE SEALANT

KEY NOTES

- RF — REPLACE RELIEF FANS WITH LARGER FULL ECONOMIZER SIZED FANS

KEY NOTES

- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.
- L1 — FLOURESCENT LAMPS HAVE BEEN REPLACED WITH LED IN EXISTING LIGHT FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 6-10 YEARS

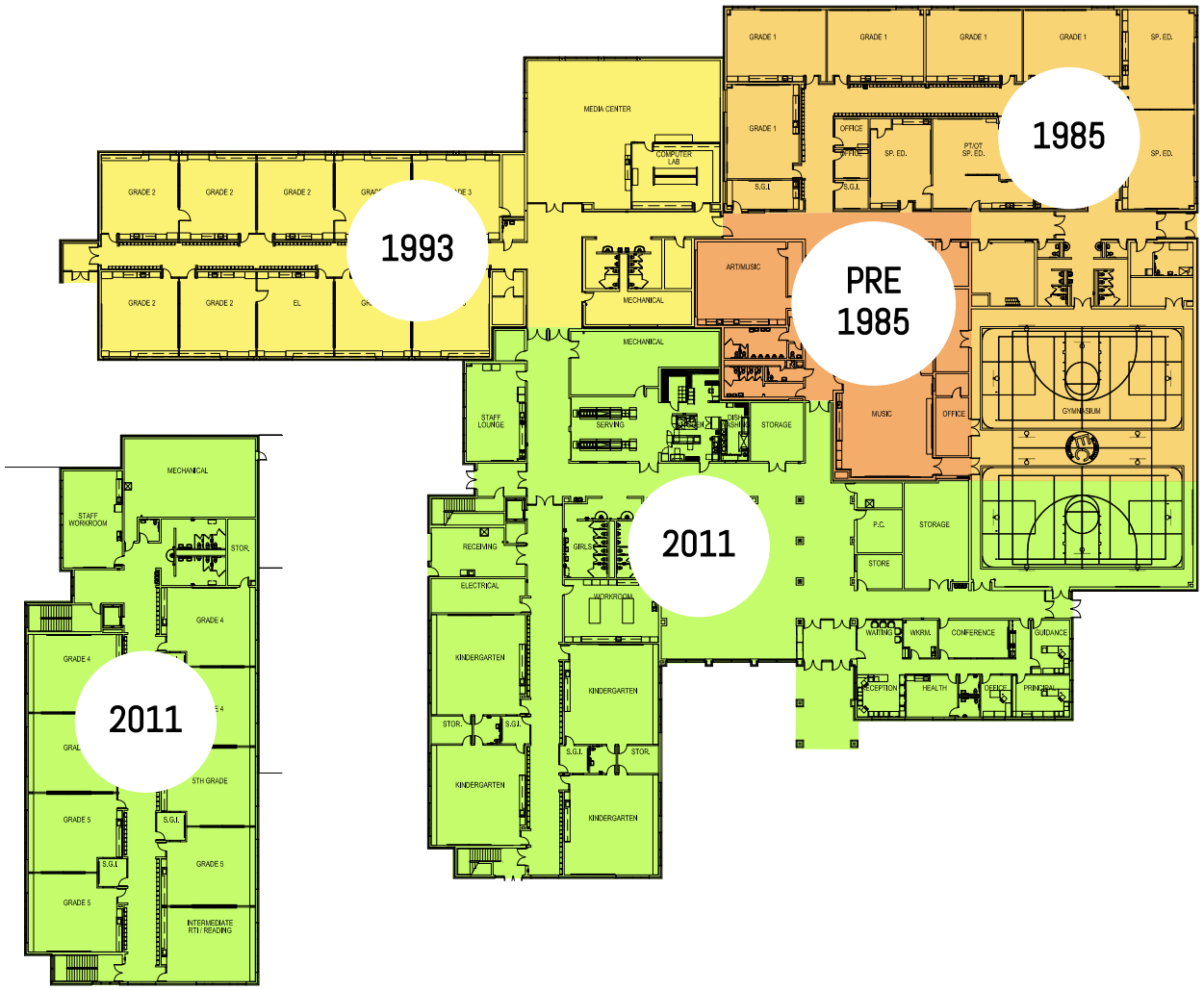
GENERAL NOTES

1. PANELS AND DISTRIBUTION EQUIPMENT IS IN GOOD CONDITION . REPLACE PANELS IN 6-10 YEARS
2. INSTALL EMERGENCY EGRESS LIGHTING AT ALL EXTERIOR EXITS
3. REPLACE LIGHT SWITCHES WITH LIGHTING CONTROL (DIMMER) SWITCHES.

ATS+R

ROBBINS ELEMENTARY SCHOOL

BUILDING AGE



197							1%	$ 2.04	194,300	1,2	Cond.						Priority High (1)				$ 37,856														$ 37,856
198								$ 8.94	852,200	3	Cond.						Priority Med (2)				$ 179,712														$ 179,712
199								$ -	-	4,5	Cond.						Priority Low (3)				$ 852,072														$ 852,072
200	**Robbins Elementary**				95,297	SF	Ron S - Peter - John J - Gary - Mike H - Dave B/Tyler									2022	TOTAL PRIORITIES				$ 1,069,640														
201											Install							Life		Projected	2022					Base	Est.			Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl					Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended			(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity		Cost	Factor	Cost	Factor	Cost	Cost	
204		**9**									**CI**	**Y3**		**2022**																			
205		9	Robbins Elem	1.04	0				2		CI	Y3	2	2022						$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-	
206		9	Robbins Elem	**1.00**	**SITE - Hard surfaces**															$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
207		9	Robbins Elem	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required * Several Cracks, and * Pot Holes/Low Areas	2		CI	Y3	2	2022	Remove & Replace Portions of Bit Pvmnt - Full Depth Reclaimation - Incl sawcutting bit			$ 6,600	$ 5,200	$ 30.00	sy	125	$ 3,800	1.292	$ 4,900	129%	$ 6,300	6,552	
208		9	Robbins Elem	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact subgrade, add new stone base & replace ag base			$ 12,900	$ 10,000	$ 59.00	sy	125	$ 7,400	1.292	$ 9,600	129%	$ 12,400	12,896	
209		9	Robbins Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks (2022)			$ 3,500	$ 2,700	$ 1.25	lf	1,565	$ 2,000	1.292	$ 2,600	129%	$ 3,400	3,536	
210		9	Robbins Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Sealcoating - Restripping (2022)			$ 13,800	$ 10,800	$ 0.90	sy	8,850	$ 8,000	1.292	$ 10,300	129%	$ 13,300	13,832	
211		9	Robbins Elem	1.01	Asphalt paving		Parking Lot Trench Drains	Trench Drains are clogged w/ debris and silt preventing proper drainage	2		CI	Y3	2	2022	Remove trench drain covers and clear obstructions			$ 1,800	$ 1,400	$ 250.00	ea	4	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768	
212		9	Robbins Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 4,300	$ 3,400	$ 9.60	lf	260	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264	
213		9	Robbins Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete	2		CI	Y3	2	2022	Remove/Replace conc pavement			$ 100	$ 200	$ 15.50	sf	5	$ 100	1.292	$ 100	129%	$ 100	104	
214		9	Robbins Elem	**2.00**	**SITE - Activity Spaces**															$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
215		9	Robbins Elem	2.01	Playgrounds		No Items this section				CI			2022						$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
216		9	Robbins Elem	**3.00**	**SITE - Drainage / Landscaping**															$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-	
217		9	Robbins Elem	3.01	Grass / Turf		**Regrade Areas to Uncover Bldg Brick Weeps**	Grade along Bldg is too high & covers over brick weeps	2		CI	Y3	2	2022	Regrade areas along bldg to exposed brick weeps - Remove Sod, regrade, then re-sod disturbed areas (+/- 1500sy)			$ 34,600	$ 26,900	$ 20,000.00	ls	1	$ 20,000	1.292	$ 25,800	129%	$ 33,300	34,632	
218		9	Robbins Elem	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in along bldg	2		CI	Y3	2	2022	Clean out Scrub trees and brush			$ 800	$ 700	$ 500.00	ls	1	$ 500	1.292	$ 600	129%	$ 800	832	
219		9	Robbins Elem	**4.00**	**Exterior (Building Envelope)**															$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-	
220		9	Robbins Elem	4.01	Roofs		Not Reviewed Per District				CI			2022						$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-	
221		9	Robbins Elem	4.02	Wall systems	Mas	Transformer enclosure	Cracked brick/CMU	2	2011	CI	Y3	2	2022	Replace damaged masonry			$ 7,900	$ 6,200	$ 49.00	sf	100	$ 4,900	1.210	$ 5,900	129%	$ 7,600	7,904	
222		9	Robbins Elem	4.02	Wall systems	Mas	Transformer enclosure	Efflourescence	2	2011	CI	Y3	2	2022	Clean masonry			$ 3,700	$ 2,900	$ 3.60	sf	650	$ 2,300	1.210	$ 2,800	129%	$ 3,600	3,744	
223		9	Robbins Elem	4.02	Wall systems	Mas	Transformer enclosure	Painted CMU poor condition	2	2011	CI	Y3	2	2022	Repaint CMU			$ 800	$ 700	$ 0.70	sf	650	$ 500	1.210	$ 600	129%	$ 800	832	
224		9	Robbins Elem	4.02	Wall systems	TP	exterior	damaged mortar	2		CI		2	2022	clean - verify if water invasion above					$ 26.00	sf	550	$ 14,300	1.210	$ 17,300	129%	$ 22,300	23,192	
225		9	Robbins Elem	4.03	Tuck pointing / Sealant	Sealant	1993 wing	Sealant hard/cracked	2	1993	CI	Y3	2	2022	replace sealant in joints and around openings			$ 12,100	$ 9,400	$ 9.60	lf	892	$ 8,600	1.050	$ 9,000	129%	$ 11,600	12,064	
226		9	Robbins Elem	4.03	Tuck pointing / Sealant	Sealant	Transformer enclosure	Sealant hard/cracked	2		CI	Y3	2	2022	clean - verify if water invasion above			$ 300	$ 300	$ 9.60	ea	20	$ 200	1.050	$ 200	129%	$ 300	312	
227		9	Robbins Elem	4.04	Doors / Hardware		Doors 5 and 6	Hollow metal entrance doors rusting	2		CI	Y3	2	2022	replace hollow metal doors and frame with aluminum (2 leafs, with sidelights and transom, hardware)			$ 22,200	$ 17,200	$ 3,400.00	ea	4	$ 13,600	1.210	$ 16,500	129%	$ 21,300	22,152	
228		9	Robbins Elem	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Stair Railings	Corroded/Rusting Metal Stair Railings	2		CI	Y3	2	2022	Grind Rust/Prime/Paint metal railings			$ 900	$ 800	$ 15.50	lf	40	$ 600	1.210	$ 700	129%	$ 900	936	
229		9	Robbins Elem	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Bollards	Corroded/Rusting Metal Bollards	2		CI	Y3	2	2022	Grind Rust/Prime/Paint steel bollards			$ 500	$ 400	$ 100.00	ea	3	$ 300	1.210	$ 400	129%	$ 500	520	
230		9	Robbins Elem	**5.00**	**Interior (Building)**															$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-	
231		9	Robbins Elem	5.03	Flooring / Base	CPT	Administration	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 14,800	$ 11,500	$ 5.60	sf	1,619	$ 9,100	1.210	$ 11,000	129%	$ 14,200	14,768	
232		9	Robbins Elem	5.03	Flooring / Base	CPT	Kindergarten Classrooms/S	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 22,300	$ 17,300	$ 5.60	sf	2,440	$ 13,700	1.210	$ 16,600	129%	$ 21,400	22,256	

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Robbins Elementary**				**95,297**	**SF**	Ron S - Peter - John J - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,069,640										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
233		9	Robbins Elem	5.03	Flooring / Base	CPT	Grade 2/3 Classrooms Rm# 169-178	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 16,200	$ 12,600	$ 6.90	sf	1,450	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
234		9	Robbins Elem	5.03	Flooring / Base	CPT	Media center	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 26,300	$ 20,400	$ 5.60	sf	2,900	$ 16,200	1.210	$ 19,600	129%	$ 25,300	26,312
235		9	Robbins Elem	5.03	Flooring / Base	CPT	Grade 1/Sp Ed Classrooms	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 9,300	$ 7,200	$ 5.60	sf	1,015	$ 5,700	1.210	$ 6,900	129%	$ 8,900	9,256
236		9	Robbins Elem	5.03	Flooring / Base	FLR	153, 124, 124	Broadloom Carpet/Sheet Lino	3		CI	Y8	3	2022	Replace flooring (VT basis) -6-10 yrs			$ 4,200	$ 3,300	$ 6.90	sf	374	$ 2,600	1.210	$ 3,100	129%	$ 4,000	4,160
237		9	Robbins Elem	5.03	Flooring / Base	CPT	Music Room 121	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 11,400	$ 8,900	$ 5.60	sf	1,244	$ 7,000	1.210	$ 8,500	129%	$ 11,000	11,440
238		9	Robbins Elem	5.03	Flooring / Base	CPT	Level 2 SGI Rooms	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 3,600	$ 2,800	$ 5.60	sf	400	$ 2,200	1.210	$ 2,700	129%	$ 3,500	3,640
239		9	Robbins Elem	5.03	Flooring / Base	CPT	Room 114	Broadloom Carpet	3		CI	Y8	3	2022	Replace broadloom carpet with modular - 6-10 yrs			$ 1,800	$ 1,400	$ 5.60	sf	200	$ 1,100	1.210	$ 1,300	129%	$ 1,700	1,768
240		9	Robbins Elem	5.08	Accessibility (ADA)		CR sinks in casework	Sinks in caswork not accessible (pull under)			CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
241		9	Robbins Elem	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
242		9	Robbins Elem	5.10	REMODELING / ADDITIONS						CI		2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
243		9	Robbins Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
244		9	Robbins Elem	6.18	Kitchen Equipment		118 Serving, 119 Kitchen,	Convection oven and dishmachine	3		CI	Y8	3	2022	Replace equipment listed in 10 years			$ 67,400	$ 52,300	$41,500	ls	1	$ 41,500	1.210	$ 50,200	129%	$ 64,800	67,392
245		9	Robbins Elem	6.18	Kitchen Equipment		119 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
246		9	Robbins Elem	6.19	Cold Storage Rooms		119B Cooler		2		CI		2	2022				$ -	$ -	$0	ls	1	$ -	1.210	$ -	129%	$ -	-
247		9	Robbins Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
248		9	Robbins Elem	7.01	Boilers		Boiler Room	B-1: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas, 2,000 MBH	4	2012	CI					30		$ -	$ -		MM BTU		$ -	1.100	$ -	129%	$ -	-
249		9	Robbins Elem	7.01	Boilers		Boiler Room	B-2: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas,2,000 MBH	4	2012	CI					30		$ -	$ -		MM BTU		$ -	1.100	$ -	129%	$ -	-
250		9	Robbins Elem	7.01	Boilers		Boiler Room	B-3: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas, 2,000 MBH	4	2012	CI					30		$ -	$ -		ls		$ -	1.100	$ -	129%	$ -	-
251		9	Robbins Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	VFDs for pumps 1 & 2 are are at midpoint of their useful life	3	2012	CI					15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
252		9	Robbins Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Chiller Room	VFDs for pumps 3 & 4 are are at midpoint of their useful life	3	2012	CI					15		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
253		9	Robbins Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Heating piping is either threaded or welded Black steel and braized copper	4	2012	CI					40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
254		9	Robbins Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Chilled Water piping is eithe threaded or welded Black steel and braized copper	4	2012	CI					40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
255		9	Robbins Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-1: Heating Pump, B&G, 1531-3BC. 400 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
256		9	Robbins Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-2: Heating Pump, B&G, 1531-3BC. 400 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
257		9	Robbins Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-3: Chilled Water Pump, B&G, 1531-3BC. 450 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Robbins Elementary**				**95,297**	**SF**	Ron S - Peter - John J - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,069,640										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
258		9	Robbins Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-4: Chilled Water Pump, B&G, 1531-3BC. 450 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
259		9	Robbins Elem	7.06	Energy Management Systems (24 volt low voltage)		Building	Andover Controls	2	2012	CI	Y8	3		Upgrade energy management system	15		$ -	$ 932,100	$ 7.50	sf	95,297	$ 714,700	1.254	$ 896,200	129%	$ 1,156,100	-
260		9	Robbins Elem	7.07	Air handler units / ERU - dampers		2 Story Addition	AC-1 Trane, CSAA050UAC00, 22,000 CFM, 10,150 CFM OA, 50 HP, VFD, 49.7 GPM @ 140 deg.EWT, 100 Deg LWT, 195 GPM @ 45 to 57 Cook QMX-365 Relief, 20,000 @ .75", 5 HP, VFD.	3	2012	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
261		9	Robbins Elem	7.07	Air handler units / ERU - dampers		Cafeteria	AC-2 Trane CSAA017UAC00, 8,400 CFM, 1,650/4,000 CFM OA 20 HP, VFD, 19.7 GPM HW @ 140 to 100, 69.9 GPM @ 57 t45 to 57	3	2012	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
262		9	Robbins Elem	7.07	Air handler units / ERU - dampers		Unit A Classrooms	AC-3 Trane, CSAA030UAC00, 15,000 CFM, 5,190 CFM OA, 30 HP, VFD, 27.7 GPM HW, 140 to 100, 106.6 GPM @ 45 to 57. Cook QMX-270, 12,000 CFM @ .75", 5 HP, VFD.	3	2012	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
263		9	Robbins Elem	7.07	Air handler units / ERU - dampers		Offices	AC-4 Trane, CSAA008UAC00, 3,500 CFM, 1,235 CFM OA, 7.5 HP, VFD, 6.8 GPM @ 140 to 100, 25.4 GPM @ 45 to 57, Cook QMX-120, 2,500 CFM @ .75", 1.5 HP, VFD.	3	2012	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
264		9	Robbins Elem	7.07	Air handler units / ERU - dampers		Unit B Classrooms	AC-5 Trane, CSAA030UAC00, 15.500 CFM, 7,725 CFM OA, 30 HP, VFD, 41 GPM @104 to 100, 136.9 GPM @ 45 to 57, Cook QMX-225, 10,300 CFM, 5 HP, VFD	3	2012	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
265		9	Robbins Elem	7.07	Air handler units / ERU - dampers		Gym	AC-6 Trane, CSAA021UAC00, 7,000/10,300 CFM, 700/3,200 CFM OA, 25 HP, VFD, 30.7 GPM @ 140 to 100, 76.2 GPM @ 45 to 57 , Cook QMX-202, 7,000 CFM @ .75", 3 HP, VFD	3	2012	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
266		9	Robbins Elem	7.07	Air handler units / ERU - dampers		Building relief	The relief fan system is 10 to 12,000 CFM short of economizer CFM capacity. Excess building pressure during Economizer	1	2012	CI	Y3	2		Add more relief fan capacity. Replace relief fans with larger fans to match intake capacity.	30		$ -	$ 117,400	$ 15,000.00	ea	6	$ 90,000	1.254	$ 112,900	129%	$ 145,600	-
267		9	Robbins Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit			VAV Boxes are at midpoint of their useful life	3	2012	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
268		9	Robbins Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Vestibules	CUH is Hot Water with DDC Controls	4	2012	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
269		9	Robbins Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Convectors	Convector is hot water fed with DDC controls.	2	1966	CI					20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
270		9	Robbins Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		Vestibule - Door 3	Uhs are Hot Water with older DDC Controls	3	2012	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Robbins Elementary**				95,297	SF	Ron S - Peter - John J - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,069,640										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
271		9	Robbins Elem	7.10	Exhaust fans - PRV / utility sets		Building	Exhaust fans were replaced in 2012 during HVAC upgrade.	3	2012	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
272		9	Robbins Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	CH-1, Trane model RTAC-200, 206 Ton Rotary Screw air cooled Chiller. R134a, 35% Prop Glycol.	4	2012	CI					30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
273		9	Robbins Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
274		9	Robbins Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical			Domestic Water Circ Pump is newer, could	4	2011	CI					15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
275		9	Robbins Elem	8.02	Piping (domestic) / labeling / conditioning		Building	The majority of all plumbing throughout the	2	2011	CI					40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
276		9	Robbins Elem	8.08	Plumbing Fixtures			Classroom Sinks are stainless steel with H&C	3	1966	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
277		9	Robbins Elem	8.08	1.254			Room has new sinks.	5	2017	CI					30		$ -	$ -				$ -	1.254	$ -	129%	$ -	-
278		9	Robbins Elem	8.08	Plumbing Fixtures		Girls & Boys Lav at	Toilet group has floor style urinals (2) Manual	3	1985	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
279		9	Robbins Elem	8.08	Plumbing Fixtures		Girls & Boys Lav at Media	Toilet group has floor style urinals (3) Battery	3	1993	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
280		9	Robbins Elem	8.08	Plumbing Fixtures		Girls & Boys Lav at	Toilet group has floor style urinals (2) Hard	3	2011	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
281		9	Robbins Elem	8.10	Drinking Fountains		Building	Water Coolers are electric w/o bottle fillers	3		CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
282		9	Robbins Elem	8.11	Fire suppression- source / pumps / distribution / heads		Building	Fire suppression system installed in 2011	4	2011	CI					40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
283		9	Robbins Elem	8.15	Domestic Water Heaters		Boiler Room	Two (2) Domestic Water Heaters are Bradford	3	2011	CI					25		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
284		9	Robbins Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
285		9	Robbins Elem	9.03	Electric panels - distribution / labeling			225 amp circuit breaker panels LM1,LM2	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
286		9	Robbins Elem	9.03	Electric panels - distribution / labeling			125 amp panels LD,CP,COMPUTER LAB PNL	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 20,200	$ 15,700	$ 4,000.00	ea	3	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
287		9	Robbins Elem	9.04	branch circuits - computer / media (utilization voltage -						CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
288		9	Robbins Elem	9.05	Fire Alarm						CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
289		9	Robbins Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
290		9	Robbins Elem	10.01	Lighting - Lamps / ballasts / controls			self contained LED lamps have been installed in the existing fluorescent fixtures	3		CI	Y8	3	2022	Replace existing fixtures with new LED fixtures within the next 6-10 years			$ 641,300	$ 497,200	$ 4.00	sf	95,297	$ 381,200	1.254	$ 478,000	129%	$ 616,600	641,264
291		9	Robbins Elem	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits.	1		CI	Y3	1	2022	provide exterior emergency lighting at required locations			$ 37,900	$ 29,400	$ 2,500.00	ea	9	$ 22,500	1.254	$ 28,200	129%	$ 36,400	37,856
292		9	Robbins Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
293		9	Robbins Elem	11.01	Stuctured cabling		Bldg	Good - mostly Cat 6	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
294		9	Robbins Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4)	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
295		9	Robbins Elem	11.03	Local Sound systems		Gym	Very Good - nmix of Sennheiser, Biamp, Crown, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
296		9	Robbins Elem	11.03	Local Sound systems		Cafeteria	Okay - mix of Sennheiser, Biamp, Crown, etc.; operation issues - "Can't use more than (1) wireless mic at a time" otherwise interference	2		CI			2022	service call			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
297		9	Robbins Elem	11.04	Master Clock Systems		Bldg	Good - Bogen	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
298		9	Robbins Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Robbins Elementary**				**95,297**	**SF**	Ron S - Peter - John J - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,069,640										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
299		9	Robbins Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX main	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
300		9	Robbins Elem	11.07	Burgler Alarm System		Bldg	Good - DMP motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
301		9	Robbins Elem	11.08	Video Surveillance System		Bldg	Good - new AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

ROBBINS ELEMENTARY SCHOOL

SITE:	9.2 ACRES	CLASSROOMS:	25
BUILDING:	95,297 SF	CAPACITY:	575
ENROLLMENT:	460	CURRENT SF/STUDENT	207

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

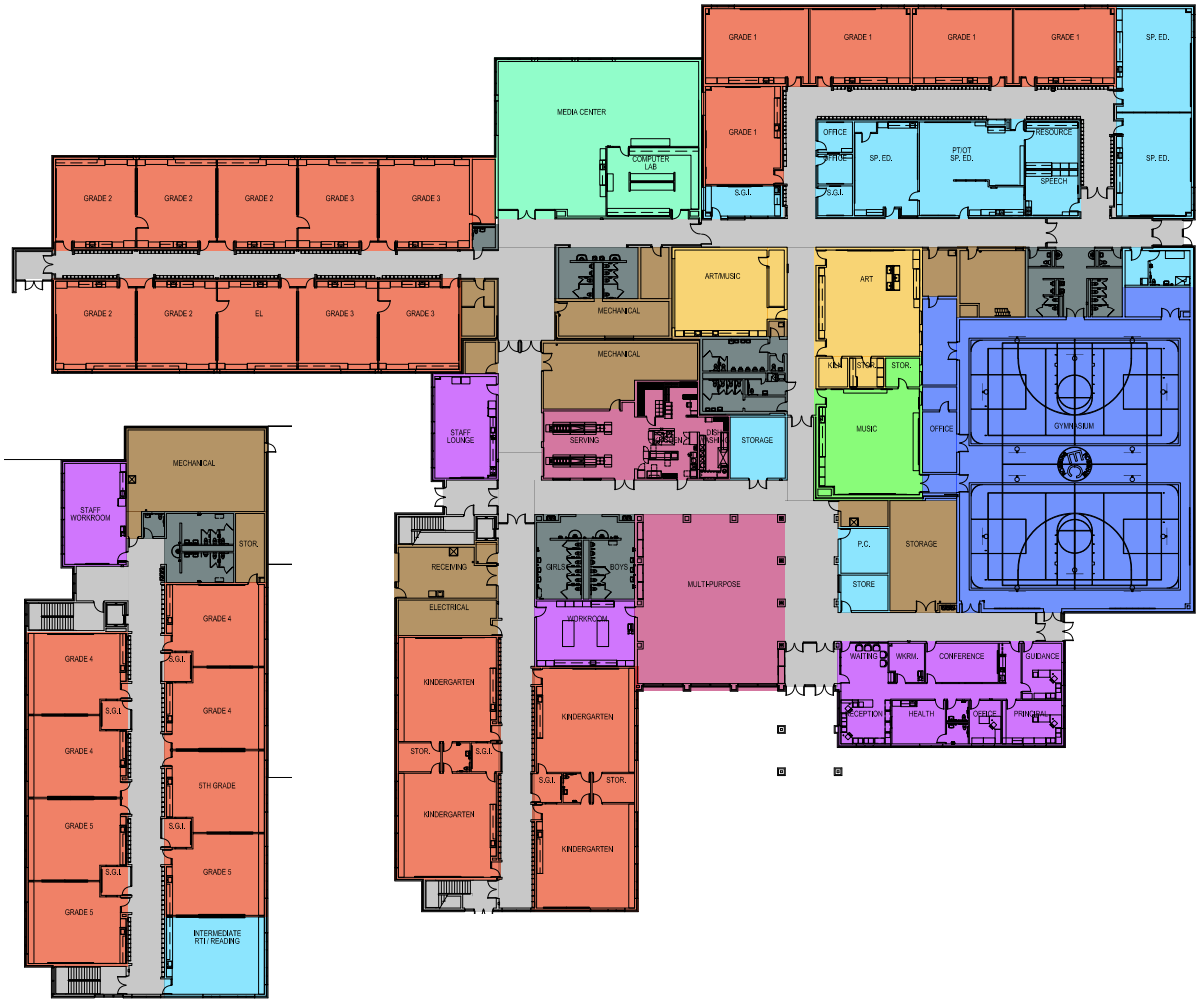
- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



ATSR

ROOSEVELT ELEMENTARY SCHOOL

SITE: 4.0 ACRES
BUILDING: 39,849 SF
ENROLLMENT: 275

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

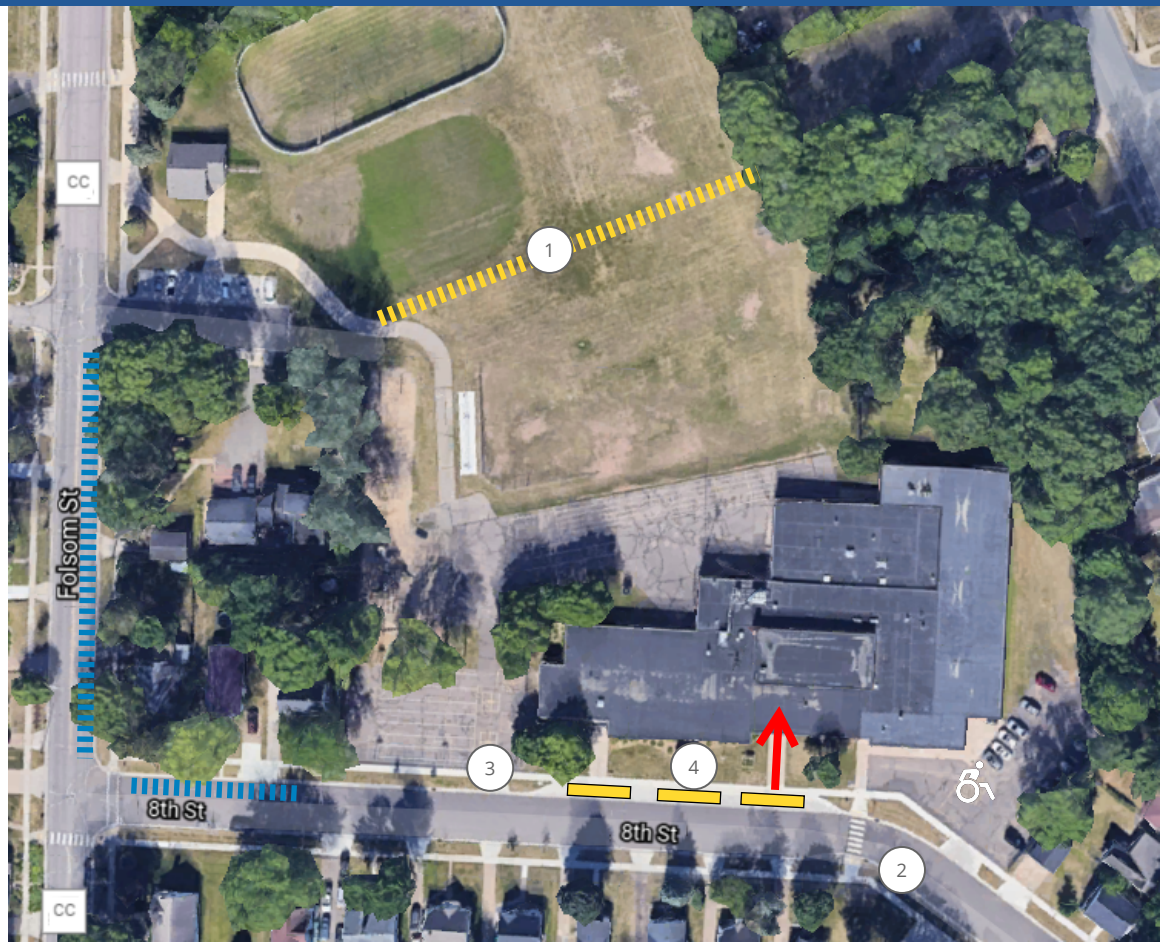
- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIROMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. NEED FENCE BETWEEN SCHOOL AND CITY PARK
2. SCHOOL ZONE FLASHING LIGHT REQUIRED
3. NEED GATE IN FENCE FOR AT FLIGHT RISK STUDENTS
4. SIDEWALK NOT WIDE ENOUGH



GENERAL NOTES

1 - SCHOOL LOT UNDERSIZED. NO ROOM FOR EXPANSION.

2 - NO ON-SITE DROP OFF FOR BUSES OR PARENTS

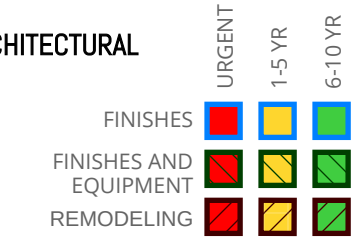
3 - ONLY HAS STAFF PARKING, AND THAT IS UNDERSIZED

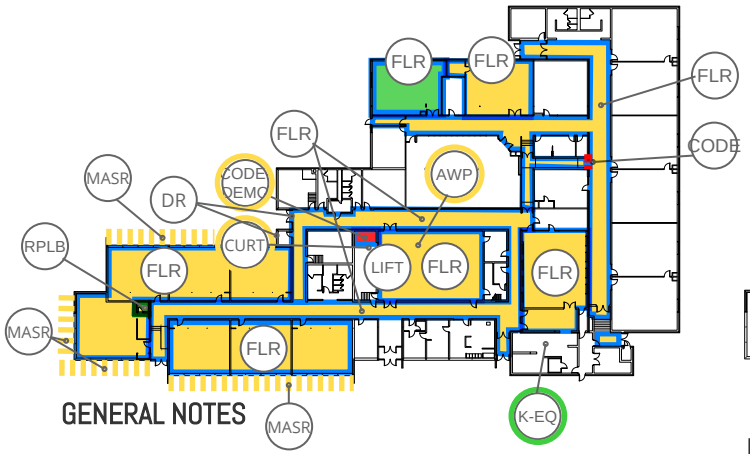
ATSR

ROOSEVELT ELEMENTARY SCHOOL

FACILITY ANALYSIS

ARCHITECTURAL





GENERAL NOTES

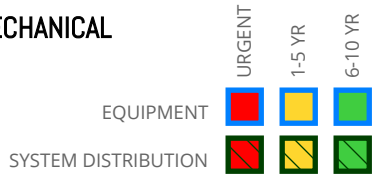
1 - BUILDING CONTROL JOINT SEALANT AND WINDOW SEALANT REPLACEMENT REQUIRED

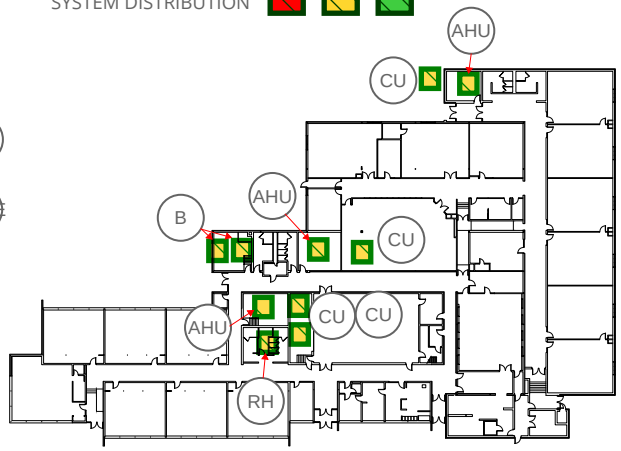
2 - FACEBRICK REPAIRS REQUIRED AT WINDOW HEADS AND AT BOTTOM OF WINDOWS

KEY NOTES

- FLR — REPLACE FLOORING
- RPLB — REMODEL MAJOR WITH PLUMBING
- CODE DR — CODE COMPLIANCE - REPLACE REMOVED RATED DOOR
- CODE DEMO — CODE COMPLIANCE - REMOVE EXPOSED WOOD CONST STORAGE ON STAGE
- MASR — MASONRY REPAIRS
- DR — REPLACE DOOR
- LIFT — ADA - ADD WHEELCHAIR LIFT TO STAGE
- CURT — STAGE CURTAINS
- AWP — ACOUST WALL PANELS
- K-EQ — KITCHEN EQUIPMENT

MECHANICAL

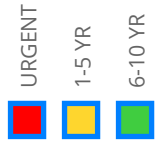


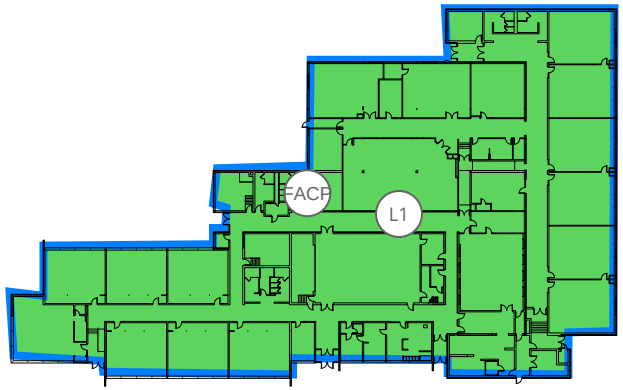


KEY NOTES

- B — REPLACE BOILERS WITH CONDENSING BOILERS
- RH — REPLACE RELIEF HOOD W/ POWER RELIEF FAN
- AHU — REPLACE AIR HANDLER UNIT
- CU — REPLACE CONENSING UNIT

ELECTRICAL





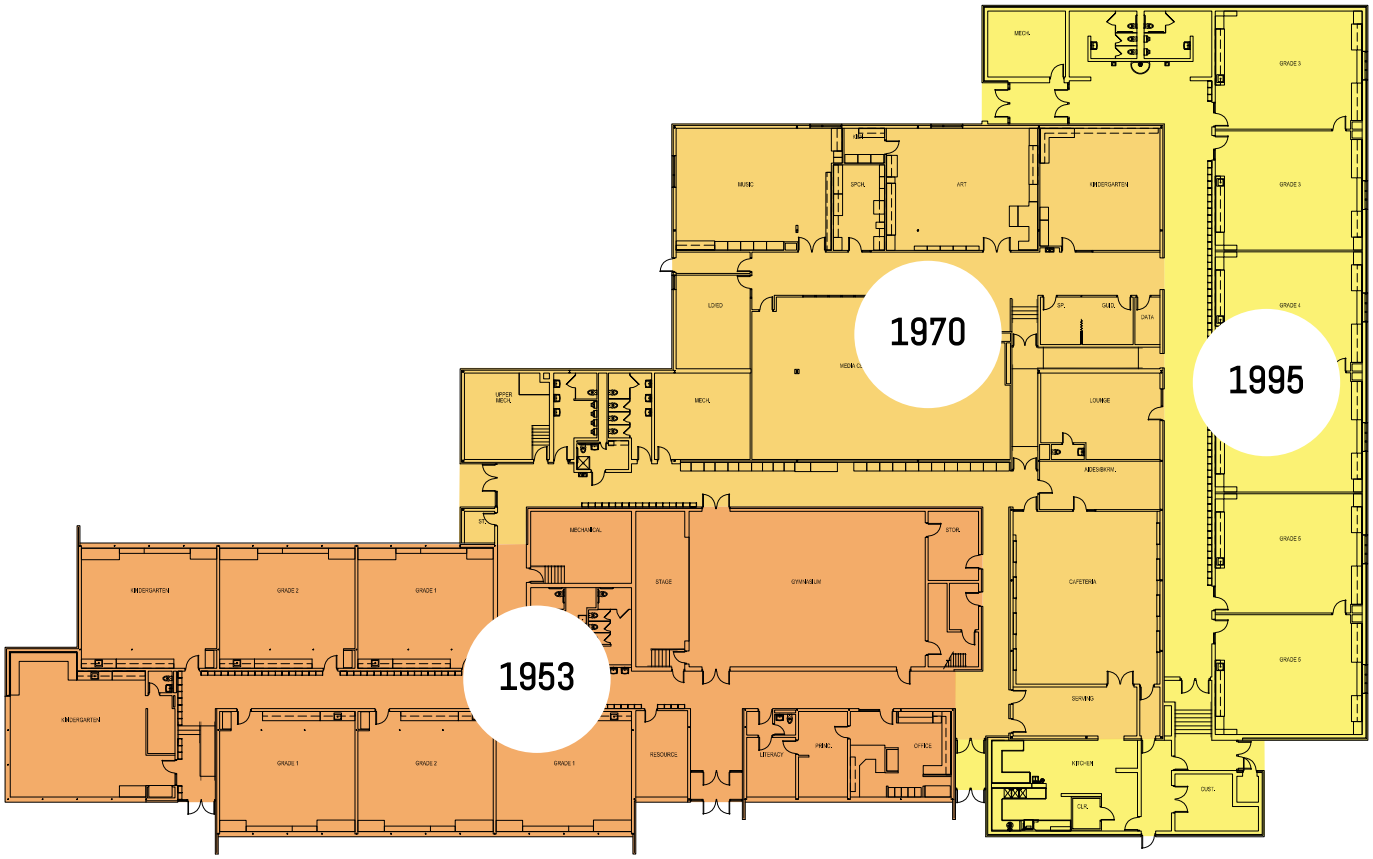
KEY NOTES

- L1 — LIGHTING IS FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 6-10 YEARS.
- FACP — FIRE ALARM SYSYTEM REPLACED WITH VOICE EVACUATION SYSTEM IN 2020. NO ACTION REQUIRED.

ATSR

ROOSEVELT ELEMENTARY SCHOOL

BUILDING AGE



197						23%	$ 45.09	1,796,600	1,2	Cond.						Priority High (1)			$ 548,600												$ 548,600
198							$ 13.57	540,800	3	Cond.						Priority Med (2)			$ 1,178,008												$ 1,178,008
199							$ -	-	4,5	Cond.						Priority Low (3)			$ 636,792												$ 636,792
200	**Roosevelt Elementary**				39,849	SF	Ron S - Phil - Nancy - John J - Gary - Nick - Dave B/Tyler								2022	TOTAL PRIORITIES			$ 2,363,400												
201										Install							Life		Projected	2022												
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl				Exp.	Reb.	PROJECT	Construction	Unit			Base	Est.			Proj.	Base	2022
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended		(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Const Cost	Cost Factor	Const. Cost	Cost Factor	Project Cost	Project Cost
204		**10**									**CI**	**Y3**		**2022**																
205		10	Roosevelt Elem	1.04	0				2		CI	Y3	2	2022					$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		10	Roosevelt Elem	**1.00**	**SITE - Hard surfaces**														$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		10	Roosevelt Elem	1.01	Asphalt paving		North Parking Lot	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2022	Mill Top Bit Course, Reconst Bit Pvmnt - Full Depth Reclaimation (Base to remain & be utilized)				$ 57,200	$ 44,400	$ 30.00	sy	1,100	$ 33,000	1.292	$ 42,600	129%	$ 55,000	57,200
208		10	Roosevelt Elem	1.01	Asphalt paving		North Parking Lot	Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact subgrade, add new stone base & replace ag base				$ 15,400	$ 12,000	$ 59.00	sy	150	$ 8,900	1.292	$ 11,500	129%	$ 14,800	15,392
209		10	Roosevelt Elem	1.01	Asphalt paving		Playground Pavement	Asphalt Pavement Reconst. Maint. Required *** Excessive Slopes** * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2020	2026 - Mill Top Bit Course, Reconst Bit Pvmnt - Full Depth Reclaimation (Base to remain & be utilized) Correct steep pvmnt slopes				$ -	$ 79,200	$ 19.00	sy	3,100	$ 58,900	1.292	$ 76,100	129%	$ 98,200	-
210		10	Roosevelt Elem	1.01	Asphalt paving		Playground Pavement	Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	2026 - Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact subgrade, add new stone base & replace ag base				$ 10,200	$ 8,000	$ 59.00	sy	100	$ 5,900	1.292	$ 7,600	129%	$ 9,800	10,192
211		10	Roosevelt Elem	1.01	Asphalt paving		Door No. 7	Trip Hazard Between Door Concrete Stoop & Asphalt Pavement	1		CI	Y3	1	2022	Mill Top Bit Course, Replace Bit Pvmnt Level w/ Concrete				$ 1,200	$ 1,000	$ 45.00	sy	15	$ 700	1.292	$ 900	129%	$ 1,200	1,248
212		10	Roosevelt Elem	1.01	Asphalt paving		Playground Pavement	On Going Maint Item **(2023)**	2		CI	Y3	2	2022	clean/fill pavement cracks				$ 2,300	$ 1,800	$ 1.25	lf	1,000	$ 1,300	1.292	$ 1,700	129%	$ 2,200	2,288
213		10	Roosevelt Elem	1.01	Asphalt paving		Playground Pavement	On Going Maint Item **(2023)**	2		CI	Y3	2	2022	sealcoating				$ 4,800	$ 3,800	$ 0.90	sy	3,100	$ 2,800	1.292	$ 3,600	129%	$ 4,600	4,784
214		10	Roosevelt Elem	1.01	Asphalt paving		**Additional Parking North End of Bldg**	**Insufficient Parking Available**	2		CI	Y3	2	2022	Remove subsoil, add ret-wall, regrade area, add aggregate base and aphalt parking - Grade to drain around NW Corner of Bldg (includes rework of sidewalk grade to correct moisture getting into interior near door 4)				$ 138,700	$ 107,500	$ 80,000.00	ls	1	$ 80,000	1.292	$ 103,400	129%	$ 133,400	138,736
215		10	Roosevelt Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint				$ 4,300	$ 3,400	$ 9.60	lf	265	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
216		10	Roosevelt Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete	1		CI	Y3	1	2022	Remove/Replace conc pavement				$ 33,800	$ 26,300	$ 15.50	sf	1,260	$ 19,500	1.292	$ 25,200	129%	$ 32,500	33,800
217		10	Roosevelt Elem	**2.00**	**SITE - Activity Spaces**														$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		10	Roosevelt Elem	2.05	Hard surface play areas		Power Pole Guy Wires	Hazard - Exposed Power Pole Guy Wires Safety	1		CI	Y3	1	2022	Add warning measures to guy wires (i.e. wind screen material)				$ 1,800	$ 1,400	$ 1,000.00	ls	1	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
219		10	Roosevelt Elem	**3.00**	**SITE - Drainage / Landscaping**														$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
220		10	Roosevelt Elem	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush				$ 6,000	$ 4,800	$ 3,500.00	ls	1	$ 3,500	1.292	$ 4,500	129%	$ 5,800	6,032
221		10	Roosevelt Elem	3.03	Irrigation Systems			Very Sandy Site - Hard to maintain lawn	2		CI	Y3	2	2022	Add Irrigation System - Playground/Ball Fields				$ 60,600	$ 47,100	$ 35,000.00	ls	1	$ 35,000	1.292	$ 45,200	129%	$ 58,300	60,632
222		10	Roosevelt Elem	**4.00**	**Exterior (Building Envelope)**														$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
223		10	Roosevelt Elem	4.01	Roofs		Not Reviewed Per District				CI			2022					$ -	$ -	$ -	ls		$ -	1.210	$ -	129%	$ -	-
224		10	Roosevelt Elem	4.02	Wall systems		Roof	High wall counterflashing missing at north and west walls	2		CI	Y3	2	2022	Install counterflashing and sealant over termination bar				$ 4,700	$ 3,700	$ 24.60	lf	119	$ 2,900	1.210	$ 3,500	129%	$ 4,500	4,680
225		10	Roosevelt Elem	4.02	Wall systems		Rm 185	Water infiltration into exerior wall CMU backup has caused cork that is glued to interior side of exterior wall to break/crack off	2		CI	Y3	2	2022	Replace section of cork on wall (see site work for regrading in this area to prevent reoccurrance)				$ 800	$ 700	$ 500.00	ls	1	$ 500	1.210	$ 600	129%	$ 800	832

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Roosevelt Elementary**				39,849	SF	Ron S - Phil - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,363,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
226		10	Roosevelt Elem	4.02	Wall systems		1953 building window/wall system knee wall/column condition	With 2020 secure entry project, knee wall below wdws, that cols bear on, found to be deteriorated - had to reinforce CMU knee wall at ea column w/ conc/rebar. At SE corner of building, where bad wdw/panel system goes to grade, bot corner pushes out - likely column base plate has rusted out, column not fully attached (?). Other column base plate conditions suspect.	1		CI	Y3	1	2022	Use $1000/column to cover anticipated knee wall reinforcement and/or some column replacements / base plate repairs at SE corner			$ 47,100	$ 36,500	$ 1,000.00	ea	29	$ 29,000	1.210	$ 35,100	129%	$ 45,300	47,112
227		10	Roosevelt Elem	4.02	Wall systems		1953 bldg Door 8	roof fascia damaged	2		CI	Y3	2	2022	replace metal fascia around canopy			$ 600	$ 600	$ 20.00	lf	18	$ 400	1.210	$ 500	129%	$ 600	624
228		10	Roosevelt Elem	4.02	Wall systems		Roof	Remove abandoned side wall vent	2		CI	Y3	2	2022	infill with FB			$ 900	$ 800	$ 49.00	sf	12	$ 600	1.210	$ 700	129%	$ 900	936
229		10	Roosevelt Elem	4.02	Wall systems		(near Door 1)Adj wall to Rm 130, Adj	FB stained and dirty	2		CI	Y3	2	2022	clean FB			$ 6,400	$ 5,100	$ 3.60	sf	1,100	$ 4,000	1.210	$ 4,800	129%	$ 6,200	6,448
230		10	Roosevelt Elem	4.02	Wall systems		High walls around Gym	FB stained and dirty	2		CI	Y3	2	2022	clean FB			$ 3,200	$ 2,600	$ 3.60	sf	551	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
231		10	Roosevelt Elem	4.02	Wall systems		1953 bldg	stone sills at windows damaged	2		CI	Y3	2	2022	repair damaged portions, caulk joints, then cover with prefin alum flashing bent to shape.			$ 12,200	$ 9,500	$ 20.00	lf	374	$ 7,500	1.210	$ 9,100	129%	$ 11,700	12,168
232		10	Roosevelt Elem	4.02	Wall systems		1953 bldg	abandoned univents	2		CI	Y3	2	2022	infill grilles with FB			$ 2,900	$ 2,300	$ 49.00	sf	36	$ 1,800	1.210	$ 2,200	129%	$ 2,800	2,912
233		10	Roosevelt Elem	4.02	Wall systems		95 Addition	cracked brick at window lintel	2		CI	Y3	2	2022	repair cracked brick			$ 3,200	$ 2,600	$ 49.00	sf	40	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
234		10	Roosevelt Elem	4.02	Wall systems		1953 bldg, Door 7, Door 8	metal soffit panels at overhang will need to be replaced with window	2		CI	Y3	2	2022	replace with flush metal soffit panels			$ 37,000	$ 28,700	$ 25.00	sf	912	$ 22,800	1.210	$ 27,600	129%	$ 35,600	37,024
235		10	Roosevelt Elem	4.02	Wall systems		1953 bldg, 70's addition Rm 155,161	lintels are rust jacking	2		CI	Y3	2	2022	replace lintels			$ 33,200	$ 25,700	$ 252.00	lf	81	$ 20,400	1.210	$ 24,700	129%	$ 31,900	33,176
236		10	Roosevelt Elem	4.02	Wall systems		1970 additionRm 123, Rm 154, Rm 155, Rm 161	FB sill and head at louver and windows cracked/damaged, joints cracked, causing water infiltration	1		CI	Y3	1	2022	repair FB head and sill (some FB repl, some tuckpointing) - consider covering with prefin alum flashing/sill.			$ 6,000	$ 4,700	$ 49.00	sf	76	$ 3,700	1.210	$ 4,500	129%	$ 5,800	6,032
237		10	Roosevelt Elem	4.03	Tuck pointing / Sealant		Roof	High Wall perimeter - Sealant at top of wall where metal trim meets FB - missing	2		CI	Y3	2	2022	Install sealant			$ 3,200	$ 2,600	$ 9.60	lf	239	$ 2,300	1.050	$ 2,400	129%	$ 3,100	3,224
238		10	Roosevelt Elem	4.03	Tuck pointing / Sealant		Roof	High wall east and south wall counterflash caulking cracked	2		CI	Y3	2	2022	replace sealant			$ 1,600	$ 1,300	$ 9.60	lf	119	$ 1,100	1.050	$ 1,200	129%	$ 1,500	1,560
239		10	Roosevelt Elem	4.03	Tuck pointing / Sealant		Exterior	control joint sealant cracking/missing	2		CI	Y3	2	2022	replace sealant			$ 1,800	$ 1,400	$ 9.60	lf	128	$ 1,200	1.050	$ 1,300	129%	$ 1,700	1,768
240		10	Roosevelt Elem	4.03	Tuck pointing / Sealant		North side bldg, LD/ED Rm 154	sealant around windows cracking/missing	2		CI	Y3	2	2022	replace sealant			$ 2,300	$ 1,800	$ 9.60	lf	166	$ 1,600	1.050	$ 1,700	129%	$ 2,200	2,288
241		10	Roosevelt Elem	4.03	Tuck pointing / Sealant		Mech 123, Up Mech 115	sealant around louver cracking/hard	2		CI	Y3	2	2022	replace sealant			$ 600	$ 600	$ 9.60	lf	52	$ 500	1.050	$ 500	129%	$ 600	624
242		10	Roosevelt Elem	4.03	Tuck pointing / Sealant		Exterior	FB joints deteriorating	2		CI	Y3	2	2022	tuckpoint FB joints			$ 45,800	$ 35,500	$ 21.00	sf	1,546	$ 32,500	1.050	$ 34,100	129%	$ 44,000	45,760
243		10	Roosevelt Elem	4.04	Doors / Hardware		Door 5	HM fr/dr rusting	2		CI	Y3	2	2022	replace with alum fr/dr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
244		10	Roosevelt Elem	4.04	Doors / Hardware		Door 7	HM fr/dr rusting	2		CI	Y3	2	2022	replace with alum fr/dr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
245		10	Roosevelt Elem	4.04	Doors / Hardware		Storage Rm 113 Dr, near Door 7	HM fdr/fr rusting	2		CI	Y3	2	2022	replace with alum fr/dr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
246		10	Roosevelt Elem	4.06	Window systems		1953 building window/wall system	Existing vinyl wdw/panel system failing - leaking air/water, lets vermin in	1		CI	Y3	1	2022	Replace entire window/panel assembly with alum storefront system (also requires repl of adj soffit and column/knee wall repairs - see wall system lines)			$ 235,100	$ 182,400	$ 75.00	sf	1,932	$ 144,900	1.210	$ 175,300	129%	$ 226,100	235,144

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Roosevelt Elementary**				39,849	SF	Ron S - Phil - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,363,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
247		10	Roosevelt Elem	4.06	Window systems		1970 building vinyl clad wd wdws	windows are rotting at bottom (due to rowlock FB sill deteriorated mortar joints letting too much water in - see wall system notes for that correction)	1		CI	Y3	1	2022	Replace windows with alum storefront system (consider covering rowlock sills with alum sill flashing)			$ 19,400	$ 15,200	$ 75.00	sf	160	$ 12,000	1.210	$ 14,500	129%	$ 18,700	19,448
248		10	Roosevelt Elem	4.08	Painting and Plaster		1970 addition	Railing at Door 6 paint fading with rust, louver lintel at Mech Rm 123	2		CI	Y3	2	2022	repaint railing			$ 1,600	$ 1,300	$ 4.90	lf	198	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
249		10	Roosevelt Elem	4.08	Painting and Plaster		1970, 95 addition	Roof access door,Door 4 paint peeling	2		CI	Y3	2	2022	repaint doors			$ 1,800	$ 1,400	$ 350.00	ea	3	$ 1,100	1.210	$ 1,300	129%	$ 1,700	1,768
250		10	Roosevelt Elem	4.08	Painting and Plaster		1953 bldg	Door 8 canopy steel supports paint is peeling	2		CI	Y3	2	2022	repaint steel supports			$ 300	$ 300	$ 3.60	sf	51	$ 200	1.210	$ 200	129%	$ 300	312
251		10	Roosevelt Elem	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Stair Railings	Corroded/Rusting Metal Stair Railings	2		CI	Y3	2	2022	Grind Rust/Prime/Paint metal railings			$ 6,300	$ 5,000	$ 30.00	lf	130	$ 3,900	1.210	$ 4,700	129%	$ 6,100	6,344
252		10	Roosevelt Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
253		10	Roosevelt Elem	5.01	Doors / Hardware		Ramp C111 bot landing	Need rated door at bot of ramp landing - this ramp is wood construction, area around it is 1-hr rated per 1995 drawings, door should not have been removed	1		CI	Y3	1	2022	45 min rated frame and door with panic to restore existing protection (1-hr enclosure per 1995 drawings) for wd (combustable) ramp construction)			$ 7,300	$ 5,700	$ 4,529.00	ea	1	$ 4,500	1.210	$ 5,400	129%	$ 7,000	7,280
254		10	Roosevelt Elem	5.03	Flooring / Base		1958 CR's #101, 105-110, 1970's CR's #'s 161, 184	Old linoleum (2) and area of B-cpt (2-3)	2		CI	Y3	2	2022	Replace flooring (VT basis) + moisture mitigation			$ 178,600	$ 138,500	$ 13.90	sf	7,917	$ 110,000	1.210	$ 133,100	129%	$ 171,700	178,568
255		10	Roosevelt Elem	5.03	Flooring / Base		1958 and 1970 corridors, cafeteria, serving	Old linoleum flooring	2		CI	Y3	2	2022	Replace flooring (VT basis) + moisture mitigation			$ 145,600	$ 112,900	$ 13.90	sf	6,452	$ 89,700	1.210	$ 108,500	129%	$ 140,000	145,600
256		10	Roosevelt Elem	5.03	Flooring / Base		1995 area corridors	Old linoleum flooring	2		CI	Y3	2	2022	Replace flooring (VT basis) No moisture mitigation - should be vapor barrier in place			$ 24,900	$ 19,300	$ 6.90	sf	2,224	$ 15,300	1.210	$ 18,500	129%	$ 23,900	24,856
257		10	Roosevelt Elem	5.03	Flooring / Base		Music 155	Broadloom carpet starting to wear	3		CI	Y8	3	2022	Replace with modular carpet (consider Kinetex)			$ 9,400	$ 7,300	$ 5.60	sf	1,028	$ 5,800	1.210	$ 7,000	129%	$ 9,000	9,360
258		10	Roosevelt Elem	5.03	Flooring / Base		Gym & stage	VCT floor older but in OK condition for now - Per Dist, move up repl	3		CI	Y3	2	2022	Replace with synthetic gym flooring elem 7+2			$ 45,900	$ 35,700	$ 14.40	sf	1,968	$ 28,300	1.210	$ 34,200	129%	$ 44,100	45,864
259		10	Roosevelt Elem	5.05	Wall Finishes (PT, VWC, etc)		Gym stage	Wood framed storage room with upper storage area on top - not allowed in non-combustable construction	1		CI	Y3	1	2022	Remove wood storage room assembly on stage			$ 3,200	$ 2,600	$ 2,000.00	ls	1	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
260		10	Roosevelt Elem	5.05	Wall Finishes (PT, VWC, etc)		CMU wall at Gym Storage Rm 135	cracks in bearing CMU wall joints in wall at high/low condition (at mezz access)	2		CI	Y3	2	2022	tuckpoint/repair CMU mortar joints.			$ 1,600	$ 1,300	$ 49.00	sf	20	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
261		10	Roosevelt Elem	5.08	Accessibility (ADA)		Stage in Gym	Not accessible - stage is +- 4' above floor	2		CI	Y3	2	2022	Add wheelchair lift			$ 48,700	$ 37,800	$ 30,000.00	ls	1	$ 30,000	1.210	$ 36,300	129%	$ 46,800	48,672
262		10	Roosevelt Elem	5.08	Accessibility (ADA)		casework	no accessible sinks (pull-under) in casework	2		CI	Y3		2022	correct when casework (currently in good condition) is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
263		10	Roosevelt Elem	5.10	REMODELING / ADDITIONS		Kind Toilet 101B	Original finishes/fixtures	2		CI	Y3	2	2022	Remodel to ADA toilet			$ 41,500	$ 32,200	$ 252.00	sf	90	$ 22,700	1.362	$ 30,900	129%	$ 39,900	41,496
264		10	Roosevelt Elem	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
265		10	Roosevelt Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
266		10	Roosevelt Elem	6.05	Stage Curtains		Gym stage	Existing curtiains old, fire treatment expired 2003			CI	Y3	2	2022	Replace stage curtains			$ 26,000	$ 20,200	$ 7,100.00	ea	2	$ 16,000	1.210	$ 19,400	129%	$ 25,000	26,000

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Roosevelt Elementary**				39,849	SF	Ron S - Phil - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,363,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
267		10	Roosevelt Elem	6.08	Wall Pads		Gym 133	No acoust deck or acoust wall panels - Per district - sound concern	2		CI	Y3	2	2022	Add acoust wall panels - assume 6', 3 sides, 2" co-polymer, impact resistant			$ 26,300	$ 20,400	$ 37.00	sf	438	$ 16,200	1.210	$ 19,600	129%	$ 25,300	26,312
268		10	Roosevelt Elem	6.13	Cabinetry / Counter Tops / Stools		Classroom Countertops (verify - all rooms?)	Per District, replace countertops (did not see overall poor cond - some edge banding coming off)	3		CI	Y3	3	2022	Per District replace CR countertops (verify scope - used District cost)			$ 30,900	$ 24,000	$ 19,000.00	ls	1	$ 19,000	1.210	$ 23,000	129%	$ 29,700	30,888
269		10	Roosevelt Elem	6.13	Cabinetry / Counter Tops / Stools		Corridor cubbies - Corr C105? Verify that these are the ones desired	Lower inside wd portion of some starting to absorb water	3		CI	Y3	3	2022	Per District, replace 30 cubbies/lockers - use District's cost			$ 6,800	$ 5,200	$ 137.00	ea	30	$ 4,100	1.210	$ 5,000	129%	$ 6,500	6,760
270		10	Roosevelt Elem	6.18	Kitchen Equipment		146 Serving and Kitchen, 144 Dishwashing	Dbl freezer, heated cabinet, milk cooler, refrigerator, serving equip, booster heater, dishmachine	2		CI	Y8	3	2022	Replace equipment listed in 6 years (booster heater included in dishmachine cost)			$ 142,100	$ 110,200	$87,500	ls	1	$ 87,500	1.210	$ 105,900	129%	$ 136,600	142,064
271		10	Roosevelt Elem	6.18	Kitchen Equipment		146 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
272		10	Roosevelt Elem	6.19	Cold Storage Rooms		142 Cooler		3		CI	Y8	3	2022	Replace refrigeration (evaporator/condensing unit/install) in 6 years			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
273		10	Roosevelt Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
274		10	Roosevelt Elem	7.01	Boilers		Boiler Room #2	(2) Burnham 4FL-154-50-G-GP, 1031 MBH Output, 30 LB, gas fired, hot water boilers. Gordon Piatt model R8-G-05 1/2 HP, gas burner	2	1995	CI	Y3	2		Replace boilers with condencing boilers	30		$ -	$ 206,000	$ 75,000.00	MBH	2	$ 180,000	1.100	$ 198,000	129%	$ 255,400	-
275		10	Roosevelt Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room #2	Heating pumps have VFDs,	3	2008	CI					15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
276		10	Roosevelt Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Heating piping is either threaded or welded Black steel and braized copper	3	Varies	CI					40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
277		10	Roosevelt Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		heating Pumps P3 & P4	(2) B&G 1510-2.5BB, 170 GPM @ 70 ft., 5 HP, VFDs	3	2008	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
278		10	Roosevelt Elem	7.06	Energy Management Systems (24 volt low voltage)		Building	The building controls were updated to DDC in 2008	2	2008	CI	Y3	2		Upgrade energy management system	15		$ -	$ 389,900	$ 7.50	sf	39,849	$ 298,900	1.254	$ 374,800	129%	$ 483,500	-
279		10	Roosevelt Elem	7.07	Air handler units / ERU - dampers		Serves the 1995 Bldg.	AHU-1 McTrane CC-14D, 6860 CFM, 1375 CFM OA, 10 HP, VFD , 7.3 GPM @ 160 to 130, DX, R-22.	2	1995/ 2008	CI	Y3	2		Replace air handler and condensing unit, select heating coil for low temp water.	25		$ -	$ 161,100	$ 18.00	CFM	6,860	$ 123,500	1.254	$ 154,900	129%	$ 199,800	-
280		10	Roosevelt Elem	7.07	Air handler units / ERU - dampers		Serves the 1968 Bldg	AHU-2 Trane 31 Blowthrough (9 zone)Multizone, 11,710 CFM, 1,375 CFM OA, 29.2 GPM @ 160 to 140, DX, R-22, (9) zones	2	1968	CI	Y3	2		Replace air handler and condensing unit, select heating coil for low temp water.	25		$ -	$ 275,000	$ 18.00	CFM	11,710	$ 210,800	1.254	$ 264,300	129%	$ 340,900	-
281		10	Roosevelt Elem	7.07	Air handler units / ERU - dampers		Serves 1953 Bldg.	AHU-3, Trane CC-30D, 16180 CFM, 2,320 CFM OA, 25 HP, 26 GPM @160 to 140, DX coil split 6472 CFM @ R-410A & 9708 CFM @R-22	2	2008	CI	Y3	2		Replace air handler and condensing unit, select heating coil for low temp water.	25		$ -	$ 379,800	$ 18.00	CFM	16,180	$ 291,200	1.254	$ 365,200	129%	$ 471,100	-
282		10	Roosevelt Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		1953 Building	Cabinet Unit heaters are original to the building .	3	19XX	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
283		10	Roosevelt Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		1968 Building	Cabinet Unit heaters are original to the building .	3	19XX	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
284		10	Roosevelt Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		1995 Building	Cabinet Unit heaters are original to the building .	3	19XX	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Roosevelt Elementary**				39,849	SF	Ron S - Phil - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,363,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
285		10	Roosevelt Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Convectors, Radiant ceiling panels and Fintube Radiation are based on 160 to 140 def water.	3	Varies	CI					20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
286		10	Roosevelt Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	VAV boxes are based on 160 to 140 deg water.	3	1995 2008	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
287		10	Roosevelt Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU3 Relief	Air Handler 3 has relief hood connected to the return duct	2	2006	CI	Y3	2	2022	Replace relief hoods with power roof ventilators and opperate from space pressure control.	25		$ 100,900	$ 78,300	$ 15,000.00	ea	4	$ 60,000	1.254	$ 75,200	129%	$ 97,000	100,880
288		10	Roosevelt Elem	7.10	Exhaust fans - PRV / utility sets		Building	Exhaust fans are mostly installed in 2008	4	2008	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
289		10	Roosevelt Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AC-1, Serves AHU-1	Trane TTA0060A3000AA, R-22	2	1995	CI	Y3	2		replace condensing unit with updated refrigerant unit. See AHU	30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
290		10	Roosevelt Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot		AC-2, Serves AHU-2	Lennox HS17-1353-3Y, R-22	2	1995	CI	Y3	2		replace condensing unit with updated refrigerant unit. See AHU	30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
291		10	Roosevelt Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves AHU-3	CU-3 Trane RAUCC60FBY0300D000009,	2	1988	CI	Y3	2		replace condensing unit with updated refrigerant unit. See AHU	30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
292		10	Roosevelt Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves half of AHU-3	CU-4 Trane TTA240F300AA, 20 ton, r-410A & R-22	2	2008	CI	Y3	2		replace condensing unit with updated refrigerant unit. See AHU	30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
293		10	Roosevelt Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
294		10	Roosevelt Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room #2		3	2001?	CI					15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
295		10	Roosevelt Elem	8.08	Plumbing Fixtures		1968 Toilets Rms 117/121	Toilet group has floor style urinals (2) Hard wired sensor Flush, wall water closets w/ manual flush and Manual H&C lavatory faucets	3	1988	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
296		10	Roosevelt Elem	8.08	Plumbing Fixtures		1995 Toilets Rms 173/175	Toilet group has floor style urinals (w/ manual Flush, wall water closets w/ manual flush and Manual H&C lavatory faucets . Common stainless steel semicircle wash fount w/ sensor	3	1988	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
297		10	Roosevelt Elem	8.08	Plumbing Fixtures		1956 Classroom	Sink in 1956 classroom are stainless steel w/ H&C water & bubblers	2	1953	CI				Replace sinks when updating casework, eliminate bubblers	30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
298		10	Roosevelt Elem	8.08	Plumbing Fixtures		1968 Classroom	Sink in 1968 classroom are stainless steel w/ H&C water & bubblers	2	1968	CI				Replace sinks when updating casework, eliminate bubblers	30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
299		10	Roosevelt Elem	8.08	Plumbing Fixtures		1995 Classroom	Classroom sink 1995 are stainless steel w/ H&C water faucets room in OK condition	3	1995	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
300		10	Roosevelt Elem	8.10	Drinking Fountains			Water coolers are electric w/ some bottle fillers	3	2004	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
301		10	Roosevelt Elem	8.11	Fire suppression- source / pumps / distribution / heads		Building	No Fire Sprinkler system within building.	2		CI				Add fire suppression system	40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
302		10	Roosevelt Elem	8.15	Domestic Water Heaters		Boiler Room #2	(2) AO smith Cyclone model BTH-199 300, 199 MBH input, 235 GPH recovery	4	2020	CI					25		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
303		10	Roosevelt Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
304		10	Roosevelt Elem	9.03	Electric panels - distribution / labeling		Mian Electrical Room	800A, 208V, 3-phase, 4-wire Main Switchboard	2	1970	CI	Y3	1	2022	Past life expectancy	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
305		10	Roosevelt Elem	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase, 4-wire panel	2	1970	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
306		10	Roosevelt Elem	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase, 4-wire panel	2	1970	CI	Y3	1	2022	Past life expectancy	25		$ 26,900	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	26,936
307		10	Roosevelt Elem	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase, 4-wire panel	2	1953	CI	Y3	1	2022	Past life expectancy	25		$ 26,900	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	26,936

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Roosevelt Elementary**				39,849	SF	Ron S - Phil - Nancy - John J - Gary - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,363,400										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
308		10	Roosevelt Elem	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase, 4-wire panel	3	1995	CI	Y8	3	2022	Replace in 6-10years	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
309		10	Roosevelt Elem	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase, 4-wire panel	3	1997	CI	Y8	3	2022	Replace in 6-10years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
310		10	Roosevelt Elem	9.03	Electric panels - distribution / labeling			100A, 120/240V, 1-phase, 3-wire panel	3	1997	CI	Y8	3	2022	Replace in 6-10years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
311		10	Roosevelt Elem	9.04	branch circuits - computer / media (utilization voltage -			Power Devices	1		CI	Y3	2		Per District - Add Receptacles - verify locations	20		$ -	$ 15,700	$ 12,000.00	ls	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	-
312		10	Roosevelt Elem	9.05	Fire Alarm			Addressable Simplex Fire Alarm Control Panel	3	1997	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)			$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
313		10	Roosevelt Elem	9.08	Emergency generators / battery backup systems /			No generator at this building	3		CI	Y8	3	2022	Evaluate emergency power needs(6-10years)			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
314		10	Roosevelt Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
315		10	Roosevelt Elem	10.01	Lighting - Lamps / ballasts / controls		Main Office Area	Lighting changed to LED fixtures in 2018	4	2018	CI		0	2022	No action required	20		$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
316		10	Roosevelt Elem	10.01	Lighting - Lamps / ballasts / controls		All Spaces Except Office	Fluorescent Light Fixtures retofitted with	3	2018	CI	Y8	3	2022	Replace light fixtures with LED fixtures(6-10years)	20		$ 268,200	$ 207,900	$ 4.00	sf	39,849	$ 159,400	1.254	$ 199,900	129%	$ 257,900	268,216
317		10	Roosevelt Elem	10.02	Emergency Lighting / Exit signs			Battery pack emergency lights and LED exit signs	3	2018	CI	Y8	3	2022	Replace emergency lights with LED(6-10years)			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
318		10	Roosevelt Elem	10.04	Security Lighting (Exterior)			HID	3	1997	CI	Y8	3	2022	Replace with LED fixtures(6-10years)	20		$ 10,100	$ 7,900	$ 600.00	sf	10	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
319		10	Roosevelt Elem	10.05	Parking lot lighting			None			CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
320		10	Roosevelt Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
321		10	Roosevelt Elem	11.01	Stuctured cabling		Bldg	Good - mix, mostly Cat 6	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
322		10	Roosevelt Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4)	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
323		10	Roosevelt Elem	11.03	Local Sound systems		Gym	Okay - Peavy	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
324		10	Roosevelt Elem	11.04	Master Clock Systems		Bldg	Good - American Time Site Sync system	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
325		10	Roosevelt Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
326		10	Roosevelt Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX main	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
327		10	Roosevelt Elem	11.07	Burgler Alarm System		Bldg	Good - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
328		10	Roosevelt Elem	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

ROOSEVELT ELEMENTARY SCHOOL

SITE:	4.0 ACRES	CLASSROOMS:	13
BUILDING:	39,849 SF	CAPACITY:	299
ENROLLMENT:	275	CURRENT SF/STUDENT	145

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

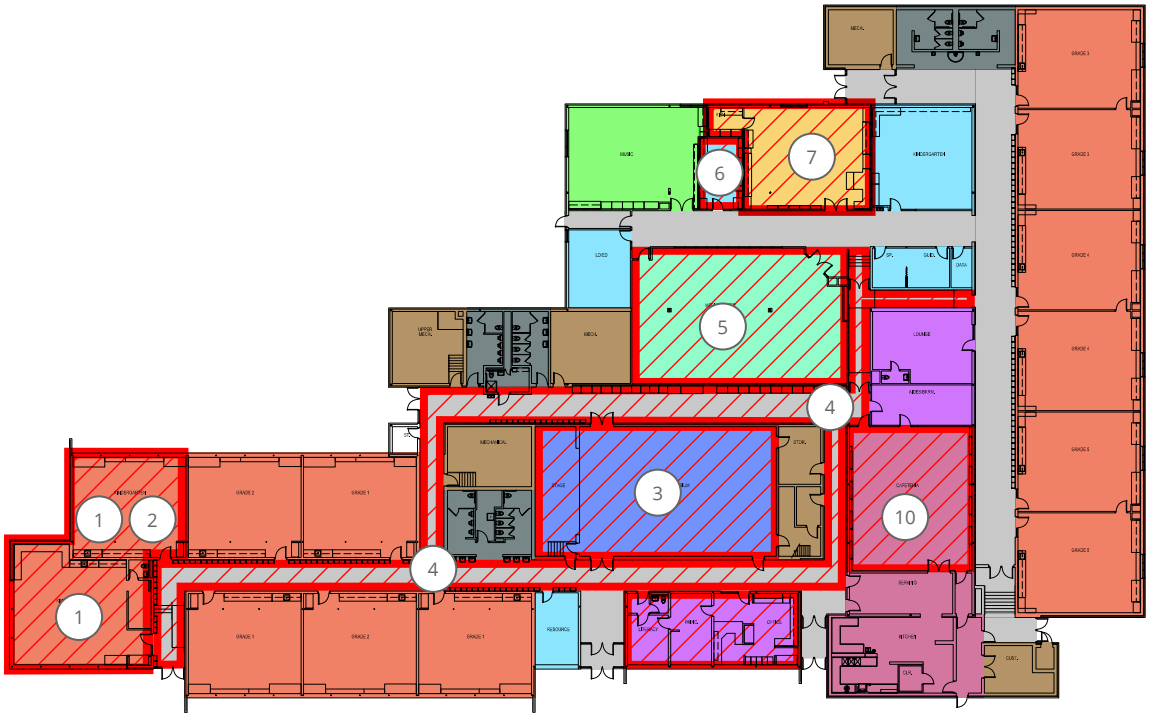
- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



GENERAL NOTES

1 - NEED ADDTIONAL SPECIAL EDUCATION SPACES

2 - NEED AN AREA FOR ITINERANT STAFF TO OFFICE FROM

3 - LACK OF STORAGE

KEY NOTES

1. KINDERGARTEN TOO SMALL
2. KINDERGARTEN LACKING RESTROOM
3. GYMNAISUM UNDERSIZED
4. CORIDORS TOO NARROW
5. MEDIA CENTER UNDERSIZED, LACK OF NATURAL LIGHT
6. SHARED OFFICES FOR STUDENT SERVICES
7. ART ROOM UNDERSIZED
10. CAFETERIA UNDERSIZED

ATSR

ROOSEVELT ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

RV 1



1. NEW ROOSEVELT SCHOOL
2. DEMOLISH OLD SCHOOL- BUILD NEW WHILE SCHOOL PROCEEDS – KEEP NEWER PROTION – DELMOLISH 60 YEAR OLD PORTIONS
3. EXISTING 1995 CLASSROOMS TO BE REUSED AND SAVED

ROOSEVELT ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

RV 1



1. MULTI LANE CAR DROP OFF AND VISITOR PARKING
2. SECURE ENTRY
3. ADMINISTRATION
4. CAFETERIA
5. GYM
6. NEW CLASSROOOMS – 2 STORY WITH BREAK OUTS
7. MEDIA CENTER AND MAKER SPACE
8. MUSIC AND ART
9. SPECIAL EDUCATION
10. EXISTING 1995 CLASSROOMS
11. K-1 PLAYGROUND
12. CITY PARK FIELD
13. BUS DROP AND HARD SURFACE PLAY AREA
14. STAFF PARKING
15. WATER RETENTION AND FILTER
16. LOADING DOCK / MECHANICAL AND RECIEVING
17. KITCHEN AND SERVING

SAM DAVEY ELEMENTARY SCHOOL

SITE: 6.9 ACRES
BUILDING: 61,833 SF
ENROLLMENT: 370

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. AREA SHARED WITH CITY
2. FAST TRAFFIC
3. LOADING DOCK IS RESTRICTIVE
4. SIDEWALK NEEDS REPAIR/REPLACEMENT
5. EXTERIOR REQUIRES ADDITIONAL LIGHTING AND SECURITY CAMERAS

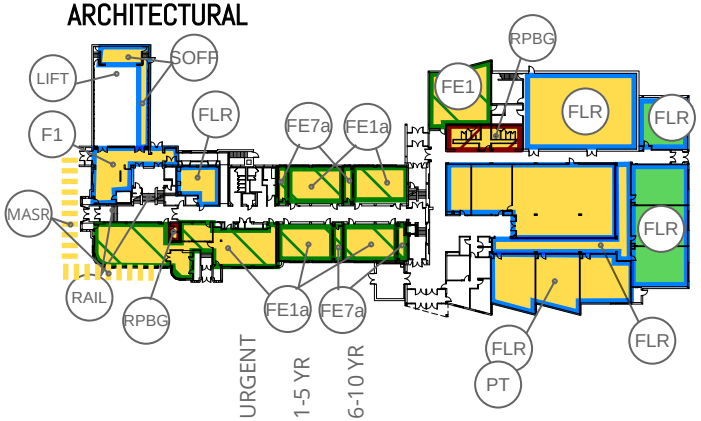


ATSR

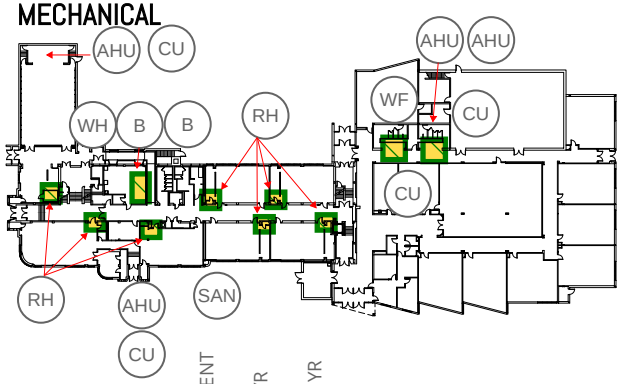
SAM DAVEY ELEMENTARY SCHOOL

FACILITY ANALYSIS - FIRST FLOOR

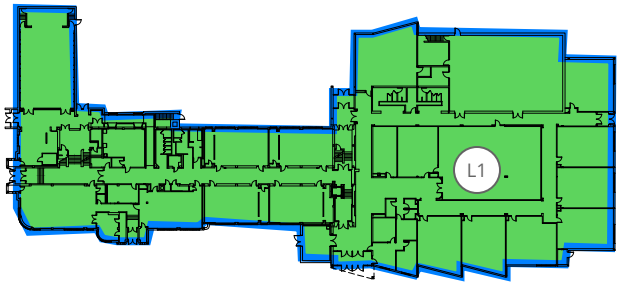
ARCHITECTURAL



MECHANICAL



ELECTRICAL



KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- F1 — CEILING + FLOORING
- FE1 — FINISHES + BOARDS + CASEWORK
- FE1a — FINISHES + BOARDS CSWK less CEILINGS
- FE7a — TILE OVER CRACKED GST + PT + CSWK
- RPBG — REMODEL MAJOR WITH PLUMBING
- RAIL — REPLACE ORIG HANDRAILS FOR ADA
- MASR — MASONRY REPAIRS
- SOFF — PROVIDE SOFFITS AROUND EXP MECH UNIT/DUCTWORK
- LIFT — ADD WHEELCHAIR LIFT TO STAGE (CONSIDER REMOVING STAGE INSTEAD)

GENERAL NOTES

1 - REPLACE ORIG 1948 WOOD DOORS (AND WD FRAMES WHERE THEY OCCUR)

2 - BUILDING CONTROL JOINT SEALANTS NEEDS REPLACEMENT

KEY NOTES

- RH — REPLACE RELIEF HOOD W POWER RELIEF FANS
- SAN — FIX SLOW DRAINS
- AHU — REPLACE AHU HEATING & COOLING COILS
- WH — REPLACE WATER HEATER
- WF — REPLACE WASH FOUNT. W/ADA WASH FOUNT.
- B — REPLACE BOILERS
- CU — REPLACE CONDENSING UNIT

KEY NOTES

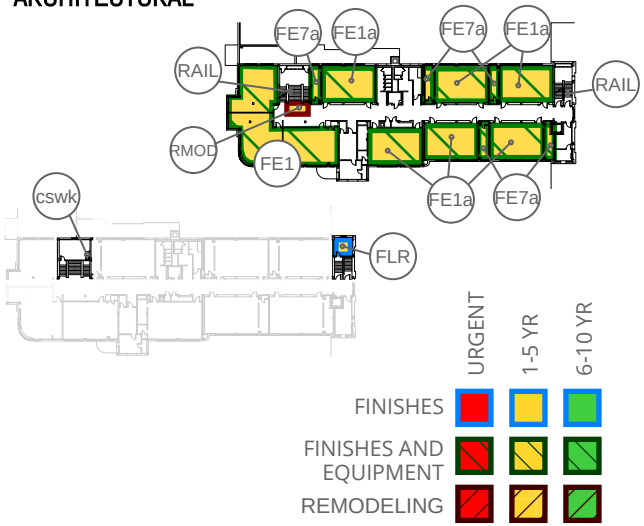
- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES RETRIFITTED WITH LED LAMPS. CHANGE FIXTURES TO LED IN 6 -10 YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

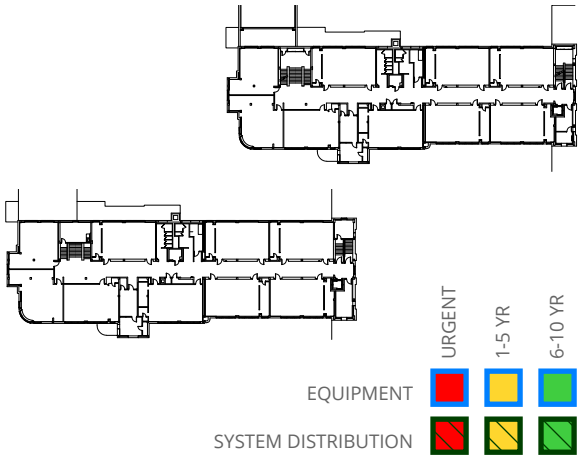
SAM DAVEY ELEMENTARY SCHOOL

FACILITY ANALYSIS - SECOND FLOOR AND UPPER LANDINGS

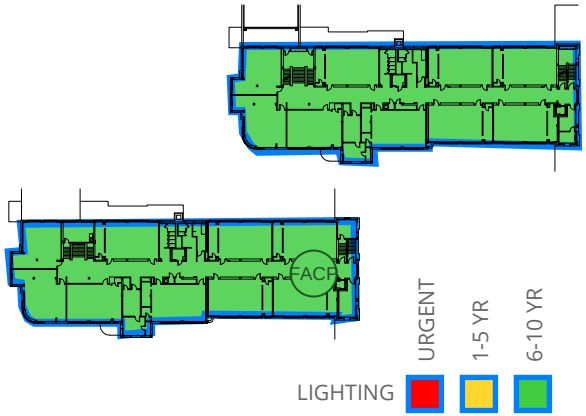
ARCHITECTURAL



MECHANICAL



ELECTRICAL



KEY NOTES

- FLR — REPLACE FLOORING
- CSWK — CSWK + PT
- FE1 — FINISHES + BOARDS + CASEWORK
- FE1a — FINISHES + BOARDS CSWK less CEILINGS
- FE7a — TILE OVER CRACKED GST + PT + CSWK
- RAIL — REPLACE ORIG HANDRAILS FOR ADA
- RMOD — ENCLOSE L 1 STAIR, CREATE AREA OF REFUGE

GENERAL NOTES

1 - REPLACE ORIG 1948 WOOD DOORS

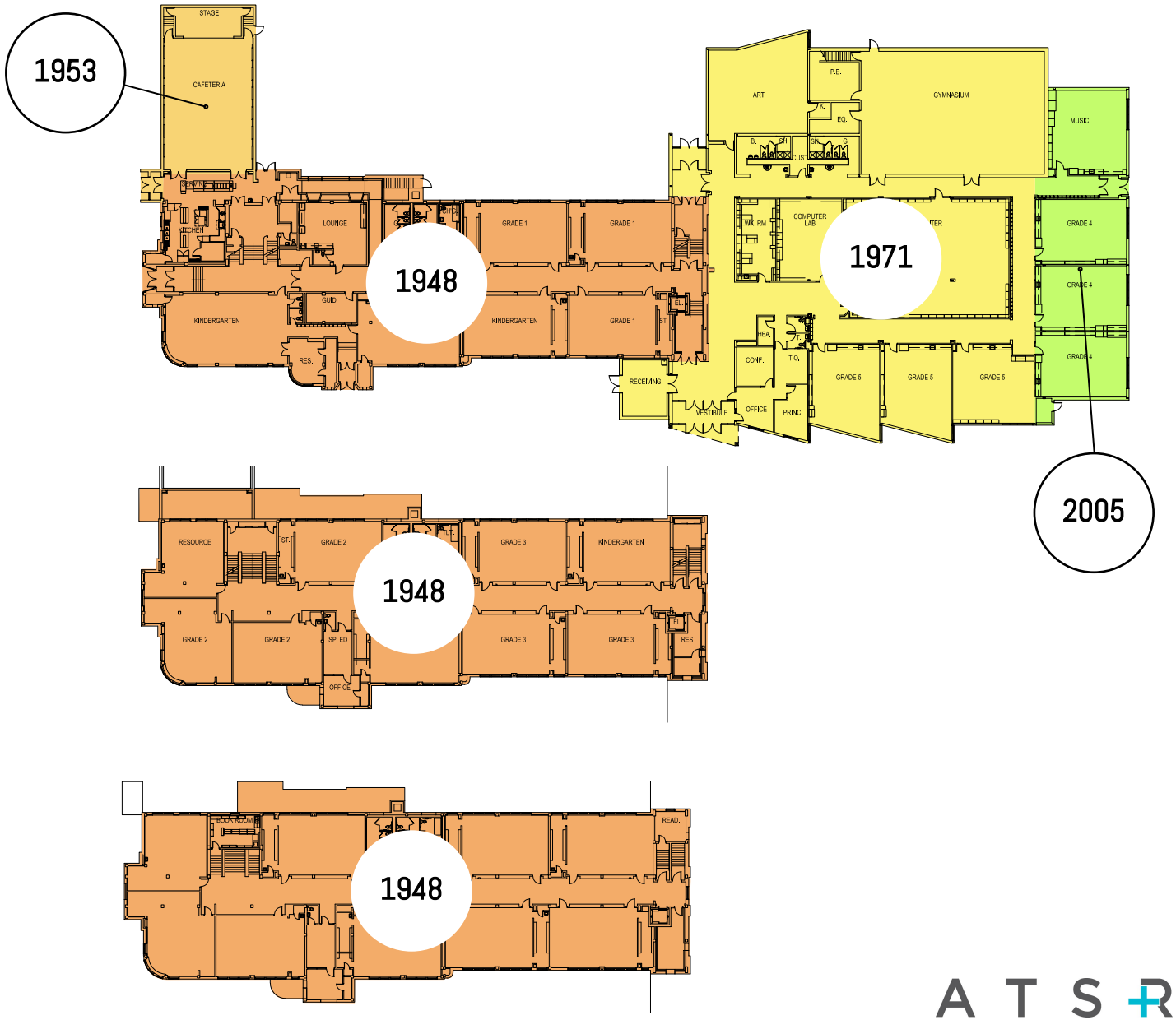
KEY NOTES

KEY NOTES

ATSR

SAM DAVEY ELEMENTARY SCHOOL

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						9%	$ 20.22	1,250,000	1	2 Cond.					Priority High (1)			$ 201,864										$ 201,864
198							$ 9.93	613,900		3 Cond.					Priority Med (2)			$ 2,275,104										$ 2,275,104
199							$ -		4,5	Cond.					Priority Low (3)			$ 613,704										$ 613,704
200	**Sam Davey Elementary**				**61,833**	**SF**	Ron S - Phil -	Nancy - John J - Gary - Nick - Dave B	Tyler					2022	TOTAL PRIORITIES			$ 3,090,672										
201																												
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Install Orig. /			Fnl			Life		Projected	2022				Base	Est.		Proj.	Base	2022
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	"	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	Reb. (Y/N)	PROJECT COST	Construction Cost Basis	Unit Cost	Unit	Quantity	Const Cost	Factor	Const. Cost	Factor	Project Cost	Project Cost
204		**11**									**CI**	Y3		**2022**														
205		11	Sam Davey Elem	1.04	0						CI	Y3	2	2022				$ -	$ -	$ -	sf	1	$ -	1.292	$ -	129%	$ -	-
206		11	Sam Davey Elem	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		11	Sam Davey Elem	1.01	Asphalt paving		North Parking Lot	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress *	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ 1,000	$ 900	$ 30.00	sy	20	$ 600	1.292	$ 800	129%	$ 1,000	1,040
208		11	Sam Davey Elem	1.01	Asphalt paving		North Parking Lot	Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections			$ 2,200	$ 1,700	$ 59.00	sy	20	$ 1,200	1.292	$ 1,600	129%	$ 2,100	2,184
209		11	Sam Davey Elem	1.01	Asphalt paving		North Parking Lot	Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Mill/Overlay - Min. 1.5"			$ -	$ -	$ 15.00	sy	1	$ -	1.292	$ -	129%	$ -	-
210		11	Sam Davey Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 1,400	$ 1,100	$ 1.25	sy	600	$ 800	1.292	$ 1,000	129%	$ 1,300	1,352
211		11	Sam Davey Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	sealcoating			$ 4,100	$ 3,100	$ 0.90	sy	2,500	$ 2,300	1.292	$ 3,000	129%	$ 3,900	4,056
212		11	Sam Davey Elem	1.01	Asphalt paving			Playground bit pvmnt recently replaced	2		CI	Y3	2	2022	Playground bit pvmnt recently replaced - **Clean/fill cracks as cont. maintainance**			$ 1,800	$ 1,400	$ 1,000.00	sy	1	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
213		11	Sam Davey Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 600	$ 600	$ 9.60	lf	40	$ 400	1.292	$ 500	129%	$ 600	624
214		11	Sam Davey Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 2,800	$ 2,200	$ 15.50	sf	100	$ 1,600	1.292	$ 2,100	129%	$ 2,700	2,808
215		11	Sam Davey Elem	1.02	Concrete walks / curbs		Front Drop off	Damaged, Cracked, Spalling Monolithic Curb & Sidewalk	2		CI	Y3	2	2022	Saw cut, Remove, Replace Monolithic Curb & Sidewalk (30x3)			$ 6,000	$ 4,800	$ 35.00	sf	100	$ 3,500	1.292	$ 4,500	129%	$ 5,800	6,032
216		11	Sam Davey Elem	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
217		11	Sam Davey Elem	2.02	Athletic Fields		Chain Link Backstop	Lower Section Damaged - Potential Student Being Injured	1		CI	Y3	1	2022	Replace lower backstop fence section			$ 4,200	$ 3,300	$ 120.00	lf	20	$ 2,400	1.292	$ 3,100	129%	$ 4,000	4,160
218		11	Sam Davey Elem	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Chain Link Fencing	Loose or damaged fence	2		CI	Y3	2	2022	Repair fencing			$ 2,400	$ 1,900	$ 55.00	lf	25	$ 1,400	1.292	$ 1,800	129%	$ 2,300	2,392
219		11	Sam Davey Elem	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
220		11	Sam Davey Elem	3.01	Grass / Turf			Grade & turf damaged below mechanical pipe outlet	2		CI	Y3	2	2022	Add concrete pavers below front pipe and restore turf			$ 4,300	$ 3,400	$ 2,500.00	ls	1	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
221		11	Sam Davey Elem	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
222		11	Sam Davey Elem	4.01	Roofs		Not Reviewed Per District				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
223		11	Sam Davey Elem	4.01	Roofs		above kitchen	roof leak above kitchen high-low area	1		CI	Y3	2	2022	Lump sum for roof leak repair			$ 3,200	$ 2,600	$ 2,000.00	ls	1	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
224		11	Sam Davey Elem	4.01	Roofs		2005 wing next to gym	roof leak above gym high-low area outside music	1		CI	Y3	2	2022	Lump sum for roof leak repair			$ 3,200	$ 2,600	$ 2,000.00	ls	1	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
225		11	Sam Davey Elem	4.02	Wall systems		Exterior	abandoned univent grilles	2		CI	Y3	2	2022	infill with FB			$ 4,700	$ 3,700	$ 49.00	sf	60	$ 2,900	1.210	$ 3,500	129%	$ 4,500	4,680
226		11	Sam Davey Elem	4.02	Wall systems		North wall Café	CMU block wall cracked block	2		CI	Y3	2	2022	Repair			$ 31,000	$ 24,100	$ 75.00	sf	255	$ 19,100	1.210	$ 23,100	129%	$ 29,800	30,992
227		11	Sam Davey Elem	4.03	Tuck pointing / Sealant		South and east ext elevation	FB joints are cracked	2		CI	Y3	2	2022	repair joints			$ 13,000	$ 10,100	$ 26.00	sf	353	$ 9,200	1.050	$ 9,700	129%	$ 12,500	13,000
228		11	Sam Davey Elem	4.03	Tuck pointing / Sealant		North wall café	CMU cj is cracked missing	2		CI	Y3	2	2022	recaulk joints			$ 1,000	$ 900	$ 9.60	lf	80	$ 800	1.050	$ 800	129%	$ 1,000	1,040
229		11	Sam Davey Elem	4.04	Doors / Hardware		Door 4	HM dr/fr rusting	2		CI	Y3	2	2022	replace pair and transom with alum dr/fr			$ 13,800	$ 10,700	$ 3,400.00	ea	3	$ 8,500	1.210	$ 10,300	129%	$ 13,300	13,832
230		11	Sam Davey Elem	4.04	Doors / Hardware		Maint Rm Door	HM dr/fr rusting	2		CI	Y3	2	2022	replace with HM dr/fr			$ 4,600	$ 3,600	$ 2,800.00	ea	1	$ 2,800	1.210	$ 3,400	129%	$ 4,400	4,576
231		11	Sam Davey Elem	4.08	Painting and Plaster		Door 8	HM dr/fr has some surface rust	2		CI	Y3	2	2022	repaint door			$ 300	$ 300	$ 238.10	ea	1	$ 200	1.210	$ 200	129%	$ 300	312
232		11	Sam Davey Elem	4.08	Painting and Plaster		Lintels at Rm L40 and L04	lintels are rusting	2		CI	Y3	2	2022	repaint lintel			$ 500	$ 400	$ 20.00	lf	16	$ 300	1.210	$ 400	129%	$ 500	520
233		11	Sam Davey Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
234		11	Sam Davey Elem	5.01	Doors / Hardware		1948 wing	Original doors at coat closets and at Rm 111A, misc	2		CI	Y3	2	2022	Replace with new wood doors, paint exg frame			$ 36,500	$ 28,400	$ 1,405.00	ea	16	$ 22,500	1.210	$ 27,200	129%	$ 35,100	36,504
235		11	Sam Davey Elem	5.01	Doors / Hardware		Cafeteria	orig wd pairs of doors and wd frames	2		CI	Y3	2	2022	Replace with new HM frames and HM doors with panics			$ 21,800	$ 17,000	$ 3,374.00	ea	4	$ 13,500	1.210	$ 16,300	129%	$ 21,000	21,840
236		11	Sam Davey Elem	5.01	Doors / Hardware		1948 Door 1 vestibule doors	replace orig wd doors pair, sidelight, transom	2		CI	Y3	2	2022	Replace with aluminum entrance doors/sidelight/ttransom			$ 21,800	$ 17,000	$ 13,500.00	ea	1	$ 13,500	1.210	$ 16,300	129%	$ 21,000	21,840

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sam Davey Elementary**				**61,833**	**SF**	Ron S - Phil -	Nancy - John J - Gary - Nick - Dave B/Tyler						2022	TOTAL PRIORITIES			$ 3,090,672										
201										Install			Fnl			Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /						Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	"	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
237		11	Sam Davey Elem	5.03	Flooring / Base		Cafeteria	older VCT flooring	2		CI	Y3	2	2022	Replace flooring with epoxy quartz flooring + $7 moisture mitigation			$ 48,000	$ 37,300	$ 17.00	sf	1,740	$ 29,600	1.210	$ 35,800	129%	$ 46,200	48,048
238		11	Sam Davey Elem	5.03	Flooring / Base		Kitchen/ Serving/Dry Food	poured floor is cracked, deteriorated	2		CI	Y3	2	2022	Replace with new QT flooring (add $6 for moisture mit, $3000 ls for equip remov/reinst)			$ 41,600	$ 32,300	$ 23.10	sf	1,110	$ 25,600	1.210	$ 31,000	129%	$ 40,000	41,600
239		11	Sam Davey Elem	5.03	Flooring / Base		2005 Wing CR's L50, L55, L60, L65	sheet flooring and carpet	3	2005	CI	Y8	3	2022	Replace flooring (VT cost basis)years 6-10	12		$ 41,100	$ 31,900	$ 6.90	sf	3,670	$ 25,300	1.210	$ 30,600	129%	$ 39,500	41,080
240		11	Sam Davey Elem	5.03	Flooring / Base		1972 Wing - Center area and sheet vinyl corridors	older sheet flooring and carpet	2		CI	Y3	2	2022	Replace flooring (VT cost basis) + $7 moisture mitigation			$ 127,800	$ 99,200	$ 13.90	sf	5,670	$ 78,800	1.210	$ 95,300	129%	$ 122,900	127,816
241		11	Sam Davey Elem	5.03	Flooring / Base		Gym	original coated floor - replace	2	1972	CI	Y3	2	2022	Replace with synthetic flooring, elem 7+2			$ 80,400	$ 62,300	$ 14.40	sf	3,440	$ 49,500	1.210	$ 59,900	129%	$ 77,300	80,392
242		11	Sam Davey Elem	5.03	Flooring / Base		1948 wing L 2 Rms 207, 206, 211, 212	older sheet flooring	2		CI	Y3	2	2022	Replace flooring (VT cost basis)			$ 8,400	$ 6,600	$ 6.90	sf	747	$ 5,200	1.210	$ 6,300	129%	$ 8,100	8,424
243	combo	11	Sam Davey Elem	5.03	Flooring / Base		1972 CR's L30, L35, L45	older sheet flooring and wall paint scuffed			CI	Y3	2	2022	Wall Paint and Flooring, add $7 for moisture mitigation			$ 70,800	$ 54,900	$ 15.60	sf	2,796	$ 43,600	1.210	$ 52,800	129%	$ 68,100	70,824
244		11	Sam Davey Elem	5.04	Ceiling / Acoustic Panels		Kitchen/ Serving	Damaged plaster soffit at roof leak - replace entirely	2		CI	Y3	2	2022	Replace damaged soffit with new GBD soffit			$ 6,900	$ 5,300	$ 15.00	sf	280	$ 4,200	1.210	$ 5,100	129%	$ 6,600	6,864
245		11	Sam Davey Elem	5.04	Ceiling / Acoustic Panels		Kitchen/ Serving	Damaged/aged ACT ceiling	2		CI	Y3	2	2022	Replace with VACT ceiling			$ 7,800	$ 6,100	$ 4.44	sf	1,080	$ 4,800	1.210	$ 5,800	129%	$ 7,500	7,800
246		11	Sam Davey Elem	5.04	Ceiling / Acoustic Panels		Cafeteria and stage	Exposed mechanical unit on stage and rect. ductwork in cafeteria - catches dust, etc.	2		CI	Y3	2	2022	install soffit/ACT ceiling around mech unit and ductwork			$ 13,800	$ 10,700	$ 15.70	sf	540	$ 8,500	1.210	$ 10,300	129%	$ 13,300	13,832
247		11	Sam Davey Elem	5.05	Wall Finishes (PT, VWC, etc)		Dry Food Storage	Cracked plaster on interior wall	2		CI	Y3	2	2022	Repair plaster			$ 1,600	$ 1,300	$ 1,000.00	ls	1	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
248		11	Sam Davey Elem	5.05	Wall Finishes (PT, VWC, etc)		L2 corridor	Peeling paint on steel supports for freestanding lockers at top of stairs	2		CI	Y3	2	2022	Repaint steel supports for freestanding lockers at top of stairs			$ 3,200	$ 2,600	$ 2,000.00	ls	1	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
249		11	Sam Davey Elem	5.07	Hand, Guardrail / Code Deficiencies		Main stair in 1948 wing	Wood handrails, too large a diameter for ADA graspability, without extensions	2		CI	Y3	2	2022	Replace with painted steel handrails with extensions			$ 9,600	$ 7,500	$ 39.00	lf	150	$ 5,900	1.210	$ 7,100	129%	$ 9,200	9,568
250		11	Sam Davey Elem	5.07	Hand, Guardrail / Code Deficiencies		Main stair in 1948 wing	Two floors open, no sprinkler system - verify if needs to be enclosed			CI	Y3	2	2022	Per District - enclose L2 of stair			$ 56,900	$ 44,100	$ 35,000.00	ls	1	$ 35,000	1.210	$ 42,400	129%	$ 54,700	56,888
251		11	Sam Davey Elem	5.08	Accessibility (ADA)		Stage in Cafeteria	Not accessible - stage is +- 4' above floor	2		CI	Y3	2	2022	Add wheelchair lift			$ 48,700	$ 37,800	$ 30,000.00	ls	1	$ 30,000	1.210	$ 36,300	129%	$ 46,800	48,672
252		11	Sam Davey Elem	5.08	Accessibility (ADA)		Classrooms	Sinks in casework not accessible (pull under)			CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls		$ -	1.210	$ -	129%	$ -	-
253		11	Sam Davey Elem	5.08	Accessibility (ADA)			Per District, install area of refuge (not req in exg bldg but good practice for non-sprinkled bldg)	2		CI		2	2022	Per District, install area of refuge - District cost - verify location			$ 13,000	$ 10,100	$ 8,000.00	ls	1	$ 8,000	1.210	$ 9,700	129%	$ 12,500	13,000
254		11	Sam Davey Elem	5.10	REMODELING / ADDITIONS		1972 Wing Toilets next to gym	Original, non-ADA, unused showers, needs full remodel	2	1972	CI	Y3	2	2022	Major remod with plumbing (inc M/E) (per district, add changing room? Check for fit)			$ 299,300	$ 232,100	$ 252.00	sf	650	$ 163,800	1.362	$ 223,100	129%	$ 287,800	299,312
255		11	Sam Davey Elem	5.10	REMODELING / ADDITIONS		Kindergarten toilets 111C and 111D	Original, non-ADA			CI	Y3	2	2022	Remodel two toilets into one ADA toilet - Major remod with plumbing (inc M/E)			$ 32,200	$ 25,000	$ 252.00	sf	70	$ 17,600	1.362	$ 24,000	129%	$ 31,000	32,240
256		11	Sam Davey Elem	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
257		11	Sam Davey Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
258		11	Sam Davey Elem	6.08	Wall Pads		Gym	wall pads poor condition			CI	Y3	2	2022	Replace wall pads			$ 10,600	$ 8,200	$ 18.00	sf	360	$ 6,500	1.210	$ 7,900	129%	$ 10,200	10,608
259		11	Sam Davey Elem	6.09	Chalk Board / Marker board		1972 and 2005 classrooms	Markerboards are gray instead of white - not good visual contrast, harder to read			CI			2022	Consider replacing with white markerboards			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
260	combo	11	Sam Davey Elem	6.13	Cabinetry / Counter Tops / Stools	FE1	Art Rm L80	Older sheet flooring, 2 x 4 ceiling, large island of orig cswk with sinks needs replacing, do new boards			CI	Y3	2	2022	Finishes+Cswk +MB/TB, plus moisture mitigation + 6 sink repl +$3 for epoxy quartz flooring			$ 90,700	$ 70,400	$ 40.52	sf	1,380	$ 55,900	1.210	$ 67,600	129%	$ 87,200	90,688
261	combo	11	Sam Davey Elem	6.13	Cabinetry / Counter Tops / Stools	FE1-1a	1948 wing, CR's and misc, L1	Older sheet flooring, (2 x 2 clg OK), needs paint, orig cswk part of ext wall, needs new cswk entire ext wall, a little elsewhere (boards OK)			CI	Y3	2	2022	Custom SF cost for this wing - Finishes (less ceilings)+more casework, boards, add moisture mitigation			$ 369,600	$ 286,600	$ 31.60	sf	7,207	$ 227,700	1.210	$ 275,500	129%	$ 355,400	369,616

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sam Davey Elementary**				**61,833**	**SF**	Ron S - Phil -	Nancy - John J - Gary - Nick - Dave B/Tyler						2022	TOTAL PRIORITIES			$ 3,090,672										
201										Install													Base	Est.				
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Life	Reb.	Projected	2022 Construction	Unit			Const	Cost	Const.	Proj.	Base	2022
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	"	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	(Y/N)	PROJECT COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Cost	Project Cost	Project Cost
262	combo	11	Sam Davey Elem	6.13	Cabinetry / Counter Tops / Stools	FE1-1	1948 wing, 3CR's: 201,213,214	Older sheet flooring, 2 x 4 clg, needs paint, orig cswk part of ext wall, needs new cswk entire ext wall, new boards			CI	Y3	2	2022	Custom SF cost for this wing - Finishes+more casework, boards			$ 113,400	$ 87,900	$ 28.30	sf	2,465	$ 69,800	1.210	$ 84,500	129%	$ 109,000	113,360
263	combo	11	Sam Davey Elem	6.13	Cabinetry / Counter Tops / Stools	FE1-1a	1948 wing, remainder of CR's and misc, L2	Older sheet flooring, (2 x 2 clg OK), needs paint, orig cswk part of ext wall, needs new cswk entire ext wall, a little elsewhere (boards OK)			CI	Y3	2	2022	Custom SF cost for this wing - Finishes (less ceilings)+more casework+boards			$ 245,000	$ 189,900	$ 24.60	sf	6,133	$ 150,900	1.210	$ 182,600	129%	$ 235,600	245,024
264	combo	11	Sam Davey Elem	6.13	Cabinetry / Counter Tops / Stools		Upper landing rm 202	orig/older 6' csk , exposed mech piping			CI	Y3	2	2022	Replace 6' csk w/ sink, paint wall, soffit around mech piping			$ 12,100	$ 9,400	$ 7,394	ls	1	$ 7,400	1.210	$ 9,000	129%	$ 11,600	12,064
265	combo	11	Sam Davey Elem	6.14	Cubbies / Hook Strips	FE7a	1948 Wing, cloak rooms	Exg GST walls with cracks at top, some other areas, needs grinding, covering, old shelves/hooks			CI	Y3	2	2022	Custom SF cost - tile over cracked GST to 8' ($1000 extra to grind projecting ones), paint above, replace shelf/hook system (exg TZ floor with raised boot areas to remain)			$ 225,800	$ 175,100	$ 95.83	sf	1,452	$ 139,100	1.210	$ 168,300	129%	$ 217,100	225,784
266		11	Sam Davey Elem	6.18	Kitchen Equipment		100B Serving, 102 Kitchen and Dishwashing	Dbl freezer, heated cabinet, milk cooler, serving equip	2		CI	Y3	2	2022	Replace equipment listed in 2 years (booster included in dishmachine cost)			$ 92,600	$ 71,800	$57,000	ls	1	$ 57,000	1.210	$ 69,000	129%	$ 89,000	92,560
267		11	Sam Davey Elem	6.18	Kitchen Equipment		325 Kitchen,	No existing prep sink	1		CI	Y3	1	2022	Consider installing prep sink			$ 12,200	$ 9,500	$7,500	ls	1	$ 7,500	1.210	$ 9,100	129%	$ 11,700	12,168
268		11	Sam Davey Elem	6.18	Kitchen Equipment		102 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
269		11	Sam Davey Elem	6.19	Cold Storage Rooms		102 Cooler		2		CI	Y3	2	2022	Replace refrigeration (evaporator/condensing unit/install) in 2 years			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
270		11	Sam Davey Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
271		11	Sam Davey Elem	7.01	Boilers		Boiler Room	(2) Burnham 4FL-345-50-GO-GP, 2,310 MBH Output,	2	1963	CI	Y3	2		Replace boilers with condensing gas/oil boilers	30		$ -	$ 429,000	$75,000.00	MBH	5	$ 375,000	1.100	$ 412,500	129%	$ 532,100	-
272		11	Sam Davey Elem	7.03	fuel oil systems (storage, piping, burners)		Boiler Room	Fuel oil Tank??	3	1963	CI					30		$ -	$ -		LS		$ -	1.254	$ -	129%	$ -	-
273		11	Sam Davey Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat		building	Heating piping is either threaded or welded Black steel and braized copper	3	1963	CI					40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
274		11	Sam Davey Elem	7.05	Pumps - condensing, hot water, chilled water,		Boiler Room	(2) B&G 1510-2.5BB, 300 GPM, 65 Ft, 7.5 HP, VFD	3	2000	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
275		11	Sam Davey Elem	7.06	Energy Management Systems (24 volt low voltage)		ALL ROOMS	Control system is DDC by Automated Logic			CI	Y3	2		Upgrade energy management system	15		$ -	$ 604,800	$ 7.50	sf	61,833	$ 463,700	1.254	$ 581,500	129%	$ 750,100	-
276		11	Sam Davey Elem	7.07	Air handler units / ERU - dampers		2-Story Classrooms	AHU S-1 , McQuay, CAH050FDAC, 25885 CFM, 3,750 CFM OA, 20 HP, VFD, 16.9 GPM @ 200 to 180, DX, R-22, 78/64.5 to 56/55, 720 MBH	2	2000	CI	Y3	2		Replace air handler heating coils slected at 140 to 100, New DX or Chilled water coils, add VFD	25		$ -	$ 202,600	$ 6.00	CFM	25,885	$ 155,300	1.254	$ 194,700	129%	$ 251,200	-
277		11	Sam Davey Elem	7.07	Air handler units / ERU - dampers		Cafeteria	AHU S-2 McQuay, 6,800 CFM, 1,500 CFM OA, 7.5 HP, 34.2 GPM @ 200 to 180, DX, R-22, 79/65 to 60/67, 180 MBH	2	2000	CI	Y3	2		Replace air handler heating coils slected at 140 to 100, New DX or Chilled water coils, add VFD, CO2 control	25		$ -	$ 53,300	$ 6.00	CFM	6,800	$ 40,800	1.254	$ 51,200	129%	$ 66,000	-
278		11	Sam Davey Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Classroom Addition	AHU-3, Trane MCCB035UAOSOUA, 17030 CFM, 3,770 CFM OA, 20 HP, 30.7 GPM@200 to 180, DX, R22, 507 MBH, 82/68 to 61/59	3	2005	CI	Y3	2		Replace air handler heating coils slected at 140 to 100, New DX or Chilled water coils, add VFD	25		$ -	$ 133,300	$ 6.00	CFM	17,030	$ 102,200	1.254	$ 128,200	129%	$ 165,400	-
279		11	Sam Davey Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Gymnasium	AHU-4, MCCB010UA0D0UA, 4,400 CFM, 780 CFM OA, 3 HP, 15.8 GPM @ 200 to 180, DX Cooling	3	2005	CI	Y3	2		Replace air handler heating coils slected at 140 to 100, New DX or Chilled water coils, add VFD, CO2 control	25		$ -	$ 34,500	$ 6.00	CFM	4,400	$ 26,400	1.254	$ 33,100	129%	$ 42,700	-
280		11	Sam Davey Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Vestibules	CUH: currently hot water @ 200 to 180	3	2000	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
281		11	Sam Davey Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Convectors & Fintube	Convectors and Fintube Radiation is hot water based	3	1963	CI					20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
282		11	Sam Davey Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Unit Heaters	UH: currently hot water @ 200 to 180	3	1963	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
283		11	Sam Davey Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		VAV Boxes	VAV Boxes: currently hot water @ 200 to 180	3	2000 / 2005	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
284		11	Sam Davey Elem	7.10	Exhaust fans - PRV / utility sets		2-story Relief	Seven gravity relief hoods are connected to AHU-1 return	2	2000	CI	Y3	2		Replace relief hoods with power relief ventilators w/ curb adaptors and control	25		$ -	$ 73,100	$ 8,000.00	ea	7	$ 56,000	1.254	$ 70,200	129%	$ 90,600	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sam Davey Elementary**				**61,833**	**SF**	Ron S - Phil -	Nancy - John J - Gary - Nick - Dave B/Tyler						2022	TOTAL PRIORITIES			$ 3,090,672										
201										Install													Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Life	Reb.	Projected PROJECT	2022 Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	"	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
285		11	Sam Davey Elem	7.10	Exhaust fans - PRV / utility sets		2-Story Toilets	EF-1E, 3,225 CFM @ .75", 1 HP, 480v, PRV	2		CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
286		11	Sam Davey Elem	7.10	Exhaust fans - PRV / utility sets		Addition Toilets	Greenheck, GB-161, 1,400 CFM, .25 HP	3	2005	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
287		11	Sam Davey Elem	7.10	Exhaust fans - PRV / utility sets		Laminator Hood Exhaust	Greenheck, GB-080, 400 CFM, .17 HP	3	2005	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
288		11	Sam Davey Elem	7.10	Exhaust fans - PRV / utility sets		Gym/Storage Exh	EF-4, 2,195 CFM, Utility Set, 3/4 HP	2	1972	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
289		11	Sam Davey Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		2-Story Classrooms, AHU-1	CU-1, Trane, RAUC-60, 748 MBH, R-22	2	2005	CI	Y3	2		R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water. See AHU	20		$ -	$ -		Ton		$ -	1.254	$ -	129%	$ -	-
290		11	Sam Davey Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Cafeteria, AHU 2	CU-2, Trane, TTA18084, 176 MBH, R-22	2	2005	CI	Y3	2		R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water. See AHU	20		$ -	$ -		Ton		$ -	1.254	$ -	129%	$ -	-
291		11	Sam Davey Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Addition Classrooms, AHU-3	CU-3, Trane, RAUC-40, 507 MBH, R-22	2	2005	CI	Y3	2		R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water. See AHU	20		$ -	$ -		Ton		$ -	1.254	$ -	129%	$ -	-
292		11	Sam Davey Elem	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Gymnasium, AHU4	CU-4, York, H2DB048S46A, 4 ton DX cond unit, R-22	2	2005	CI	Y3	2		R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water. See AHU	20		$ -	$ -		Ton		$ -	1.254	$ -	129%	$ -	-
293		11	Sam Davey Elem	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
294		11	Sam Davey Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	Recirc pump is B&G; Installed with Water Heater in 2016	4	2016	CI					15		$ -	$ -		ea	-	$ -	1.254	$ -	129%	$ -	-
295		11	Sam Davey Elem	8.02	Piping (domestic) / labeling / conditioning		Building	Piping is galavanized in the 2-story classroom areas	2	1963	CI	Y8	3		Replace galvanized piping	40		$ -	$ 127,200	$ 130.00	lf	750	$ 97,500	1.254	$ 122,300	129%	$ 157,800	-
296		11	Sam Davey Elem	8.02	Piping (domestic) / labeling / conditioning		Building	Piping is copper througout the addition and 2 story toilet	3	1963	CI					40		$ -	$ -		sf	-	$ -	1.254	$ -	129%	$ -	-
297		11	Sam Davey Elem	8.05	Piping (sanitary)		Building	Sanitary piping for the 2-story classroom sinks have complaints about significant backups with the sanitary system.	2	1963	CI	Y3	2		Would recommend that the sanitary mains and vents be scoped for other issues,	40		$ -	$ 15,700	$ 750.00	sf	16	$ 12,000	1.254	$ 15,000	129%	$ 19,400	-
298		11	Sam Davey Elem	8.08	Plumbing Fixtures		2 story Boys & Girls toilets	Plumbing Fixtures Urinals are floor mtd with hard wired sensor flush), Water Closets are floor mtd tank type and Lavs are wall mtd with manual H & C faucets .	3	2002	CI				Replace fixtures with new, or remodel and update for ADA compliance.	30		$ -	$ -		ls	-	$ -	1.254	$ -	129%	$ -	-
299		11	Sam Davey Elem	8.08	Plumbing Fixtures		Boys & Girls toilets at Gymnasium	Plumbing Fixtures Urinals are floor mtd with hard wired sensor flush), Water Closets are floor mtd tank type and wash fountains are molded plastic with foot operators	2	2005	CI	Y3	2		Replace wash fountains with ADA compliant sensor operated fixtures	30		$ -	$ 17,000	$ 6,500.00	ls	2	$ 13,000	1.254	$ 16,300	129%	$ 21,000	-
300		11	Sam Davey Elem	8.08	Plumbing Fixtures		Classroom Addition sinks replaced in	Classroom Sinks, are stainless steel w/ single lever H&C faucet	3	1963	CI					30		$ -	$ -		ea	-	$ -	1.254	$ -	129%	$ -	-
301		11	Sam Davey Elem	8.10	Drinking Fountains		Corridor near Main Entry	Drinking Fountain had been replaced with newer ones with bottle fill stations. Only a single WC in the entire building besides the bubblers in classrooms.	3	?	CI					30		$ -	$ -		ea	-	$ -	1.254	$ -	129%	$ -	-
302		11	Sam Davey Elem	8.11	Fire suppression- source / pumps / distribution / heads		Building	There is nofire suppression system.	2		CI				Add fire suppression system	40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
303		11	Sam Davey Elem	8.15	Domestic Water Heaters		Boiler Room	A Gas Fired water heater, AO SMITH Model BTR-400-118; 75,000 BTUH;63.7 GPH w/ separate verical storage tank..	4		CI	Y3	2		Replace water heater with condensing water heater	25		$ -	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	-
304		11	Sam Davey Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
305		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling		Boiler Rm	600A, 480V Main Switchboard(MDP)	1	1972	CI	Y3	1	2022	Past life expectancy	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
306		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			225A, 480V, 3-phase panels	3	2005	CI	Y8	3	2022	Replace in 6-10years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
307		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			225A, 480V, 3-phase panels	1	1972	CI	Y3	1	2022	Past life expectancy	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
308		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase panels	3	2005	CI	Y8	3	2022	Replace in 6-10years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
309		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase panels	1	1972	CI	Y3	1	2022	Past life expectancy	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sam Davey Elementary**				**61,833**	**SF**	Ron S - Phil -	Nancy - John J - Gary - Nick - Dave B/Tyler						2022	TOTAL PRIORITIES			$ 3,090,672										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	"	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
310		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			100A, 480V, 3-phase panels	3	2005	CI	Y8	3	2022	Replace in 6-10years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
311		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			100A, 480V, 3-phase panels	1	1972	CI	Y3	1	2022	Past life expectancy	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
312		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			225A, 480V, 3-phase panels	1	1948	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
313		11	Sam Davey Elem	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase panels	1	1948	CI	Y3	1	2022	Past life expectancy	25		$ 20,200	$ 15,700	$ 4,000.00	ea	3	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
314		11	Sam Davey Elem	9.04	branch circuits - computer / media (utilization voltage - 120		L2 counseling area	Lights flicker when printer is running	1	2005	CI	Y3	1	2022	Provide additional circuit in second floor office area	25		$ 2,600	$ 2,000	$ 1,500.00	sf	1	$ 1,500	1.254	$ 1,900	129%	$ 2,500	2,600
315		11	Sam Davey Elem	9.04	branch circuits - computer / media (utilization voltage - 120			Power Devices	2	2005	CI	Y3	2	2022	Per District - Add Receptacles - verify locations	25		$ 20,200	$ 15,700	$ 12,000.00	sf	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
316		11	Sam Davey Elem	9.05	Fire Alarm		Basement	Addressable Simplex	3	2010	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
317		11	Sam Davey Elem	9.08	Emergency generators / battery backup systems /			No Generator at this building			CI	Y8	3	2022	Evaluate emergency power needs(6-10years)	25		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
318		11	Sam Davey Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
319		11	Sam Davey Elem	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Fluorescent Fixtures Retrofitted with LED lamps	3	2005	CI	Y8	3	2022	Replace Fixtures with LED Fixtures and add Occupancy sensors(6-10years)	20		$ 416,000	$ 322,600	$ 4.00	sf	61,833	$ 247,300	1.254	$ 310,100	129%	$ 400,000	416,000
320		11	Sam Davey Elem	10.02	Emergency Lighting / Exit signs			Incandescent battery packs	3	2005	CI	Y8	3	2022	Replace with LED(6-10years) (part of line above)	20		$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
321		11	Sam Davey Elem	10.03	Special purpose lighting - theaters			None			CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
322		11	Sam Davey Elem	10.04	Security Lighting (Exterior)			Mixture of LED and HID	3		CI	Y8	3	2022	Replace the HID with LED Fixtures.(6-10years)	20		$ 10,100	$ 7,900	$ 600.00	sf	10	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
323		11	Sam Davey Elem	10.05	Parking lot lighting			None			CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
324		11	Sam Davey Elem	10.06	Exterior athletic lighting - lamps / standards / bases			None			CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
325		11	Sam Davey Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
326		11	Sam Davey Elem	11.01	Stuctured cabling		Bldg	Good - mostly Cat 5e with some older Cat 5 cable	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
327		11	Sam Davey Elem	11.02	Classroom technology systems		Bldg	Good / Okay - smart camera, ceiling projector, Teach Logic	4		CI			2022	service call			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
328		11	Sam Davey Elem	11.03	Local Sound systems		Gym	Good / Okay - works fine, but would like Bluetooth for easier	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
329		11	Sam Davey Elem	11.03	Local Sound systems		Café	Good - bluetooth	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
330		11	Sam Davey Elem	11.03	Local Sound systems		Media Center	Good	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
331		11	Sam Davey Elem	11.04	Master Clock Systems		Bldg	Good - newer American Time	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
332		11	Sam Davey Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
333		11	Sam Davey Elem	11.06	Access Control		Bldg	Good - card readers and Aiphone entrance intercom	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
334		11	Sam Davey Elem	11.07	Burgler Alarm System		Bldg	Good / Okay - older DSC system, works but some false	4		CI			2022	service call			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
335		11	Sam Davey Elem	11.08	Video Surveillance System		Bldg	Good - newer, good coverage inside and outside	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

SAM DAVEY ELEMENTARY SCHOOL

SITE:	6.9 ACRES	CLASSROOMS:	23
BUILDING:	61,833 SF	CAPACITY:	414
ENROLLMENT:	370	CURRENT SF/STUDENT	167

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

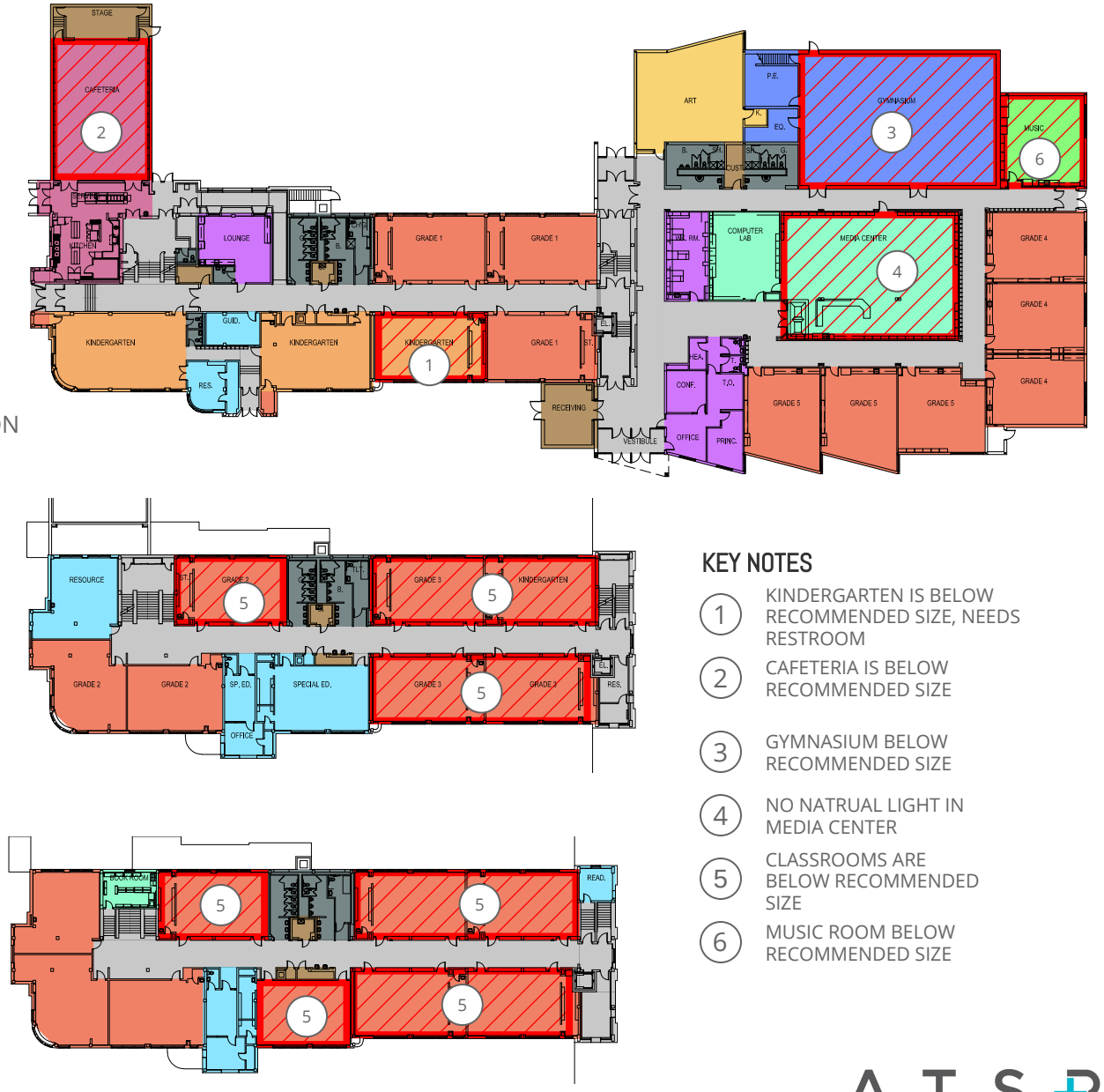
ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE / BELOW STANDARDS

- CLASSROOMS
- KINDERGARTEN
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES



KEY NOTES

1. KINDERGARTEN IS BELOW RECOMMENDED SIZE, NEEDS RESTROOM
2. CAFETERIA IS BELOW RECOMMENDED SIZE
3. GYMNASIUM BELOW RECOMMENDED SIZE
4. NO NATRUAL LIGHT IN MEDIA CENTER
5. CLASSROOMS ARE BELOW RECOMMENDED SIZE
6. MUSIC ROOM BELOW RECOMMENDED SIZE

ATSR

SHERMAN ELEMENTARY SCHOOL

SITE: 11.7 ACRES
BUILDING: 88,193 SF
ENROLLMENT: 500

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

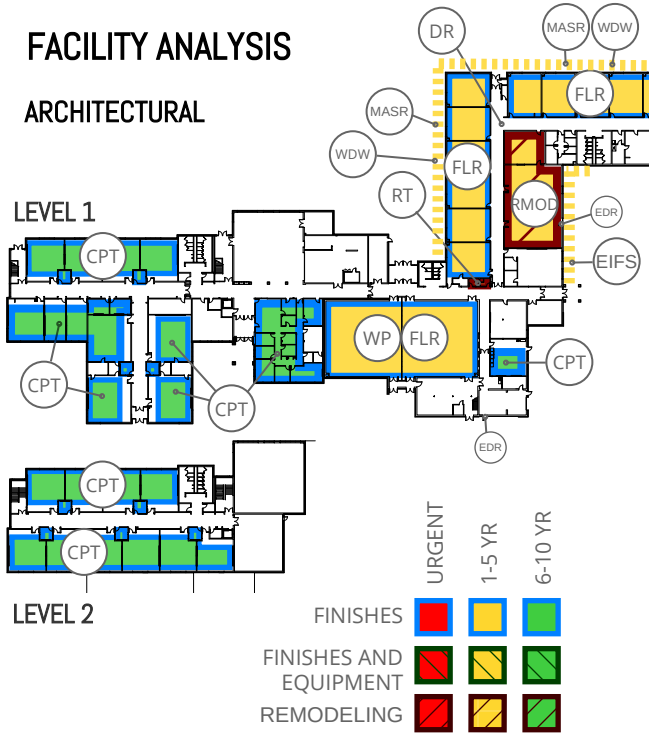
1. FENCING PREFERRED AROUND FIELD
2. ADDITIONAL EXIT PREFERRED
3. MORE ACCESSIBLE CLASSROOM EQUIPEMENT PREFERRED

ATSR

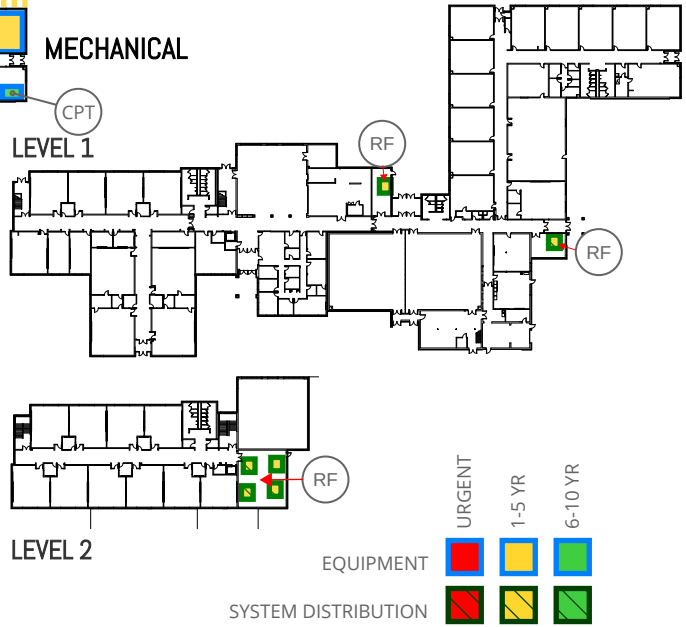
SHERMAN ELEMENTARY SCHOOL

FACILITY ANALYSIS

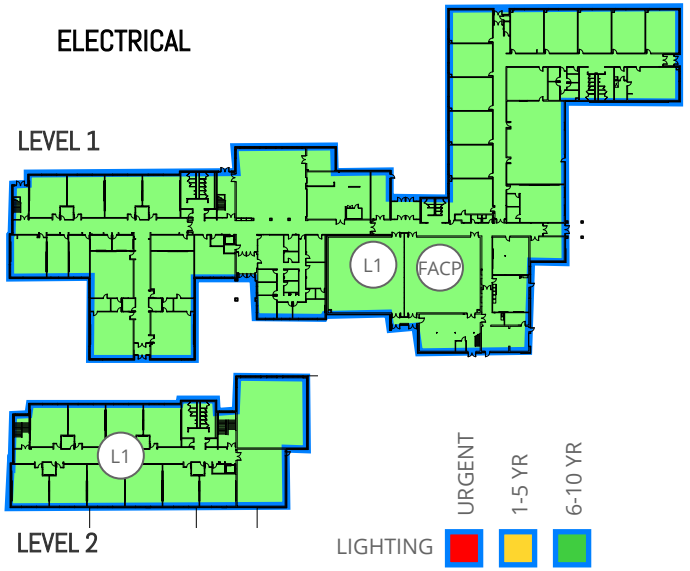
ARCHITECTURAL



MECHANICAL



ELECTRICAL



KEY NOTES

- CPT — REPLACE CARPET AREA
- FLR — REPLACE FLOORING
- DR — REPLACE WOOD DOORS THIS WING
- EDR — REPLACE EXTERIOR DOOR
- WP — REPLACE WALL PADS IN GYMS
- RT — REMODEL RESTROOM SHOWER TO ADA STANDARDS
- RMOD — REMODEL MODERATE
- EIFS — EIFS REPAIRS
- MASR — MASONRY RESTORATION
- WDW — REPLACE WINDOWS

KEY NOTES

- RF — REPLACE RELIEF FANS WITH LARGER ECONOMIZER SIZED RELIEF FANS

KEY NOTES

- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.
- L1 — FLOURESCENT LAMPS HAVE BEEN REPLACED WITH LED IN EXISTING FLUORESCENT LIGHT FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 6-10 YEARS

GENERAL NOTES

1. PANELS AND DISTRIBUTION EQUIPMENT IS IN GOOD CONDITION . REPLACE PANELS IN 6-10 YEARS
2. INSTALL EMERGENCY EGRESS LIGHTING AT ALL EXTERIOR EXITS

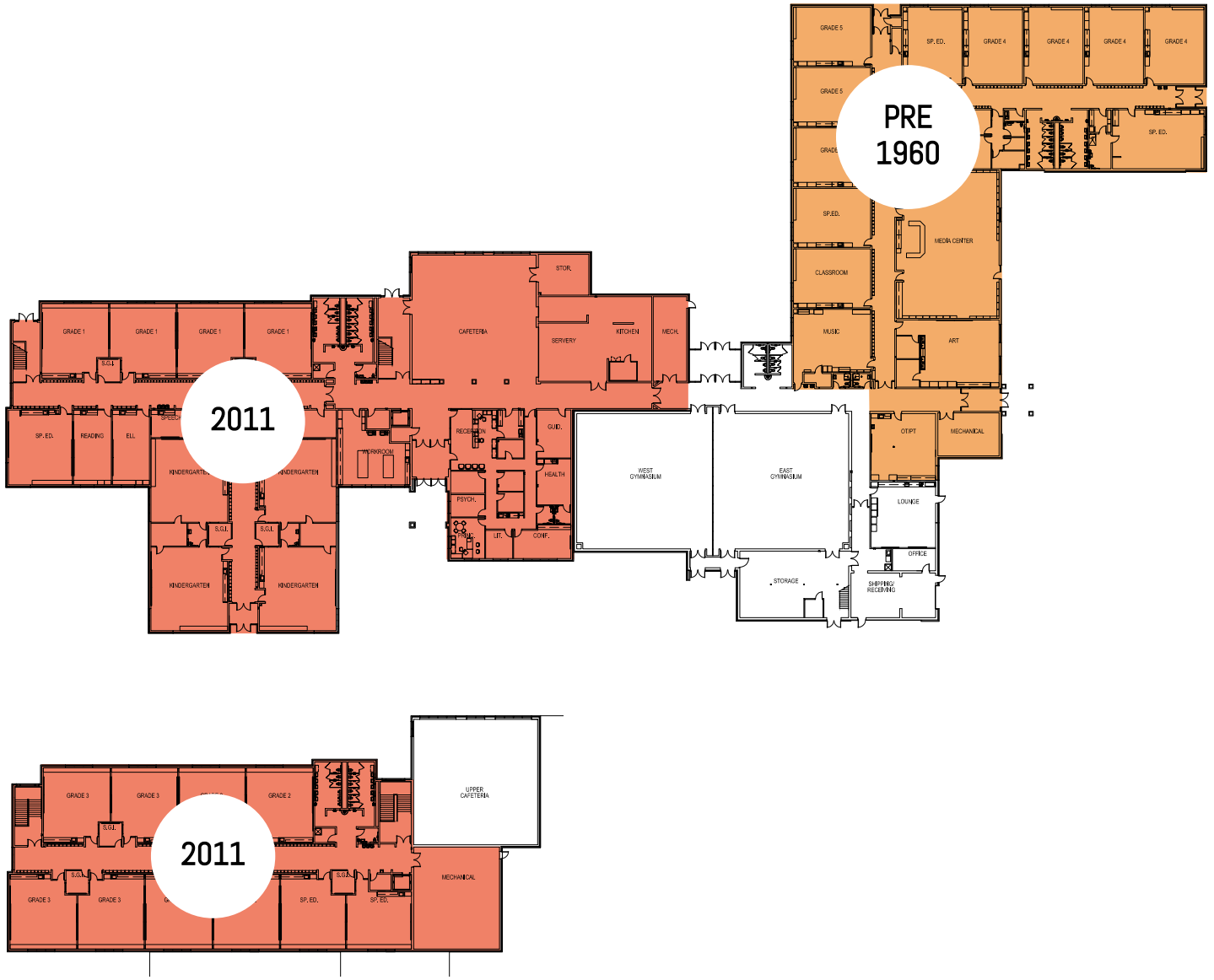
GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT REPLACEMENT REQUIRED

ATSR

SHERMAN ELEMENTARY SCHOOL

BUILDING AGE



197							$ 19.59	1,727,500	1,2 Cond.							Priority High (1)			$ 89,960												$ 89,960
198							$ 8.49	749,100	3 Cond.							Priority Med (2)			$ 1,513,824												$ 1,513,824
199							$ 0.06	5,100	4,5 Cond.							Priority Low (3)			$ 879,944												$ 879,944
200	**Sherman Elementary**				88,193	SF	Ron S - Phil - Peter -John J - Gary - Mike H - Dave B/Tyler								2022	TOTAL PRIORITIES			$ 2,483,728												
201										Install							Life		Projected	2022					Base	Est.			Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl				Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended		(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity		Cost	Factor	Cost	Factor	Cost	Cost	
204		12									CI	Y3		2022																	
205		12	Sherman Elem	1.04	0						CI	Y3	2	2022					$ -	$ -	$ -	ls			$ -	1.292	$ -	129%	$ -	$ -	-
206		12	Sherman Elem	**1.00**	**SITE - Hard surfaces**														$ -	$ -	$ -	ls	1		$ -	1.292	$ -	129%	$ -	$ -	-
207		12	Sherman Elem	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint.	2		CI	Y3	2	2022	Pvmnt Reconstruction (Pot Holes - Bad Areas), Full Depth Reclaimation				$ 4,100	$ 3,100	$ 30.00	sy	75		$ 2,300	1.292	$ 3,000	129%	$ 3,900	4,056	
208		12	Sherman Elem	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact subgrade, add new stone base & replace ag base				$ 7,700	$ 6,000	$ 59.00	sy	75		$ 4,400	1.292	$ 5,700	129%	$ 7,400	7,696	
209		12	Sherman Elem	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint.	2		CI	Y8	3	2022	Mill/Overlay - Min. 1.5" Playground 2025+				$ 112,000	$ 86,900	$ 17.00	sy	3,800		$ 64,600	1.292	$ 83,500	129%	$ 107,700	112,008	
210		12	Sherman Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks (2022/2023)				$ 6,000	$ 4,800	$ 1.25	lf	2,815		$ 3,500	1.292	$ 4,500	129%	$ 5,800	6,032	
211		12	Sherman Elem	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	sealcoating (2022/2023)				$ 17,500	$ 13,600	$ 0.85	sy	11,830		$ 10,100	1.292	$ 13,000	129%	$ 16,800	17,472	
212		12	Sherman Elem	1.01	Asphalt paving		Parking Lot Trench Drains	Trench Drains are clogged w/ debris and silt preventing proper drainage	2		CI	Y3	2	2022					$ 800	$ 700	$ 250.00	ea	2		$ 500	1.292	$ 600	129%	$ 800	832	
213		12	Sherman Elem	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint				$ 7,100	$ 5,600	$ 9.60	lf	430		$ 4,100	1.292	$ 5,300	129%	$ 6,800	7,072	
214		12	Sherman Elem	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete	1		CI	Y3	1	2022	Remove/Replace conc pavement - Incl. low pvmnt behind curbs				$ 18,000	$ 14,000	$ 15.50	sf	670		$ 10,400	1.292	$ 13,400	129%	$ 17,300	17,992	
215		12	Sherman Elem	1.02	Concrete walks / curbs		ADA Detection Panels at Street	Trip Hazard - Damaged, Cracked, Spalling ADA Truncated Detection Pvmnt	1		CI	Y3	1	2022	Remove Replace ADA Detection Panels - Needs to be discussed with the City				$ 1,800	$ 1,400	$ 500.00	ea	2		$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768	
216		12	Sherman Elem	1.03	Curb / Gutter		B618	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace				$ 1,400	$ 1,100	$ 40.00	lf	20		$ 800	1.292	$ 1,000	129%	$ 1,300	1,352	
217		12	Sherman Elem	1.03	Curb / Gutter		S-mountable	Tops of Curbs are Damaged, Cracked, Spalling	2		CI	Y8	3	2022	Remove/Replace Curbing				$ 18,800	$ 14,600	$ 45.00	lf	240		$ 10,800	1.292	$ 14,000	129%	$ 18,100	18,824	
218		12	Sherman Elem	**2.00**	**SITE - Activity Spaces**														$ -	$ -	$ -	ls	1		$ -	1.292	$ -	129%	$ -	$ -	-
219		12	Sherman Elem	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Chain Link Fencing	Add fencing/guard rail along sidewalk & steep slope - East Prkng Lot	1		CI	Y3	1	2022	Repair fencing				$ 23,900	$ 18,600	$ 55.00	lf	250		$ 13,800	1.292	$ 17,800	129%	$ 23,000	23,920	
220		12	Sherman Elem	**3.00**	**SITE - Drainage / Landscaping**														$ -	$ -	$ -	ls	1		$ -	1.292	$ -	129%	$ -	$ -	-
221		12	Sherman Elem	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush				$ 2,600	$ 2,100	$ 1,500.00	ls	1		$ 1,500	1.292	$ 1,900	129%	$ 2,500	2,600	
222		12	Sherman Elem	**4.00**	**Exterior (Building Envelope)**														$ -	$ -	$ -	ls	1		$ -	1.210	$ -	129%	$ -	$ -	-
223		12	Sherman Elem	4.01	Roofs		Not Reviewed per District				CI			2022					$ -	$ -	$ -	ls			$ -	1.210	$ -	129%	$ -	$ -	-
224		12	Sherman Elem	4.01	Roofs		Roof near Mech Rm 221	Add roof ladder at the first section of roof	2		CI	Y3	2	2022	Add roof ladder for easier access				$ 2,400	$ 1,900	$ 1,500.00	ea	1		$ 1,500	1.210	$ 1,800	129%	$ 2,300	2,392	
225		12	Sherman Elem	4.02	Wall systems		Maint. Storage Building	Weathered, Faded, Peeling Wood Siding	2		CI	Y3	2	2022	Sand & stain wood siding of Maint Storage Bldg				$ 4,100	$ 3,200	$ 2,500.00	ls	1		$ 2,500	1.210	$ 3,000	129%	$ 3,900	4,056	
226		12	Sherman Elem	4.02	Wall systems		Exterior	Screen wall near Door 13 - FB cracking/damaged	2		CI	Y3	2	2022	Repair face brick screen wall				$ 20,300	$ 15,800	$ 49.00	sf	255		$ 12,500	1.210	$ 15,100	129%	$ 19,500	20,280	
227		12	Sherman Elem	4.02	Wall systems		Exterior	Screen wall near Door 11 - FB cracking/damaged	2		CI	Y3	2	2022	Repair face brick screen wall				$ 12,600	$ 9,900	$ 49.00	sf	160		$ 7,800	1.210	$ 9,400	129%	$ 12,100	12,584	
228		12	Sherman Elem	4.02	Wall systems		Exterior	50's/60's wing-abandoned Univent grills	2		CI	Y3	2	2022	Infill vent grill with FB				$ 4,200	$ 3,300	$ 49.00	sf	54		$ 2,600	1.210	$ 3,100	129%	$ 4,000	4,160	
229		12	Sherman Elem	4.02	Wall systems			50's/60's wing-chipped/cracked FB at window lintel, FB repair at pillar of Dr 10 and near Door 6 Corner	2		CI	Y3	2	2022	repaiir FB where lintel rests on FB				$ 2,600	$ 2,100	$ 49.00	sf	33		$ 1,600	1.210	$ 1,900	129%	$ 2,500	2,600	
230		12	Sherman Elem	4.02	Wall systems		Exterior	EIFS at high roof area - patch/repair	2		CI	Y3	2	2022	repair EIFS at high roof area				$ 26,200	$ 20,300	$ 22.30	sf	720		$ 16,100	1.210	$ 19,500	129%	$ 25,200	26,208	

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sherman Elementary**				**88,193**	**SF**	Ron S - Phil - Peter -John J - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,483,728										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
231		12	Sherman Elem	4.02	Wall systems		Exterior	EIFS from Ext Wl at Girls Rm 191 to Door 10 and near Door 12 -	2		CI	Y3	2	2022	repair EIFS			$ 12,200	$ 9,500	$ 22.30	sf	336	$ 7,500	1.210	$ 9,100	129%	$ 11,700	12,168
232		12	Sherman Elem	4.02	Wall systems		Exterior	EIFS Metal V Jts from Ext Wl at Girls Rm 191 to Door 10 - cracking	2		CI	Y3	2	2022	Repair cracked joints at EIFS			$ 7,500	$ 5,800	$ 22.30	lf	208	$ 4,600	1.210	$ 5,600	129%	$ 7,200	7,488
233		12	Sherman Elem	4.03	Tuck pointing / Sealant		Exterior	EIFS High Roof horizontal jt	2		CI	Y3	2	2022	recaulk joint			$ 1,200	$ 1,000	$ 9.60	lf	98	$ 900	1.050	$ 900	129%	$ 1,200	1,248
234		12	Sherman Elem	4.03	Tuck pointing / Sealant		Exterior	control joint sealant cracking/missing	2		CI	Y3	2	2022	recaulk joint			$ 14,700	$ 11,400	$ 9.60	lf	1,080	$ 10,400	1.050	$ 10,900	129%	$ 14,100	14,664
235		12	Sherman Elem	4.03	Tuck pointing / Sealant		Exterior	sealant jt at EIFS soffit at Door 8 and Door 13 cracking/missing	2		CI	Y3	2	2022	recaulk joint			$ 1,600	$ 1,300	$ 9.60	lf	112	$ 1,100	1.050	$ 1,200	129%	$ 1,500	1,560
236		12	Sherman Elem	4.03	Tuck pointing / Sealant		Exterior	louver sealant cracked/missing	2		CI	Y3	2	2022	recaulk around louver			$ 800	$ 700	$ 9.60	lf	66	$ 600	1.050	$ 600	129%	$ 800	832
237		12	Sherman Elem	4.03	Tuck pointing / Sealant		Exterior	Door 12 & 13- sealant around HM frame cracked/hard	2		CI	Y3	2	2022	recaulk around frames			$ 900	$ 800	$ 9.60	lf	70	$ 700	1.050	$ 700	129%	$ 900	936
238		12	Sherman Elem	4.03	Tuck pointing / Sealant		Exterior	Wdw sill at Rm 182-sealant missing/cracking	2		CI	Y3	2	2022	recaulk sill			$ 100	$ 200	$ 9.60	lf	6	$ 100	1.050	$ 100	129%	$ 100	104
239		12	Sherman Elem	4.04	Doors / Hardware		Exterior	Door 9 HM dr/fr rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 12,500	$ 9,700	$ 3,400.00	ea	2	$ 7,700	1.210	$ 9,300	129%	$ 12,000	12,480
240		12	Sherman Elem	4.04	Doors / Hardware		Exterior	HM dr/fr at Receiving near door 12 rusting	2		CI	Y3	2	2022	replace with alum dr/fr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
241		12	Sherman Elem	4.06	Window systems		Exterior	50's/60's Wing - windows in poor condition	2		CI	Y3	2	2022	Replace with alum windows			$ 91,100	$ 70,600	$ 75.00	sf	748	$ 56,100	1.210	$ 67,900	129%	$ 87,600	91,104
242		12	Sherman Elem	4.08	Painting and Plaster		Roof	Paint roof access ladders	2		CI	Y3	2	2022	Paint roof ladders to prevent further damage			$ 1,000	$ 900	$ 4.90	lf	144	$ 700	1.210	$ 800	129%	$ 1,000	1,040
243		12	Sherman Elem	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Bollards	Corroded/Rusting Metal Bollards	2		CI	Y3	2	2022	Grind Rust/Prime/Paint steel bollards			$ 100	$ 200	$ 100.00	ea	1	$ 100	1.210	$ 100	129%	$ 100	104
244		12	Sherman Elem	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
245		12	Sherman Elem	5.03	Flooring / Base	CPT	LOUNGE - 166	broadloom carpet	3		CI	Y8	3	2022	replace with modular carpet in 6-10 years			$ 5,900	$ 4,600	$ 5.60	sf	650	$ 3,600	1.210	$ 4,400	129%	$ 5,700	5,928
246		12	Sherman Elem	5.03	Flooring / Base	F1A	Grade 5/SpEd	broadloom carpet/old VCT	2		CI	Y3	2	2022	replace with modular carpet area and VT			$ 101,900	$ 79,100	$ 6.90	sf	9,100	$ 62,800	1.210	$ 76,000	129%	$ 98,000	101,920
247		12	Sherman Elem	5.03	Flooring / Base	CPT	197	broadloom carpet	3		CI	Y8	3	2022	replace with modular carpet in 6-10 years			$ 1,000	$ 900	$ 5.60	sf	130	$ 700	1.210	$ 800	129%	$ 1,000	1,040
248		12	Sherman Elem	5.03	Flooring / Base	CPT	Level 2 classrooms/S	broadloom carpet	3		CI	Y8	3	2022	replace with modular carpet in 6-10 years			$ 71,800	$ 55,700	$ 5.60	sf	7,900	$ 44,200	1.210	$ 53,500	129%	$ 69,000	71,760
249		12	Sherman Elem	5.03	Flooring / Base	EPX	Restrooms entry: C142,	Cracks in epoxy flooring			CI	Y3	2	2022	repair cracks (12lf)			$ 1,600	$ 1,300	$ 1,000.00	ls	1	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
250		12	Sherman Elem	5.03	Flooring / Base		Gym	VCT floor is in poor condition	2		CI	Y3	2	2022	Replace with synthetic flooring 7+2			$ 167,100	$ 129,700	$ 14.40	sf	7,150	$ 103,000	1.210	$ 124,600	129%	$ 160,700	167,128
251		12	Sherman Elem	5.06	Tile Applications		146	Cracks in corner soft joints			CI	Y3	2	2022	Replace sealant			$ 500	$ 400	$ 9.60	lf	36	$ 300	1.210	$ 400	129%	$ 500	520
252		12	Sherman Elem	5.08	Accessibility (ADA)		Classrooms	No front approach (pull-under)at sinks in classroom casework			CI	Y3	0	2022	when casework is replaced, provide pull under sinks in counter			$ -	$ -	$ -	sf		$ -	1.210	$ -	129%	$ -	-
253		12	Sherman Elem	5.10	REMODELING / ADDITIONS	RMOD	Media - 173+181	Broadloom carpet, high casework, not much	2		CI	Y3	2	2022	new finishes and casework, add windows (moderate remodel cost)			$ 615,000	$ 476,800	$ 89.00	lf	3,782	$ 336,600	1.362	$ 458,400	129%	$ 591,300	614,952
254		12	Sherman Elem	5.10	REMODELING / ADDITIONS		160/162	Shower rooms not ADA complient	2		CI	Y3	2	2022	Shower rooms not ADA, remodel to single room (remod w plmbg)			$ 110,600	$ 85,700	$ 252.00	sf	240	$ 60,500	1.362	$ 82,400	129%	$ 106,300	110,552
255		12	Sherman Elem	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -		sf		$ -	1.362	$ -	129%	$ -	-
256		12	Sherman Elem	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
257		12	Sherman Elem	6.08	Wall Pads		Gyms 161A+B	old wall pads	2	2	CI	Y3	2	2022	replace wall pads			$ 24,500	$ 19,100	$ 126.10	sf	120	$ 15,100	1.210	$ 18,300	129%	$ 23,600	24,544
258		12	Sherman Elem	6.08	Wall Pads		Gyms 161A+B	old wall pads	2	2	CI	Y3	2	2022	replace wall pads			$ 24,500	$ 19,100	$ 126.10	sf	120	$ 15,100	1.210	$ 18,300	129%	$ 23,600	24,544
259		12	Sherman Elem	6.12	Operable Dividing Walls	GD	gym	old gym divider curtain - capital budget	2		CI	Y3	2	2022	replace divider curtain - capital budget			$ 164,700	$ 127,800	$ 71.00	sf	1,430	$ 101,500	1.210	$ 122,800	129%	$ 158,400	164,736
260		12	Sherman Elem	6.18	Kitchen Equipment		154 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
261		12	Sherman Elem	6.19	Cold Storage Rooms		154A Cooler		3		CI	Y8	3	2022	Replace refrigeration (evaporator/condensing unit/install) in 4			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
262		12	Sherman Elem	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sherman Elementary**				**88,193**	**SF**	Ron S - Phil - Peter -John J - Gary - Mike H - Dave B/Tyler							2022 TOTAL PRIORITIES				$ 2,483,728											
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
263		12	Sherman Elem	7.01	Boilers		Boiler Room	B-1: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas, 2,000 MBH	4	2012	CI					30		$ -	$ -		MM BTU		$ -	1.100	$ -	129%	$ -	-
264		12	Sherman Elem	7.01	Boilers		Boiler Room	B-2: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas,2,000 MBH	4	2012	CI					30		$ -	$ -		MM BTU		$ -	1.100	$ -	129%	$ -	-
265		12	Sherman Elem	7.01	Boilers		Boiler Room	B-3: Patterson Kelly MACH condensing boiler, Hot Water, Natural/Propane gas, 2,000 MBH	4	2012	CI					30		$ -	$ -		ls		$ -	1.100	$ -	129%	$ -	-
266		12	Sherman Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	VFDs for pumps 1 & 2 are are at midpoint of their useful life	3	2012	CI					15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
267		12	Sherman Elem	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Chiller Room	VFDs for pumps 3 & 4 are are at midpoint of their useful life	3	2012	CI					15		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
268		12	Sherman Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Heating piping is either threaded or welded Black steel and braized copper	4	2012	CI					40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
269		12	Sherman Elem	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Chilled Water piping is eithe threaded or welded Black steel and braized copper	4	2012	CI					40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
270		12	Sherman Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-1: Heating Pump, B&G, 1531-3BC. 400 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
271		12	Sherman Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-2: Heating Pump, B&G, 1531-3BC. 400 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
272		12	Sherman Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-3: Chilled Water Pump, B&G, 1531-3BC. 450 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
273		12	Sherman Elem	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	P-4: Chilled Water Pump, B&G, 1531-3BC. 450 gpm. 75 fthd. VFD. 15 hp.	3	1986	CI					30		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
274		12	Sherman Elem	7.06	Energy Management Systems (24 volt low voltage)		Building	Andover Controls	2	2012	CI	Y8	3		Upgrade energy management system	15		$ -	$ 862,600	$ 7.50	sf	88,193	$ 661,400	1.254	$ 829,400	129%	$ 1,069,900	-
275		12	Sherman Elem	7.07	Air handler units / ERU - dampers			AC-1 Trane, CSAA025UAC00, 15,000 CFM, 5,190 CFM OA, 25 HP, VFD, 27.7 GPM HW, 140 to 100, 106.6 GPM @ 45 to 57. Cook QMX-225, 9,000 CFM @ .75", 3 HP, VFD.	3	2012	CI					25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
276		12	Sherman Elem	7.07	Air handler units / ERU - dampers			AC-2 Trane, CSAA021UAC00, 7,000/10,300 CFM, 700/3,200 CFM OA, 25 HP, VFD, 30.7 GPM @ 140 to 100, 76.2 GPM @ 45 to 57 , Cook QMX-202, 7,000 CFM @ .75", 3 HP, VFD	3	2012	CI					25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
277		12	Sherman Elem	7.07	Air handler units / ERU - dampers			AC3 Trane, CSAA021UAC00, 7,000/10,300 CFM, 700/3,200 CFM OA, 25 HP, VFD, 30.7 GPM @ 140 to 100, 76.2 GPM @ 45 to 57 , Cook QMX-202, 7,000 CFM @ .75", 3 HP, VFD	3	2012	CI					25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sherman Elementary**				**88,193**	**SF**	Ron S - Phil - Peter -John J - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,483,728										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
278		12	Sherman Elem	7.07	Air handler units / ERU - dampers			AC-4 Trane, CSAA010UAC00, 3,500 CFM, 1,235 CFM OA, 10 HP, VFD, 6.8 GPM @ 140 to 100, 25.4 GPM @ 45 to 57, Cook QMX-120, 2,500 CFM @ .75", 1.5 HP, VFD.	3	2012	CI						25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
279		12	Sherman Elem	7.07	Air handler units / ERU - dampers		Gymnasium	AC-5 Trane, CSAA021UAC00, 7,000/10,300 CFM, 700/3,200 CFM OA, 25 HP, VFD, 30.7 GPM @ 140 to 100, 76.2 GPM @ 45 to 57 , Cook QMX-202, 7,000 CFM @ .75", 3 HP, VFD	3	2012	CI						25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
280		12	Sherman Elem	7.07	Air handler units / ERU - dampers		NE Classrooms	AC-6 Trane, CSAA050UAC00, 22,000 CFM, 10,150 CFM OA, 50 HP, VFD, 49.7 GPM @ 140 deg.EWT, 100, 3-way bypass open, Deg LWT, 195 GPM @ 45 to 57 3-way bypass restricted. Cook QMX-365 Relief, 20,000 @ .75", 5 HP, VFD.	2	2012	CI						25		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
281		12	Sherman Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit			VAV Boxes are at midpoint of their useful life	3	2012	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
282		12	Sherman Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Vestibules	CUH is Hot Water with DDC Controls	4	2012	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
283		12	Sherman Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Convectors	Convector is hot water fed with DDC controls.	3	2012	CI					20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
284		12	Sherman Elem	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Mechanical Room 2001	UH is Hot Water with older DDC Controls	3	2012	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
285		12	Sherman Elem	7.07	Air handler units / ERU - dampers		Building relief	The relief fan system is 18,000 CFM short of economizer CFM capacity. Excess building pressure during Economizer	1	2012	CI	Y3	2		Add more relief fan capacity. Replace relief fans with larger fans to match intake capacity.	25		$ -	$ 117,400	$ 15,000.00	ea	6	$ 90,000	1.254	$ 112,900	129%	$ 145,600	-
286		12	Sherman Elem	7.10	Exhaust fans - PRV / utility sets		Building	Exhaust fans were replace in 2012 during HVAC upgrade.	3	2012	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
287		12	Sherman Elem	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Roof	CH-1, Trane model RTAC-200, 206 Ton Rotary Screw air cooled Chiller. R134a, 35% Prop Glycol.	4	2012	CI					30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
288		12	Sherman Elem	**8.00**	**Plumbing**						CI							$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
289		12	Sherman Elem	8.01	Motors / controllers / pumps / systems / VFDs and electrical			Domestic Water Circ Pump is newer, could	4	2012	CI					15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
290		12	Sherman Elem	8.02	Piping (domestic) / labeling / conditioning		Building	The majority of all plumbing throughout the	3	2012	CI					40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
291		12	Sherman Elem	8.08	Plumbing Fixtures			Classroom Sinks are stainless steel with H&C	3	2012	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
292		12	Sherman Elem	8.08	Plumbing Fixtures		Boys & Girls	Toilet group has wall style urinals Battery	3	2012	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
293		12	Sherman Elem	8.08	Plumbing Fixtures		Girls & Boys	Toilet group has floor style urinals (2) Hard	3	2012	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
294		12	Sherman Elem	8.10	Drinking Fountains		Building	Water Coolers are electric w/ & w/o bottle	3	2012	CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
295		12	Sherman Elem	8.11	Fire suppression- source / pumps / distribution / heads		Building	Fire suppression system installed in 2011	4	2011	CI					40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
296		12	Sherman Elem	8.15	Domestic Water Heaters		Boiler Room	Two (2) Domestic Water Heaters are Bradford	3	2012	CI					25		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
297		12	Sherman Elem	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Sherman Elementary**				88,193	SF	Ron S - Phil - Peter -John J - Gary - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,483,728										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
298		12	Sherman Elem	9.03	Electric panels - distribution / labeling			old switchboard - 800 amps 16 breakers	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 33,700	$ 26,100	$ 20,000.00	ea	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
299		12	Sherman Elem	9.03	Electric panels - distribution / labeling			225 amp circuit breaker panels, H,E,G	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 20,200	$ 15,700	$ 4,000.00	ea	3	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
300		12	Sherman Elem	9.03	Electric panels - distribution / labeling			100 amp circuit breaker panels on mezzanine	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
301		12	Sherman Elem	9.05	Fire Alarm						CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
302		12	Sherman Elem	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
303		12	Sherman Elem	10.01	Lighting - Lamps / ballasts / controls			self contained LED lamps have been installed in the existing fluorescent fixtures	3		CI	Y8	3	2022	Replace existing fixtures with new LED fixtures within the next 6-10 years			$ 593,500	$ 460,200	$ 4.00	sf	88,193	$ 352,800	1.254	$ 442,400	129%	$ 570,700	593,528
304		12	Sherman Elem	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits. There are none on this building	1		CI	Y3	1	2022	provide exterior emergency lighting at required locations			$ 46,300	$ 35,900	$ 2,500.00	ea	11	$ 27,500	1.254	$ 34,500	129%	$ 44,500	46,280
305		12	Sherman Elem	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
306		12	Sherman Elem	11.01	Stuctured cabling		Bldg	Good - mostly Cat 5e	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
307		12	Sherman Elem	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4)	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
308		12	Sherman Elem	11.03	Local Sound systems		Gym	Good / Okay - mix of Peavey, Denon,	4		CI	Y3	2	2022	add wireless microphones			$ 5,100	$ 4,000	$ 3,000.00	sf	1	$ 3,000	1.254	$ 3,800	129%	$ 4,900	5,096
309		12	Sherman Elem	11.04	Master Clock Systems		Bldg	Good - newer Bogen system	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
310		12	Sherman Elem	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End	2		CI	Y3	2	2022	replace with updated system headend			$ 13,400	$ 10,500	$ 8,000.00	sf	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
311		12	Sherman Elem	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
312		12	Sherman Elem	11.07	Burgler Alarm System		Bldg	Good - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
313		12	Sherman Elem	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

SHERMAN ELEMENTARY SCHOOL

SITE:	11.7 ACRES	CLASSROOMS:	24
BUILDING:	88,193 SF	CAPACITY:	552
ENROLLMENT:	500	CURRENT SF/STUDENT	176

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

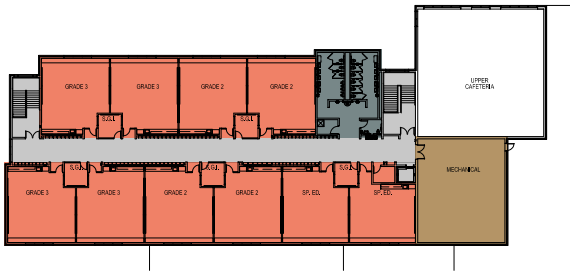
- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



LEVEL 1



LEVEL 2

KEY NOTES

1. CAFETRIA IS LOUD
2. MUSIC ROOM IS BELOW RECOMMENDED SIZE

ATSR

DELONG MIDDLE SCHOOL

SITE: 38.6 ACRES
BUILDING: 251,821 SF
ENROLLMENT: 899 IDEAL CAPICTY:

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

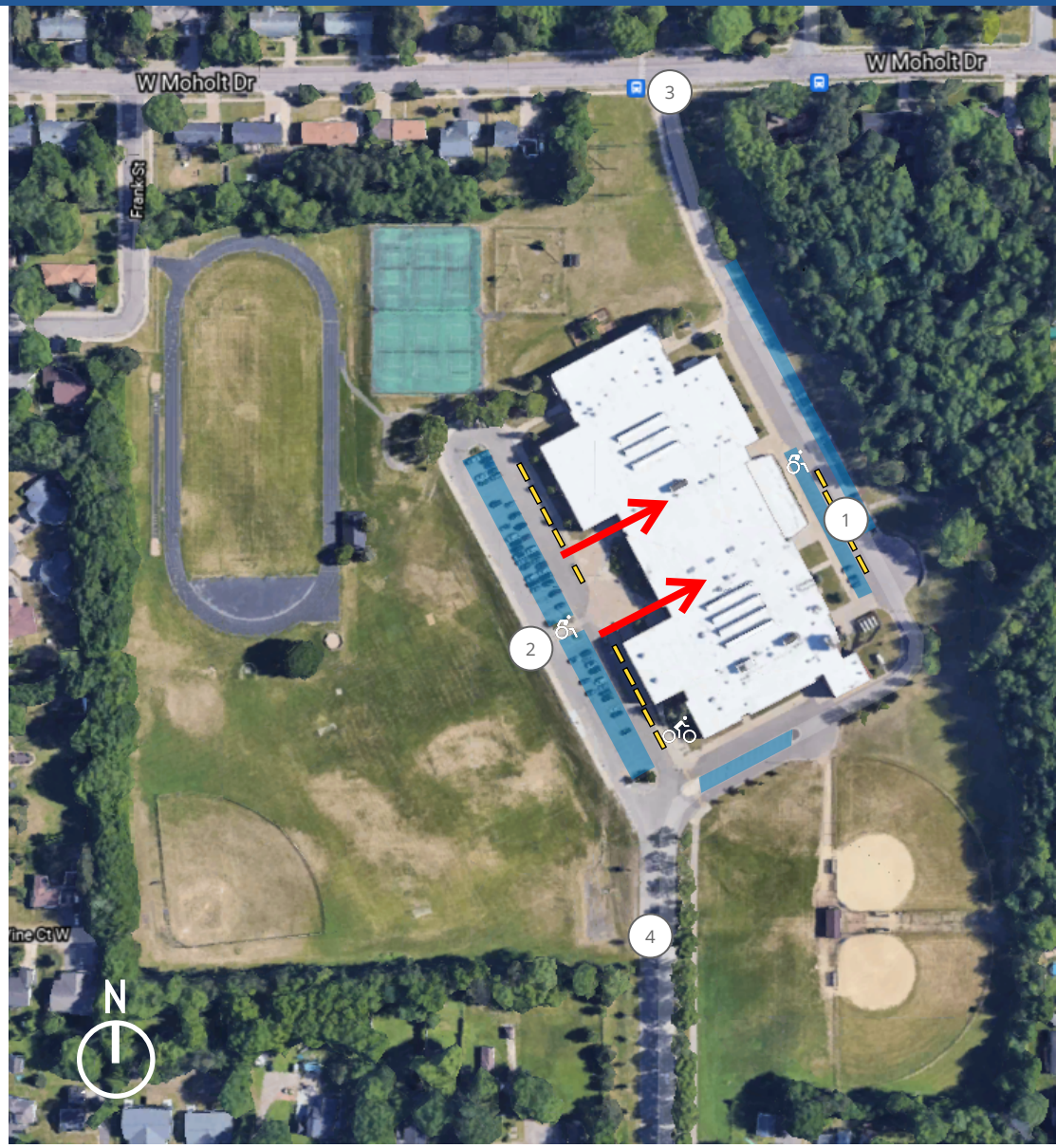
- ADEQUATE PARKING
- ATHLETIC FIELDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. SPECIAL EDUCATION BUSES
2. NO GOOD PARENT DROP OFF
3. ONLY ONE TURN LANE
4. SOME NON SCHOOL THROUGH TRAFFIC



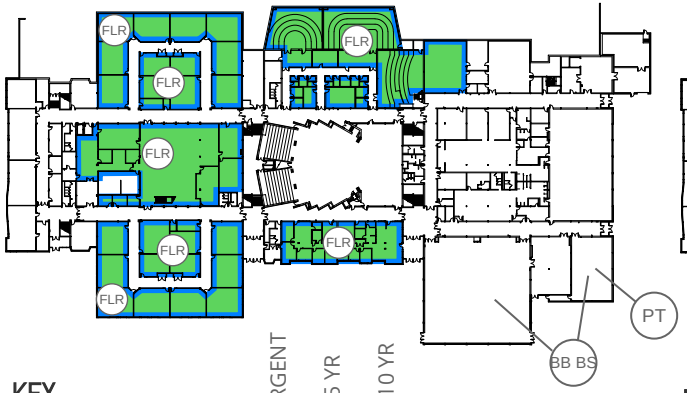
ATSR

DELONG MIDDLE SCHOOL

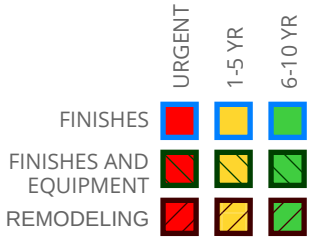
SITE: 38.6 ACRES
BUILDING: 251,821 SF
ENROLLMENT: 899 IDEAL CAPICTY:

FACILITY ANALYSIS

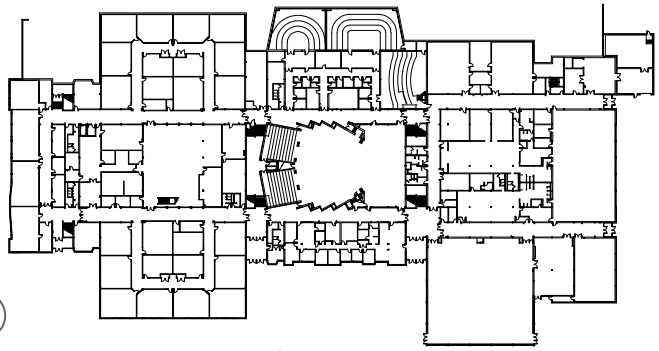
ARCHITECTURAL



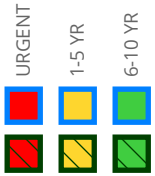
KEY



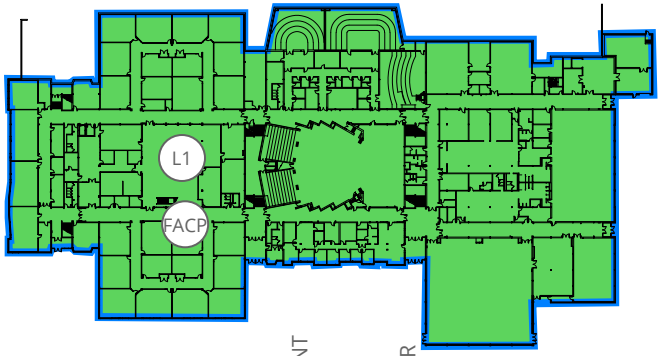
MECHANICAL



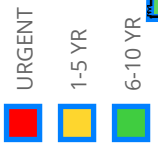
KEY



ELECTRICAL



KEY



KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- ACT — ACT REPLACMENT
- F1 — CEILING + FLOORING
- F2 — CEILING + FLOORING + WALL PAINT
- FE1 — FINISHES + BOARDS CASEWORK
- FE2 — FINISHES + BOARDS FOOD/ART CSWK
- FE3 — FINISHES + BOARDS SCIENCE CSWK
- FE4 — TOILET FINISHES AND EQUIPMENT
- FE5 — TOILET FINISHES AND EQUIPMENT, HARD CLG
- R-T — REMODEL TOILET ROOM
- RK — REMODEL KITCHEN
- BB BS — REPLACE BACK STOPS
- RMOD — REMODEL MODERATE
- RMJR — REMODEL MAJOR

GENERAL NOTES

1 - THE HVAC SYSTEM WAS UPDATED WITHIN THE LAST 10 YEARS; NOTHING SIGNIFICANT IS CURRENTLY NEEDING ADDRESSING

KEY NOTES

- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.
- L1 — LIGHTING IS FLOURESCENT FIXTURES RETROFITTED WITH LED LAMPS. REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

GENERAL NOTES

1. INSTALL EMERGENCY EGRESS LIGHTING AT ALL EXTERIOR EXITS
2. REPLACE LIGHT SWITCHES WITH LIGHTING CONTROL (DIMMER) SWITCHES.

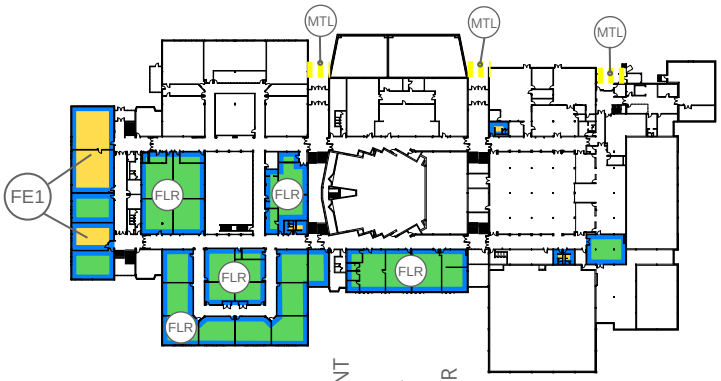
ATSR

DELONG MIDDLE SCHOOL

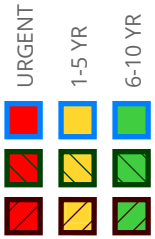
SITE: 38.6 ACRES
BUILDING: 251,821 SF
ENROLLMENT: 899 IDEAL CAPICTY:

FACILITY ANALYSIS

ARCHITECTURAL



KEY



GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT REPLACEMENT REQUIRED

2 - SOME FACEBRICK REPAIRS REQUIRED AT WALLS AND CORNERS OF WALLS

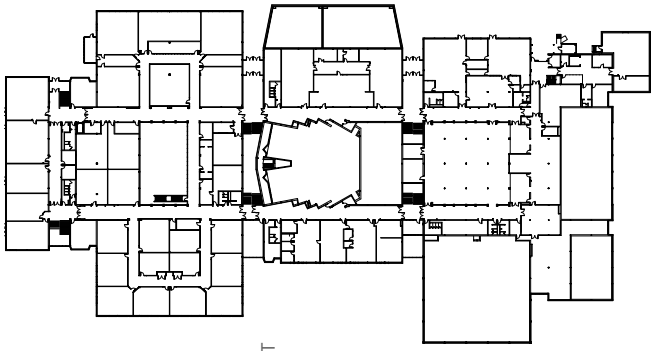
KEY NOTES

(FLR) REPLACE FLOORING

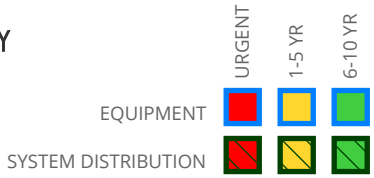
(FE1) FINISHES + BOARDS CASEWORK

(MTL) METAL PANEL REPLACEMENT

MECHANICAL



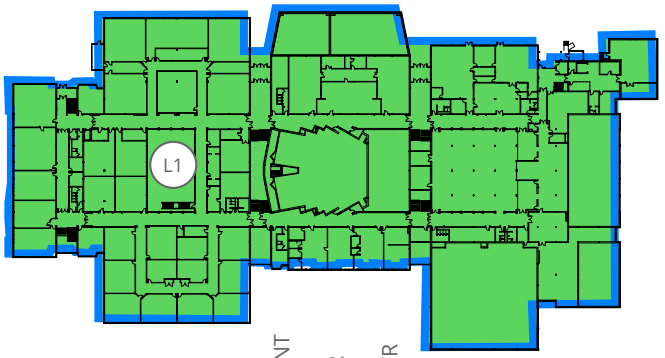
KEY



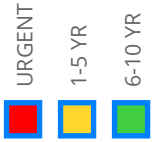
GENERAL NOTES

1 - THE HVAC SYSTEM WAS UPDATED WITHIN THE LAST 10 YEARS; NOTHING SIGNIFICANT IS CURRENTLY NEEDING ADDRESSING

ELECTRICAL



KEY



KEY NOTES

(FACP) REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

(L1) LIGHTING IS FLOURESCENT FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

GENERAL NOTES

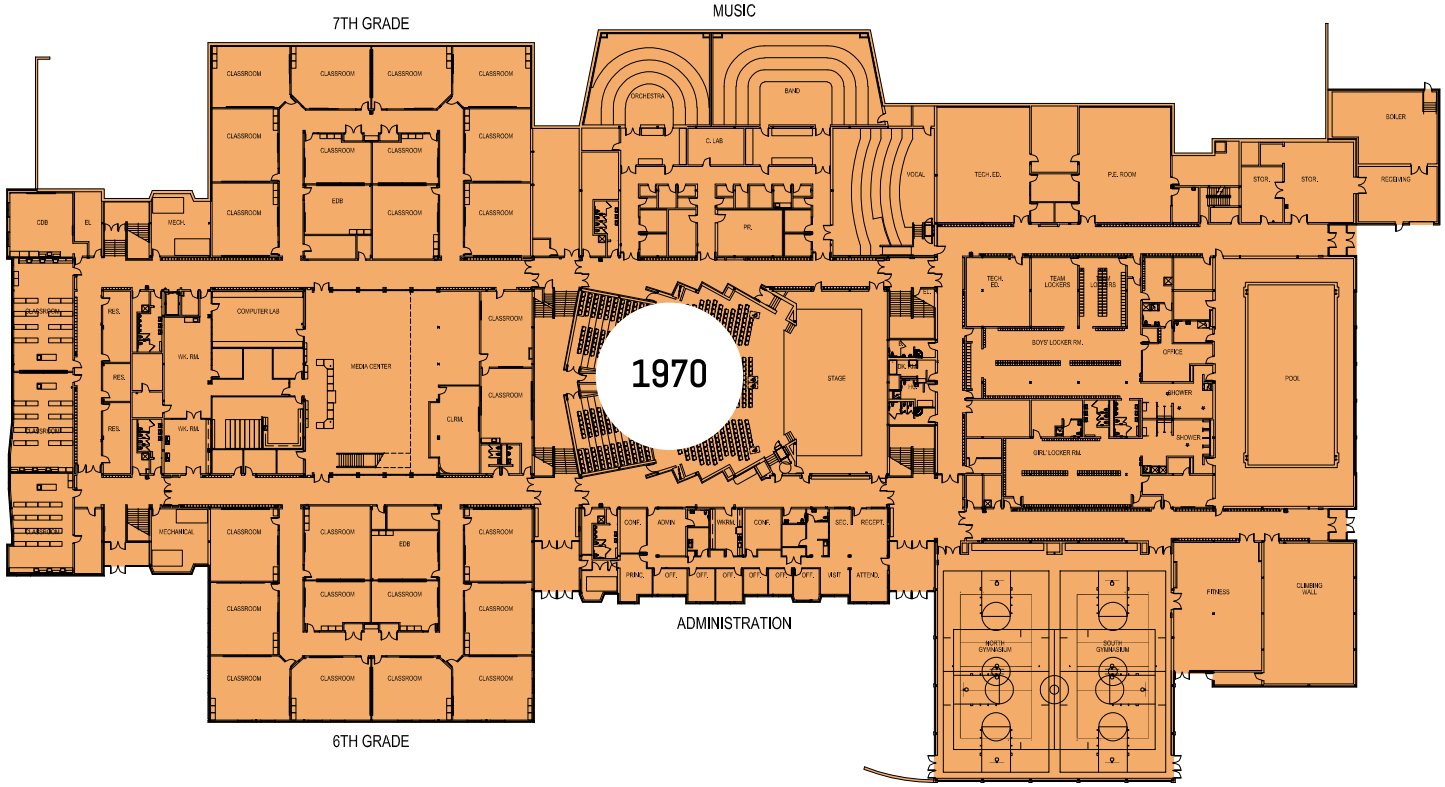
1. INSTALL EMERGENCY EGRESS LIGHTING AT ALL EXTERIOR EXITS
2. REPLACE LIGHT SWITCHES WITH LIGHTING CONTROL (DIMMER) SWITCHES.

ATSR

DELONG MIDDLE SCHOOL

SITE: 38.6 ACRES
BUILDING: 251,821 SF
ENROLLMENT: 899 IDEAL CAPICTY:

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						6%	$ 12.02	3,026,700	1.2	Cond.					Priority High (1)			$ 69,264										$ 69,264
198							$ 3.80	957,900	3	Cond.					Priority Med (2)			$ 2,981,576										$ 2,981,576
199							$ -	-	4.5	Cond.					Priority Low (3)			$ 1,020,760										$ 1,020,760
200	**DeLong Middle School**				**251,821**	**SF**	Ron S - Phil - Josh - John J - Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,071,600										
201										**Install**								**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
204		**31**									**CI**	Y3		**2022**														
205		31	DeLong MS	1.04	0						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
206		31	DeLong MS	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		31	DeLong MS	1.01	Asphalt paving		Parking Lot Pavement	Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 13,000	$ 10,100	$ 1.25	lf	6,000	$ 7,500	1.292	$ 9,700	129%	$ 12,500	13,000
208		31	DeLong MS	1.01	Asphalt paving		Parking Lot Pavement	Ongoing Maint Item	2		CI	Y3	2	2022	sealcoating			$ 26,500	$ 20,600	$ 0.90	sy	17,000	$ 15,300	1.292	$ 19,800	129%	$ 25,500	26,520
209		31	DeLong MS	1.01	Asphalt paving		Bit Path Pavement	Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 5,200	$ 4,100	$ 1.25	lf	2,400	$ 3,000	1.292	$ 3,900	129%	$ 5,000	5,200
210		31	DeLong MS	1.01	Asphalt paving		Bit Path Pavement	Ongoing Maint Item	2		CI	Y3	2	2022	sealcoating			$ 1,600	$ 1,300	$ 0.90	sy	970	$ 900	1.292	$ 1,200	129%	$ 1,500	1,560
211		31	DeLong MS	1.02	Concrete walks / curbs			Concrete Pavement Required Maint. - Large gaps present	2		CI	Y3	2	2022	Add backer rod - caulk bldg/pvmnt large expansion joint			$ 6,600	$ 5,200	$ 12.50	lf	300	$ 3,800	1.292	$ 4,900	129%	$ 6,300	6,552
212		31	DeLong MS	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 9,600	$ 7,400	$ 9.60	lf	575	$ 5,500	1.292	$ 7,100	129%	$ 9,200	9,568
213		31	DeLong MS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 23,000	$ 17,800	$ 15.50	sf	850	$ 13,200	1.292	$ 17,100	129%	$ 22,100	22,984
214		31	DeLong MS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Apron Pavement	2		CI	Y3	2	2022	Remove/Replace conc drive apron			$ 9,400	$ 7,300	$ 18.00	sf	300	$ 5,400	1.292	$ 7,000	129%	$ 9,000	9,360
215		31	DeLong MS	1.03	Curb / Gutter		B624	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove Replace			$ 10,800	$ 8,500	$ 45.00	lf	140	$ 6,300	1.292	$ 8,100	129%	$ 10,400	10,816
216		31	DeLong MS	1.03	Curb / Gutter		S-mountable	Damaged, Cracked, Spalling Curb - starting	3		CI	Y8	3	2022	Years 6-10, Remove/Replace			$ 35,200	$ 27,300	$ 45.00	lf	450	$ 20,300	1.292	$ 26,200	129%	$ 33,800	35,152
217		31	DeLong MS	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		31	DeLong MS	2.02	Athletic Fields		Tennis Courts	Numerous cracks present - may affect playability in the future	2		CI	Y3	2	2022	Route out Cracks/Install Armour Crack Repair			$ 82,400	$ 63,900	$ 19.00	lf	2,500	$ 47,500	1.292	$ 61,400	129%	$ 79,200	82,368
219		31	DeLong MS	2.02	Athletic Fields		Tennis Courts	Resurfacing/striping	2		CI	Y3	2	2022	Resurfacing/striping			$ 83,200	$ 64,500	$ 8,000.00	ea	6	$ 48,000	1.292	$ 62,000	129%	$ 80,000	83,200
220		31	DeLong MS	2.02	Athletic Fields		**Running Track**	**Cracks in pavement present - Fissure cracks & pitted asphalt surface**	2		CI	Y3	2	2022	Need to Discuss w/ B&G & SD the Extents in Which to Reconstruct			$ -	$ -	$ -	sf	1	$ -	1.292	$ -	129%	$ -	-
221		31	DeLong MS	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
222		31	DeLong MS	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Remove scrub brush/trees from fence line			$ 2,600	$ 2,100	$ 1,500.00	ls	1	$ 1,500	1.292	$ 1,900	129%	$ 2,500	2,600
223		31	DeLong MS	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
224		31	DeLong MS	4.01	Roofs		Not Reviewed Per District				CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
225		31	DeLong MS	4.02	Wall systems		Exterior	FB cracked/damaged	2		CI	Y3	2	2022	repair FB			$ 86,800	$ 67,400	$ 49.00	sf	1,091	$ 53,500	1.210	$ 64,700	129%	$ 83,500	86,840
226		31	DeLong MS	4.02	Wall systems		Door 6, 7	standing seam mtl panels paint peeling	2		CI	Y3	2	2022	replace metal panels			$ 9,800	$ 7,600	$ 25.00	sf	240	$ 6,000	1.210	$ 7,300	129%	$ 9,400	9,776
227		31	DeLong MS	4.02	Wall systems		Door 10	mtl panels and soffit panels dented/damaged	2		CI	Y3	2	2022	replace metal panels			$ 3,600	$ 2,800	$ 20.00	sf	108	$ 2,200	1.210	$ 2,700	129%	$ 3,500	3,640
228		31	DeLong MS	4.02	Wall systems		Exterior	lintel paint peeling surface rust showing			CI	Y3	2	2022	repaint lintels - maint allowance			$ 13,000	$ 10,100	$ 8,000.00	sf	1	$ 8,000	1.210	$ 9,700	129%	$ 12,500	13,000
229		31	DeLong MS	4.03	Tuck pointing / Sealant		Exterior	control joint sealant cracking/missing			CI	Y3	2	2022	replace sealant			$ 34,200	$ 26,600	$ 9.60	lf	2,531	$ 24,300	1.050	$ 25,500	129%	$ 32,900	34,216
230		31	DeLong MS	4.03	Tuck pointing / Sealant		Exterior	FB joints cracked			CI	Y3	2	2022	repair FB joints			$ 39,900	$ 31,100	$ 26.00	ea	1,091	$ 28,400	1.050	$ 29,800	129%	$ 38,400	39,936
231		31	DeLong MS	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
232		31	DeLong MS	5.03	Flooring / Base	VT	Classrooms (1254,1256,12	Showing wear, still intact	3		CI	Y8	3	2022	replace in 6-10 yrs (VT basis)			$ 126,900	$ 98,500	$ 6.90	sf	11,336	$ 78,200	1.210	$ 94,600	129%	$ 122,000	126,880
233		31	DeLong MS	5.03	Flooring / Base	WD	Gym	Showing Wear	2		CI	Y3	2	2022	refinish wd flooring			$ 80,900	$ 62,700	$ 5.30	sf	9,400	$ 49,800	1.210	$ 60,300	129%	$ 77,800	80,912
234		31	DeLong MS	5.03	Flooring / Base	VT	Climbing	Showing wear, still intact	3		CI	Y8	3	2022	replace in 6-10 yrs (VT basis)			$ 24,600	$ 19,200	$ 6.90	sf	2,200	$ 15,200	1.210	$ 18,400	129%	$ 23,700	24,648
235		31	DeLong MS	5.03	Flooring / Base	CT	Locker Rooms	ocassional cracked tiles	3		CI	Y3	2	2022	replace tiles as needed			$ 1,800	$ 1,400	$ 11.10	sf	100	$ 1,100	1.210	$ 1,300	129%	$ 1,700	1,768
236		31	DeLong MS	5.03	Flooring / Base	Epoxy	Cafeteria	discoloring and slight wear	3		CI	Y8	3	2022	replace in 6-10 yrs			$ 96,700	$ 75,100	$ 10.10	sf	5,900	$ 59,600	1.210	$ 72,100	129%	$ 93,000	96,720
237		31	DeLong MS	5.03	Flooring / Base	VT	Art Wing	Showing wear, still intact	3		CI	Y8	3	2022	replace in 6-10 yrs (VT basis)			$ 61,700	$ 47,900	$ 6.90	sf	5,500	$ 38,000	1.210	$ 46,000	129%	$ 59,300	61,672

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Install Orig. / Repl.	Fund	Yr	Fnl Pr.	Year	Action Recommended	Life Exp. (yrs)	Reb. (Y/N)	Projected PROJECT COST	2022 Construction Cost Basis	Unit Cost	Unit	Quantity	Base Const Cost	Est. Cost Factor	Const. Cost	Proj. Cost Factor	Base Project Cost	2022 Project Cost
200	**DeLong Middle School**				**251,821**	**SF**	Ron S - Phil - Josh - John J - Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,071,600										
201																												
202																												
203																												
238		31	DeLong MS	5.03	Flooring / Base	QT	Kitchen	QT base at cooler tiles are broken, falling off cooler	2		CI	Y3	2	2022	Replace QT base around cooler, most on exterior, some on interior			$ 600	$ 600	$ 14.60	lf	25	$ 400	1.210	$ 500	129%	$ 600	624
239		31	DeLong MS	5.03	Flooring / Base	F1	Dry Foods rm #2351	Exposed conc floor should have flooring, exposed ceiling allows dust buildup	2		CI	Y3	2	2022	VACT clg + flooring (VT basis)			$ 11,900	$ 9,200	$ 10.97	sf	666	$ 7,300	1.210	$ 8,800	129%	$ 11,400	11,856
240		31	DeLong MS	5.03	Flooring / Base	CPT	1st floor Classroom	Broadloom carpet	3		CI	Y8	3	2022	replace w/ hard flooring (VT basis) within 6 - 10 yrs			$ 177,000	$ 137,200	$ 5.90	sf	18,483	$ 109,000	1.210	$ 131,900	129%	$ 170,200	177,008
241		31	DeLong MS	5.03	Flooring / Base	CPT	Media Center	Broadloom carpet	3		CI	Y8	3	2022	replace within 6 - 10 yrs			$ 71,100	$ 55,200	$ 5.60	sf	7,822	$ 43,800	1.210	$ 53,000	129%	$ 68,400	71,136
242		31	DeLong MS	5.03	Flooring / Base	CPT	Music Wing	Broadloom carpet	3		CI	Y8	3	2022	replace within 6 - 10 yrs			$ 95,200	$ 73,800	$ 5.60	sf	10,464	$ 58,600	1.210	$ 70,900	129%	$ 91,500	95,160
243		31	DeLong MS	5.03	Flooring / Base	CPT	2nd floor Classroom	Broadloom carpet	3		CI	Y8	3	2022	replace w/ hard flooring (VT basis) within 6 - 10 yrs			$ 202,600	$ 157,100	$ 6.50	sf	19,207	$ 124,800	1.210	$ 151,000	129%	$ 194,800	202,592
244		31	DeLong MS	5.03	Flooring / Base	CPT	Resource area	Broadloom carpet	3		CI	Y8	3	2022	replace within 6 - 10 yrs			$ 55,800	$ 43,300	$ 5.60	sf	6,139	$ 34,400	1.210	$ 41,600	129%	$ 53,700	55,848
245		31	DeLong MS	5.05	Wall Finishes (PT, VWC, etc)	PT	6-8th Grade Classroom	Occational Scuffs and Marks	3		CI			2022	clean walls - monitor for future repainting (wall sf shown)			$ -	$ -		sf	6,850	$ -	1.210	$ -	129%	$ -	-
246		31	DeLong MS	5.05	Wall Finishes (PT, VWC, etc)	PT	Locker Rooms	Occational Scuffs and Marks	3		CI			2022	clean walls - monitor for future repainting (wall sf shown)			$ -	$ -		sf	14,500	$ -	1.210	$ -	129%	$ -	-
247		31	DeLong MS	5.05	Wall Finishes (PT, VWC, etc)	PT	Gym	Occational Scuffs and Marks - repaint per District	2		CI	Y3	2	2022	Repaint (wall sf)			$ 13,700	$ 10,600	$ 0.70	sf	12,000	$ 8,400	1.210	$ 10,200	129%	$ 13,200	13,728
248		31	DeLong MS	5.05	Wall Finishes (PT, VWC, etc)	PT	Climbing Wall	Occational Scuffs and Marks	2		CI			2022	clean - monitor for future repainting (wall sf shown)			$ -	$ -		sf	7,750	$ -	1.210	$ -	129%	$ -	-
249		31	DeLong MS	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
250		31	DeLong MS	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
251		31	DeLong MS	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
252		31	DeLong MS	6.05	Stage Curtains		Stage	stage rigging	2		CI	Y3	2	2022	replace per District capital improvement list			$ 96,300	$ 74,700	$ 59,320.00	sf	1	$ 59,300	1.210	$ 71,800	129%	$ 92,600	96,304
253		31	DeLong MS	6.07	BB Backstops / Systems		Gym / Climbing	metal backboards, elect ceiling hung, original, poor	2		CI	Y8	3	2022	replace with glass backboards, elect ceiling hung - verify usage/need in			$ 17,100	$ 13,300	$ 5,260.00	ea	2	$ 10,500	1.210	$ 12,700	129%	$ 16,400	17,056
254		31	DeLong MS	6.08	Wall Pads		Gym	Wall pads - rips and tears	2		CI	Y3	2	2022	replace wall pads			$ 100	$ 200	$ 18.00	sf	4	$ 100	1.210	$ 100	129%	$ 100	104
255		31	DeLong MS	6.13	Cabinetry / Counter Tops / Stools		workroom #1309	delaminating but functional	2		CI	Y8	3	2022	replace casework in 6-10 yrs			$ 47,600	$ 36,900	$ 244.00	lf	120	$ 29,300	1.210	$ 35,500	129%	$ 45,800	47,632
256	combo	31	DeLong MS	6.13	Cabinetry / Counter Tops / Stools	CSWK	Inst Storage #1428	Musical instrument cabinets storage - poor cond	2		CI	Y3	2	2022	custom combo sf cost: replace insrument storage cabs 51 lf, new hard flooring, pt			$ 54,100	$ 42,000	$ 62.07	sf	536	$ 33,300	1.210	$ 40,300	129%	$ 52,000	54,080
257	combo	31	DeLong MS	6.13	Cabinetry / Counter Tops / Stools	CSWK	tech ed storage #1054	delaminating but functional	3		CI	Y8	3	2022	replace casework in 6-10 yrs -custom LF: replace 16lf cswk, paint touchup, exg			$ 9,300	$ 7,200	$ 5,736.00	ls	1	$ 5,700	1.210	$ 6,900	129%	$ 8,900	9,256
258		31	DeLong MS	6.13	Cabinetry / Counter Tops / Stools	CSWK	Music Practice #1423	Original cswk, poor condition	2		CI	Y3	2	2022	custom LF: replace 8lf cswk, paint touchup, exg flooring to remain, patch			$ 5,500	$ 4,300	$ 3,368.00	ls	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
259		31	DeLong MS	6.15	Restroom Partitions		Boys Toilet #1301	Metal toilet partitions marked up / Dented	2		CI	Y3	2	2022	replace partitions (plastic basis), inc accessories			$ 8,200	$ 6,300	$ 1,249.00	ea	4	$ 5,000	1.210	$ 6,100	129%	$ 7,900	8,216
260		31	DeLong MS	6.18	Kitchen Equipment		2003 and 2011 Serving, 2005 Kitchen, 2007 Dishwashing, 2351 Dry Food Storage, 2355 Dry Food Storage	DBL Freezer, 28' rusted shelving, serving, (3) work tables having galvanized legs and drawers	2		CI	Y3	2	2022	Replace equipment listed in 2 years			$ 173,000	$ 134,100	$106,500	ls	1	$ 106,500	1.210	$ 128,900	129%	$ 166,300	172,952
261		31	DeLong MS	6.18	Kitchen Equipment		2005 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 35,700	$ 27,700	$22,000	ls	1	$ 22,000	1.210	$ 26,600	129%	$ 34,300	35,672
262		31	DeLong MS	6.18	Kitchen Equipment		2005 Kitchen	Kitchen exhaust ventilator (hood) approx 22' long double island style	2		CI	Y3	2	2022	Replace exhaust ventilator (hood)			$ 351,600	$ 272,600	$216,600	ls	1	$ 216,600	1.210	$ 262,100	129%	$ 338,100	351,624
263		31	DeLong MS	6.19	Cold Storage Rooms		2001 Cooler, 2353 Freezer		3		CI			2022				$ -	$ -	$0	ls	1	$ -	1.210	$ -	129%	$ -	-
264		31	DeLong MS	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
265		31	DeLong MS	7.01	Boilers		Boiler	B-01 thru B-08, PK Mach C-2000HGG, Condensing hot water, NG/LP	4	2012	CI			2022				$ -	$ -	$ -	MBH	16	$ -	1.100	$ -	129%	$ -	-
266		31	DeLong MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Variable Primary, P-1 & 2, B&G 1531 BF12.875 3C, 400 GPM@155ft, 30HP, 1800RPM	4	2012	CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
267		31	DeLong MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Variable Primary, P-3 & 4, B&G 1531 BF12.875 3C, 400 GPM@155ft, 30HP, 1800RPM	4	2012	CI			2022				$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**DeLong Middle School**				**251,821**	**SF**	Ron S - Phil - Josh - John J - Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,071,600										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
268		31	DeLong MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Variable Primary, P-5, B&G Series 1531, 475 gpm@60ft, 15HP, 1800RPM	4	2012	CI			2022				$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
269		31	DeLong MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Variable Secondary, P-6, B&G Series 1531, 475 gpm@95ft, 20HP, 1800RPM	4	2012	CI			2022				$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
270		31	DeLong MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Variable Primary, P-7, B&G Series 1531, 475 gpm@50ft, 10HP, 1800RPM	4	2012	CI			2022				$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
271		31	DeLong MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Variable Secondary, P-8, B&G Series 1531, 475 gpm@85ft, 3HP, 1800RPM	4	2012	CI			2022				$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
272		31	DeLong MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil			Variable Primary, P-9 & 10, B&G Series 80, 80 gpm@60ft, 3HP, 1800RPM	4	2012	CI			2022				$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
273		31	DeLong MS	7.06	Energy Management Systems (24 volt low voltage)			Bartingale DDC	4	2012	CI			2022				$ -	$ -	$ -	sf	50,500	$ -	1.254	$ -	129%	$ -	-
274		31	DeLong MS	7.07	Air handler units / ERU - dampers			ERU-01, Innovent NDHU-OU-PL-12100,	4	2012	CI			2022				$ -	$ -	$ -	ea	12,150	$ -	1.254	$ -	129%	$ -	-
275		31	DeLong MS	7.07	Air handler units / ERU - dampers			ERU-02, Innovent ERU-OU-PL-12100, hot water, chilled water	4	2013	CI			2022				$ -	$ -	$ -	ea	12,150	$ -	1.254	$ -	129%	$ -	-
276		31	DeLong MS	7.07	Air handler units / ERU - dampers		2360	FC-01, ENVIRO-TEC, HLP, HW, CW	4	2012	CI			2022				$ -	$ -	$ -	ea	250	$ -	1.254	$ -	129%	$ -	-
277		31	DeLong MS	7.07	Air handler units / ERU - dampers		2361	FC-02, ENVIRO-TEC, HLP, HW, CW	4	2012	CI			2022				$ -	$ -	$ -	ea	350	$ -	1.254	$ -	129%	$ -	-
278		31	DeLong MS	7.07	Air handler units / ERU - dampers		1320 thru 1338	AC-01, Trane CSAA017, hot water, chilled water, 20HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	9,000	$ -	1.254	$ -	129%	$ -	-
279		31	DeLong MS	7.07	Air handler units / ERU - dampers		1252 thru 1260	AC-02, Trane CSAA010, hot water, chilled water, 15HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	5,500	$ -	1.254	$ -	129%	$ -	-
280		31	DeLong MS	7.07	Air handler units / ERU - dampers		1229 1201 1231 1233 1235 1237	AC-03, Trane CSAA025, hot water, chilled water, 25HP	4	2013	CI			2022				$ -	$ -	$ -	CFM	13,500	$ -	1.254	$ -	129%	$ -	-
281		31	DeLong MS	7.07	Air handler units / ERU - dampers		1208 thru 1226	AC-04, Trane CSAA017, hot water chilled water, 20HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	10,000	$ -	1.254	$ -	129%	$ -	-
282		31	DeLong MS	7.07	Air handler units / ERU - dampers		1401 thu 1432	AC-05, Trane CSAA010, hot water, chilled water, 15HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	5,760	$ -	1.254	$ -	129%	$ -	-
283		31	DeLong MS	7.07	Air handler units / ERU - dampers		1121	AC-06, Trane CSAA050, hot water, chilled water, 40HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	23,380	$ -	1.254	$ -	129%	$ -	-
284		31	DeLong MS	7.07	Air handler units / ERU - dampers		1100 thru 1127	AC-07, Trane CSAA010, hot water, chilled water, 10HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	5,000	$ -	1.254	$ -	129%	$ -	-
285		31	DeLong MS	7.07	Air handler units / ERU - dampers		1000	AC-08, Trane CSAA035, Hot water, Chilled water, 30HP	4	2013	CI			2022				$ -	$ -	$ -	CFM	18,285	$ -	1.254	$ -	129%	$ -	-
286		31	DeLong MS	7.07	Air handler units / ERU - dampers		1014	AC-09, Trane CSAA021, Hot water, chilled water, 15HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	10,300	$ -	1.254	$ -	129%	$ -	-
287		31	DeLong MS	7.07	Air handler units / ERU - dampers		1060	AC-10, Trane CSAA008, Single zone variable volume, 5HP, hot water, chilled water	4	2012	CI			2022				$ -	$ -	$ -	CFM	4,350	$ -	1.254	$ -	129%	$ -	-
288		31	DeLong MS	7.07	Air handler units / ERU - dampers		1050	AC-11, Trane CSAA006, Single zone variable volume, 10HP, hot water, chilled water	4	2012	CI			2022				$ -	$ -	$ -	CFM	2,800	$ -	1.254	$ -	129%	$ -	-
289		31	DeLong MS	7.07	Air handler units / ERU - dampers		2212 thru 2228	AC-12 Trane CSAA017, hot water, chilled water, 20HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	1,000	$ -	1.254	$ -	129%	$ -	-
290		31	DeLong MS	7.07	Air handler units / ERU - dampers		2205 thru 2243 2129 2131 2105	AC-13, Trane CSAA017, hot water, chilled water, 20HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	9,000	$ -	1.254	$ -	129%	$ -	-
291		31	DeLong MS	7.07	Air handler units / ERU - dampers		2136 thru 2144	AC-14, Trane CSAA017, hot water, chilled water, 20HP	4	2013	CI			2022				$ -	$ -	$ -	CFM	8,800	$ -	1.254	$ -	129%	$ -	-
292		31	DeLong MS	7.07	Air handler units / ERU - dampers		2111 thu 2128	AC-15, Trane CSAA021, hot water, chilled water, 25HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	12,500	$ -	1.254	$ -	129%	$ -	-
293		31	DeLong MS	7.07	Air handler units / ERU - dampers		2020 thru 2044	AC-16, Trane CSAA012, hot water, chilled water, 15HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	6,500	$ -	1.254	$ -	129%	$ -	-
294		31	DeLong MS	7.07	Air handler units / ERU - dampers		2015	AC-17, Trane CSAA030, hot water, chilled water, 30HP	4	2012	CI			2022				$ -	$ -	$ -	CFM	16,125	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**DeLong Middle School**				**251,821**	**SF**	Ron S - Phil - Josh - John J - Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,071,600										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Cost**	**Const.**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
295		31	DeLong MS	7.07	Air handler units / ERU - dampers		2304 thru 2318	AC-18, Trane CSAA 030, hot water, chilled water, 25HP	4		CI			2022				$ -	$ -	$ -	CFM	15,070	$ -	1.254	$ -	129%	$ -	-
296		31	DeLong MS	7.07	Air handler units / ERU - dampers		1016	AC-19, CSAA035, Variable Volume, 30HP, Hot water, chilled water	4	2012	CI			2022				$ -	$ -	$ -	CFM	18,285	$ -	1.254	$ -	129%	$ -	-
297		31	DeLong MS	7.07	Air handler units / ERU - dampers		2322 2338	AC-20, Trane, 15400 CFM	4	2012	CI			2022				$ -	$ -	$ -	CFM	15,400	$ -	1.254	$ -	129%	$ -	-
298		31	DeLong MS	7.09	Make-up air units		2005	MAU-01, Aaon RN-055, Gas Fired Make Up Air Unit, 12000 CFM, 1600MBH input, packaged cooling	4		CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
299		31	DeLong MS	7.10	Exhaust fans - PRV / utility sets			Exhaust fans, greenheck, belt driven	4	2012	CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
300		31	DeLong MS	7.10	Exhaust fans - PRV / utility sets				4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
301		31	DeLong MS	7.10	Exhaust fans - PRV / utility sets				4		CI			2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
302		31	DeLong MS	7.17	Cooling systems - chillers / pumps / ice storage / cooling			Chiller 1, McQuay Air Cooled Chiller AWS280BDHEWNN-	4		CI			2022		20		$ -	$ -	$ -	tons	275	$ -	1.254	$ -	129%	$ -	-
303		31	DeLong MS	7.17	Cooling systems - chillers / pumps / ice storage / cooling			Chiller 2, McQuay Air Cooled Chiller AWS280BDHEWNN-	4		CI			2022		20		$ -	$ -	$ -	tons	275	$ -	1.254	$ -	129%	$ -	-
304		31	DeLong MS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			RAC-1, Friedrich MR36C3G, split system, 3 tons	4		CI			2022				$ -	$ -	$ -	tons	3	$ -	1.254	$ -	129%	$ -	-
305		31	DeLong MS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			RAC-2, Friedrich MR36C3G, split system, 3 tons	4		CI			2022				$ -	$ -	$ -	tons	3	$ -	1.254	$ -	129%	$ -	-
306		31	DeLong MS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			RAC-3, Friedrich MR24C3G, split system, 2 tons	4		CI			2022				$ -	$ -	$ -	tons	2	$ -	1.254	$ -	129%	$ -	-
307		31	DeLong MS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			RAC-4, Friedrich MR24C3G, split system, 2 tons	4		CI			2022				$ -	$ -	$ -	tons	2	$ -	1.254	$ -	129%	$ -	-
308		31	DeLong MS	7.19	dust collection			Donaldson Torit CYC 20, 5HP	4	2012	CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
309		31	DeLong MS	7.19	dust collection			Donaldson Torit CYC 36, 20HP	4	2012	CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
310		31	DeLong MS	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
311		31	DeLong MS	8.01	Motors / controllers / pumps / systems / VFDs and electrical			Domestic Water recirculation pumps (3)	4		CI			2022		15		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
312		31	DeLong MS	8.02	Piping (domestic) / labeling / conditioning			Domestic piping is a mix of galvanized and copper piping	4	1970	CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
313		31	DeLong MS	8.08	Plumbing Fixtures		103 106	Replaced Water Closets (3)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
314		31	DeLong MS	8.08	Plumbing Fixtures		103 106	Replaced urinals (1)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
315		31	DeLong MS	8.08	Plumbing Fixtures		103 106	Replaced lavs(2)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
316		31	DeLong MS	8.08	Plumbing Fixtures		2006 2008	Replaced Water Closets (3)	4		CI			2022				$ -	$ -	$ -	ls	3	$ -	1.254	$ -	129%	$ -	-
317		31	DeLong MS	8.08	Plumbing Fixtures		2006 2008	Replaced urinals (1)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
318		31	DeLong MS	8.08	Plumbing Fixtures		2006 2008	Replaced lavs(2)	4		CI			2022				$ -	$ -	$ -	ls	2	$ -	1.254	$ -	129%	$ -	-
319		31	DeLong MS	8.08	Plumbing Fixtures		2013	Water Closets (4)	4		CI			2022				$ -	$ -	$ -	ls	3	$ -	1.254	$ -	129%	$ -	-
320		31	DeLong MS	8.08	Plumbing Fixtures		2013	lavs(2)	4		CI			2022				$ -	$ -	$ -	ls	2	$ -	1.254	$ -	129%	$ -	-
321		31	DeLong MS	8.08	Plumbing Fixtures		2320	Water Closets ()	4		CI			2022				$ -	$ -	$ -	ls	3	$ -	1.254	$ -	129%	$ -	-
322		31	DeLong MS	8.08	Plumbing Fixtures		2320	urinals (3)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
323		31	DeLong MS	8.08	Plumbing Fixtures		2320	lavs(2)	4		CI			2022				$ -	$ -	$ -	ls	2	$ -	1.254	$ -	129%	$ -	-
324		31	DeLong MS	8.08	Plumbing Fixtures		2133 2203	Replaced Water Closets (3)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
325		31	DeLong MS	8.08	Plumbing Fixtures		2133 2203	Replaced urinals (1)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
326		31	DeLong MS	8.08	Plumbing Fixtures		2133 2203	Replaced lavs(2)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
327		31	DeLong MS	8.08	Plumbing Fixtures		2101 2103	Replaced Water Closets (3)	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
328		31	DeLong MS	8.08	Plumbing Fixtures		2101 2103	Replaced urinals (1)	4		CI			2022		15		$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**DeLong Middle School**				**251,821**	**SF**	Ron S - Phil - Josh - John J - Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 4,071,600										
201										Install						Life		Projected	2022								Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
329		31	DeLong MS	8.08	Plumbing Fixtures		2101 2103	Replaced lavs(2)	4		CI			2022		15		$ -	$ -	$ -	ls	3	$ -	1.254	$ -	129%	$ -	-
330		31	DeLong MS	8.08	Plumbing Fixtures		2040 2302	Replaced Water Closets (3)	4		CI			2022		15		$ -	$ -	$ -	ls	3	$ -	1.254	$ -	129%	$ -	-
331		31	DeLong MS	8.08	Plumbing Fixtures		2040 2302	Replaced urinals (1)	4		CI			2022				$ -	$ -	$ -	ea	6	$ -	1.254	$ -	129%	$ -	-
332		31	DeLong MS	8.08	Plumbing Fixtures		2040 2302	Replaced lavs(2)	4		CI			2022				$ -	$ -	$ -	ea	7	$ -	1.254	$ -	129%	$ -	-
333		31	DeLong MS	8.15	Domestic Water Heaters		Boiler Room	WH-01 thru 03, Bradford White Corporation	5	2012	CI			2022		10		$ -	$ -	$ -	ls	3	$ -	1.254	$ -	129%	$ -	-
334		31	DeLong MS	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
335		31	DeLong MS	9.01	Electrical Study Update / Main / medium voltage / tranformer		No items this section				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
336		31	DeLong MS	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
337		31	DeLong MS	10.01	Lighting - Lamps / ballasts / controls			building lighting is fluorescent	2		CI	Y3	2	2022	Replace with LED and provide occupancy sensors and switches			$ 1,693,300	$ 1,312,700	$ 4.00	sf	251,622	$ 1,006,500	1.254	$ 1,262,200	129%	$ 1,628,200	1,693,328
338		31	DeLong MS	10.02	exterior emergency lighting			code requires exterior emergency lighting at all exits. There are none on this building	1		CI	Y3	1	2022	replace with LED fixtures.			$ 46,300	$ 35,900	$ 2,500.00	ea	11	$ 27,500	1.254	$ 34,500	129%	$ 44,500	46,280
339		31	DeLong MS	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
340		31	DeLong MS	11.01	Stuctured cabling		Bldg	Good / great - mix of Cat 5e and Cat 6	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
341		31	DeLong MS	11.01	Stuctured cabling		Rm 1340 IDF2	Data room is WARM. Exhaust fan currently installed, but	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
342		31	DeLong MS	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4) ceiling	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
343		31	DeLong MS	11.03	Local Sound systems		Gym	Good - mix of Sennheiser, Biamp, Crown, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
344		31	DeLong MS	11.03	Local Sound systems		Pool	Good - Biamp.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
345		31	DeLong MS	11.03	Local Sound systems		Fitness Center	Good - JBL	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
346		31	DeLong MS	11.03	Local Sound systems		Auditorium	Good - Allen & Heath mixer, EV speakers	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
347		31	DeLong MS	11.03	Local Sound systems		Cafeteria	Good - mix of Biamp, Bose, Sennheisen, Crown, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
348		31	DeLong MS	11.04	Master Clock Systems		Bldg	Good - Bogen; existing clocks may be obsolete	4		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
349		31	DeLong MS	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 16,700	$ 13,100	$ 10,000.00	sf	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
350		31	DeLong MS	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance intercom	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
351		31	DeLong MS	11.07	Burgler Alarm System		Bldg	Good - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
352		31	DeLong MS	11.08	Video Surveillance System		Bldg	Very good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

DELONG MIDDLE SCHOOL

SITE: 38.6 ACRES
BUILDING: 251,821 SF
ENROLLMENT: 899 IDEAL CAPICTY:

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

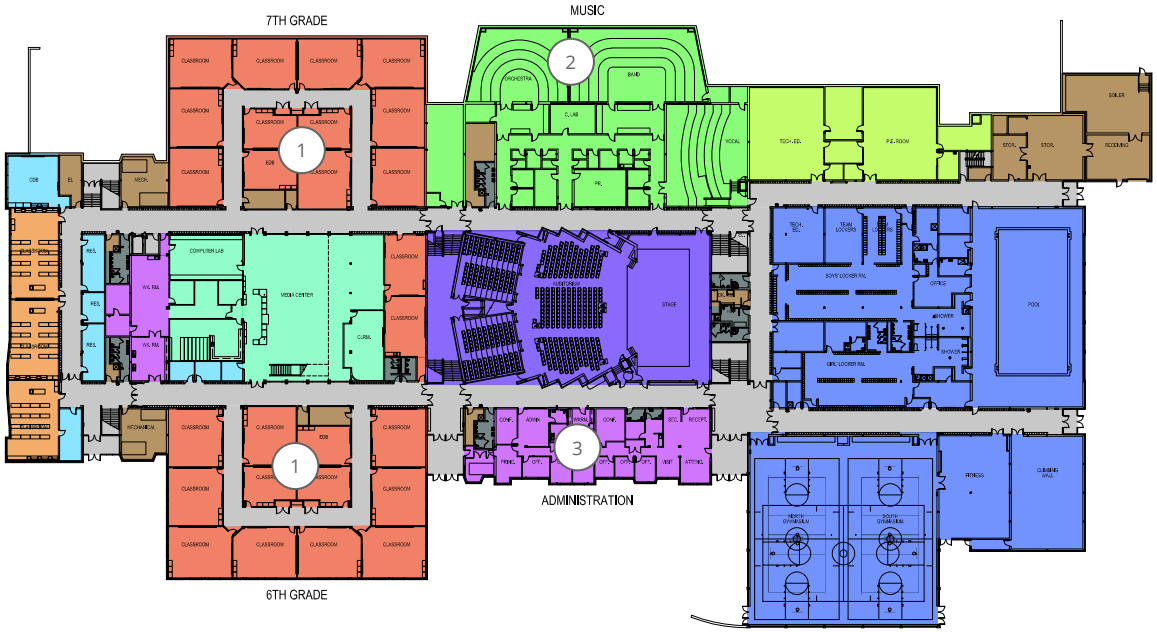
- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



KEY NOTES

1. INTERIOR ROOMS WITH LIMITED NATURAL LIGHITNG
2. RISERS ARE NOT ACCESSIBLE
3. ADDITIONAL OFFICE REQUIRED FOR PSYCHOLOGIST

ATSR

DELONG MIDDLE SCHOOL

SITE: 38.6 ACRES
BUILDING: 251,821 SF
ENROLLMENT: 899 IDEAL CAPICTY:

EDUCATIONAL ADEQUACY

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS
	CLASSROOMS
	SCIENCE
	ART
	FACS
	WORKSHOPS
	MUSIC
	LIBRARY
	SPECIAL EDUCATION
	GYMS / PE
	PERFORMANCE
	ADMINISTRATION
	FOOD SERVICE
	TOILETS
	CIRCULATION
	SUPPORT SPACES



KEY NOTES

1 INTERIOR ROOMS WITH LIMITED NATURAL LIGHITNG

ATSR

NORTHSTAR MIDDLE SCHOOL

SITE: 51.0 ACRES
BUILDING: 135,833 SF
ENROLLMENT: 551 IDEAL CAPICTY:

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. PARENT DROP-OFF
2. PARENT PICK-UP
3. SIGNAL LIGHTS PREFERRED
4. TRAFFIC BACKS UP AT PICK-UP
5. TENNIS COURTS IN POOR CONDITION

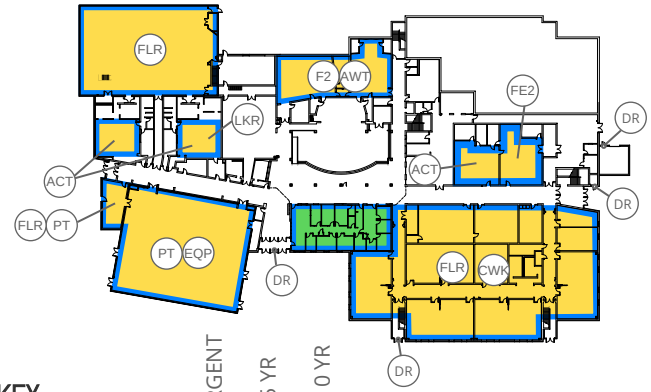
ATSR

NORTHSTAR MIDDLE SCHOOL

SITE: 51.0 ACRES
BUILDING: 135,833 SF
ENROLLMENT: 551 IDEAL CAPICTY:

FACILITY ANALYSIS

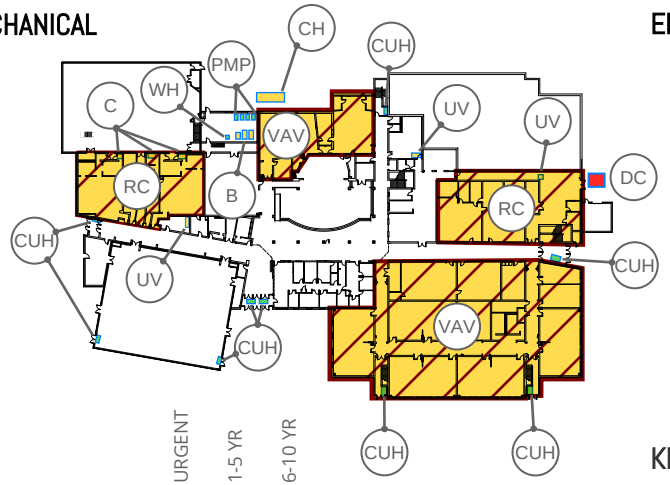
ARCHITECTURAL



KEY

	URGENT	1-5 YR	6-10 YR
FINISHES			
FINISHES AND EQUIPMENT			
REMODELING			

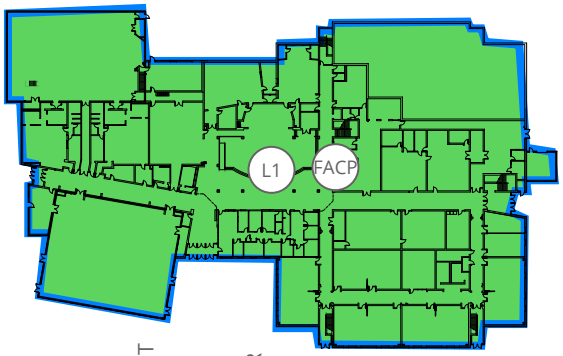
MECHANICAL



KEY

	URGENT	1-5 YR	6-10 YR
EQUIPMENT			
SYSTEM DISTRIBUTION			

ELECTRICAL



KEY

	URGENT	1-5 YR	6-10 YR
LIGHTING			

GENERAL NOTES

1 - BUILDING CONTROL JOINT SEALANT REPLACEMENT REQUIRED

2 - SEALANT REPLACEMENT REQUIRED AROUND WINDOWS

KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- ACT — ACT REPLACMENT
- CWK — CASEWORK
- F2 — CEILING + FLOORING + WALL PAINT
- DR — REPLACE DOOR
- LKR — REFINISH LOCKERS
- FE2 — FINISHES + BOARDS FOOD/ART CSWK
- AWT — REPLACE ACOUSTIC WALL TILES
- EQP — EQUIPMENT

KEY NOTES

- B — REPLACE BOILER/PUMPS/ ACCESSORIES
- CH — REPLACE CHILLER /PUMPS/ACCESSORIES
- VAV — REPLACE VAV BOX AND REHEAT COIL WITH VAV BOX/REHEAT COIL COMBINATION
- AHU — REPLACE AIR HANDLING UNIT
- UV — REPLACE UNIT VENTILATOR
- RC — REPLACE REHEAT COILS
- DC — REPLACE DUST COLLECTOR
- WH — REPLACE WATER HEATER AND RECIRC PUMPS
- FTR — REPLACE FINNED TUBE RADIATION
- UH — REPLACE UNIT HEATER
- CUH — REPLACE CABINET UNIT HEATER
- C — REPLACE CONVECTOR
- PMP — REPLACE CHILLED WATER AND HOT WATER SYSTEM PUMPS

KEY NOTES

- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF RMODELLING MORE THAN 10% OF BUILDING.

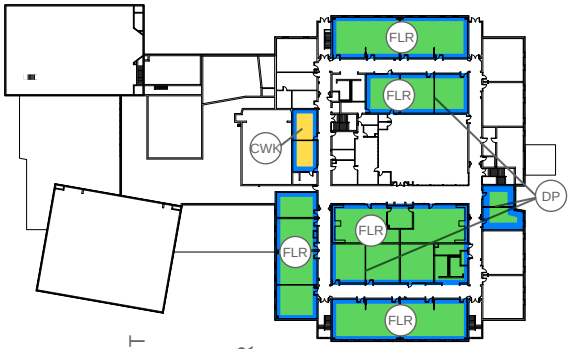
ATSR

NORTHSTAR MIDDLE SCHOOL

SITE: 51.0 ACRES
BUILDING: 135,833 SF
ENROLLMENT: 551 IDEAL CAPICTY:

FACILITY ANALYSIS

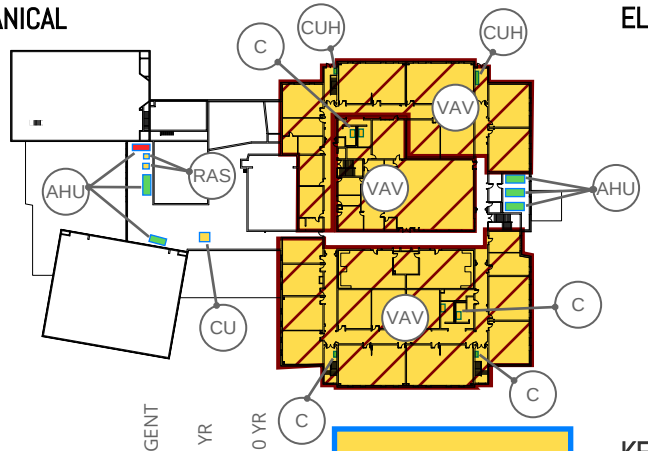
ARCHITECTURAL



KEY

	URGENT	1-5 YR	6-10 YR
FINISHES			
FINISHES AND EQUIPMENT			
REMODELING			

MECHANICAL



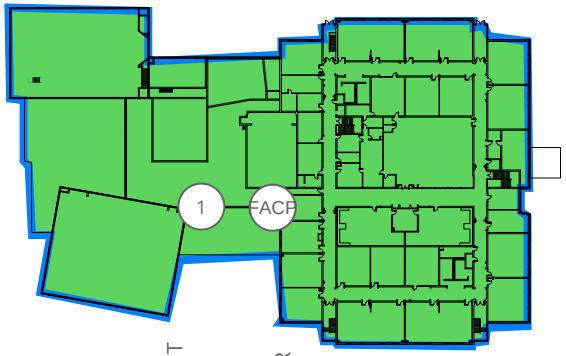
KEY

	URGENT	1-5 YR	6-10 YR
EQUIPMENT			
SYSTEM DISTRIBUTION			

REPLACE ALL EXHAUST FANS

REPLACE RELIEF HOOD WITH FAN POWERED RELIEF

ELECTRICAL



KEY

	URGENT	1-5 YR	6-10 YR
LIGHTING			

KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- ACT — ACT REPLACMENT
- CWK — CASEWORK
- F2 — CEILING + FLOORING + WALL PAINT
- LKR — REFINISH LOCKERS
- FE2 — FINISHES + BOARDS FOOD/ART CSWK
- AWT — REPLACE ACOUSTIC WALL TILES
- DP — REPLACE DEMOUNTABLE
- FE5 — TOILET FINISHES AND EQUIPMENT, HARD CLG
- R-T — REMODEL TOILET ROOM
- RK — REMODEL KITCHEN
- EQUIP — EQUIPMENT
- RMOD — REMODEL MODERATE
- RMJR — REMODEL MAJOR

KEY NOTES

- AHU — REPLACE AIR HANDLING UNIT
- VAV — REPLACE VAV BOXES AND REHEAT COILS WITH NEW VAV BOX/REHEAT COIL COMBINATION
- CU — REPLACE ROOFTOP CONDENSING UNIT
- CUH — REPLACE CABINET UNIT HEATER
- C — REPLACE CONVECTOR
- RAS — REPLACE RUN COIL SYSTEM AND PUMPS.

KEY NOTES

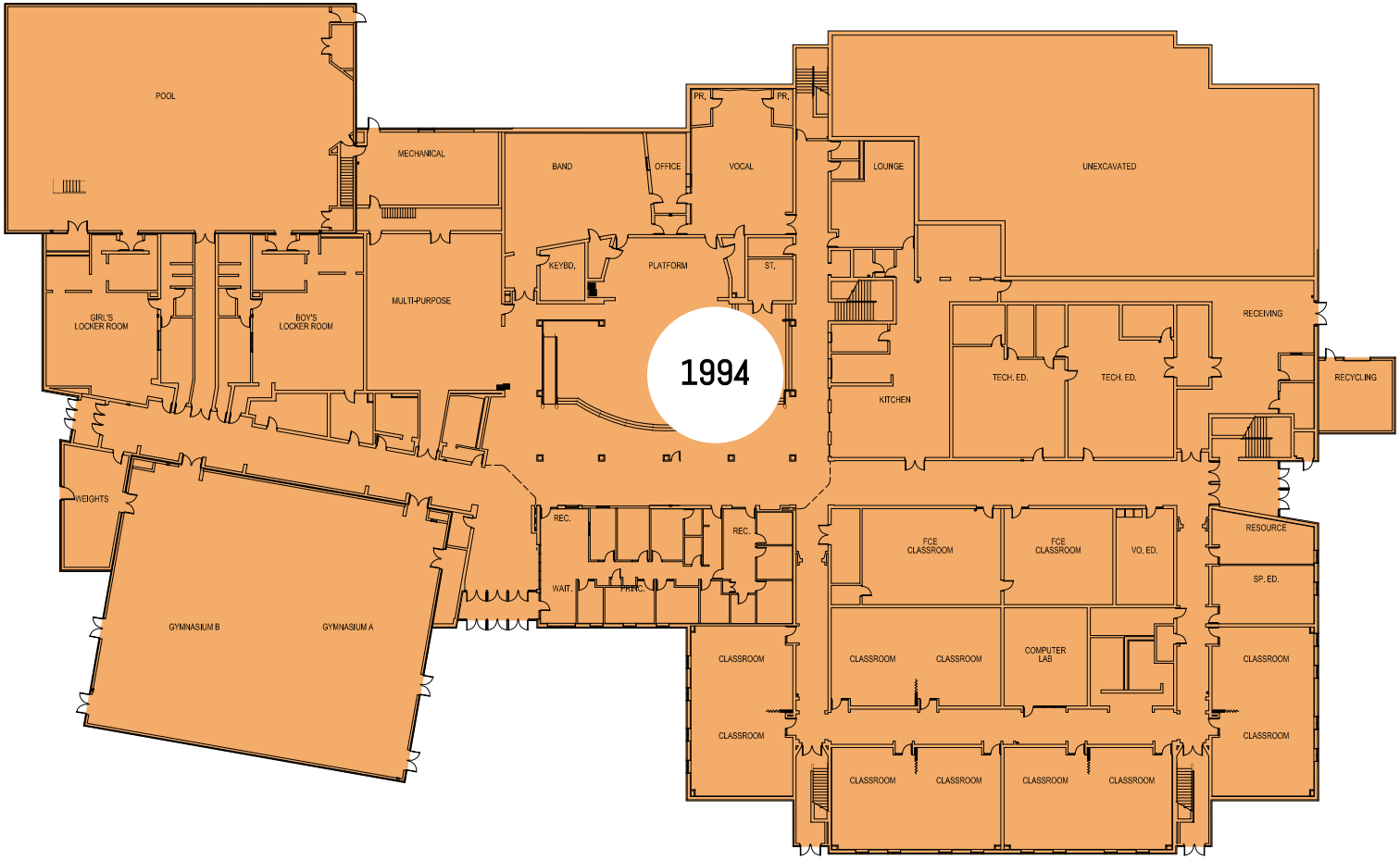
- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF RMODELLING MORE THAN 10% OF BUILDING.

ATSR

NORTHSTAR MIDDLE SCHOOL

SITE: 51.0 ACRES
BUILDING: 135,833 SF
ENROLLMENT: 551 IDEAL CAPICTY:

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						19%	$ 37.78	5,035,200	1.2	Cond.					Priority High (1)			$ 1,193,400										$ 1,193,400
198							$ 17.97	2,395,500	3	Cond.					Priority Med (2)			$ 4,200,872					#VALUE!				$ 4,200,872
199							$ -		4.5	Cond.					Priority Low (3)			$ 2,036,112										$ 2,036,112
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384										
201										**Install**								**Projected**						**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**PROJECT**	**2022 Construction**	**Unit**			**Const**	**Cost**		**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
204		**32**									**CI**	Y3		**2022**														
205		32	Northstar MS	1.04	0				2		CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		32	Northstar MS	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		32	Northstar MS	1.01	Asphalt paving		Asphalt Pavement Reconst in 20XX	Edges Asphalt Pavement Show Signs of Distress due to Parent Pick-up	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ -	$ -	$ 30.00	sy	-	$ -	1.292	$ -	129%	$ -	-
208		32	Northstar MS	1.01	Asphalt paving		Parking Lot Pavement	On Going Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 4,300	$ 3,400	$ 1.25	lf	2,000	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
209		32	Northstar MS	1.01	Asphalt paving		Parking Lot Pavement	On Going Maint Item	2		CI	Y3	2	2022	sealcoating			$ 16,500	$ 12,800	$ 0.90	sy	10,600	$ 9,500	1.292	$ 12,300	129%	$ 15,900	16,536
210		32	Northstar MS	1.01	Asphalt paving		Bit Path Pavement	On Going Maint Item	2		CI	Y3	2	2022	Bit Path - clean/fill pavement cracks			$ 1,800	$ 1,400	$ 1.25	lf	800	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
211		32	Northstar MS	1.01	Asphalt paving		Bit Path Pavement	On Going Maint Item	2		CI	Y3	2	2022	Bit Path - sealcoating			$ 7,300	$ 5,700	$ 0.90	sy	4,670	$ 4,200	1.292	$ 5,400	129%	$ 7,000	7,280
212		32	Northstar MS	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 6,600	$ 5,200	$ 9.60	lf	400	$ 3,800	1.292	$ 4,900	129%	$ 6,300	6,552
213		32	Northstar MS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 62,400	$ 48,400	$ 15.50	sf	2,320	$ 36,000	1.292	$ 46,500	129%	$ 60,000	62,400
214		32	Northstar MS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Apron Pavement	2		CI	Y3	2	2022	Remove/Replace conc drive apron			$ 9,400	$ 7,300	$ 18.00	sf	300	$ 5,400	1.292	$ 7,000	129%	$ 9,000	9,360
215		32	Northstar MS	1.02	Concrete walks / curbs		Door 5A	Correct drainage noted issues - Plus Survey	2		CI	Y3	2	2022	Correct drainage noted issues - Plus Survey			$ 52,100	$ 40,400	$ 30,000.00	ls	1	$ 30,000	1.292	$ 38,800	129%	$ 50,100	52,104
216		32	Northstar MS	1.03	Curb / Gutter		B618	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace ($38.75)			$ 10,500	$ 8,100	$ 40.00	lf	150	$ 6,000	1.292	$ 7,800	129%	$ 10,100	10,504
217		32	Northstar MS	1.03	Curb / Gutter		B624	Damaged, Cracked, Spalling Curb - **Provide new curb front of schoool - stop parking on grass**	2		CI	Y3	2	2022	Remove Replace ($41.75)			$ 54,600	$ 42,400	$ 45.00	lf	700	$ 31,500	1.292	$ 40,700	129%	$ 52,500	54,600
218		32	Northstar MS	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
219		32	Northstar MS	2.02	Athletic Fields		Chain Link Backstop	Lower Section Damaged - Potential Student Being Injured	1		CI	Y3	1	2022	Replace lower section			$ 7,800	$ 6,100	$ 60.00	lf	75	$ 4,500	1.292	$ 5,800	129%	$ 7,500	7,800
220		32	Northstar MS	2.02	Athletic Fields		Tennis Courts	Numerous cracks present - may affect playability	1		CI	Y3	1	2022	Route out Cracks/Install Armour Crack Repair			$ 32,900	$ 25,600	$ 19.00	lf	1,000	$ 19,000	1.292	$ 24,500	129%	$ 31,600	32,864
221		32	Northstar MS	2.02	Athletic Fields		Tennis Crt	Powerwash, Resurfacing, Striping	1		CI	Y3	1	2022	Powerwash, Resurfacing, Striping			$ 83,200	$ 64,500	$ 8,000.00	ea	6	$ 48,000	1.292	$ 62,000	129%	$ 80,000	83,200
222		32	Northstar MS	2.02	Athletic Fields		Tennis Crt	Exg Cond Survey	1		CI	Y3	1	2022	Exg Cond Survey			$ 7,000	$ 5,400	$ 4,000.00	ls	1	$ 4,000	1.292	$ 5,200	129%	$ 6,700	6,968
223		32	Northstar MS	2.02	Athletic Fields		Tennis Crt	Tennis court has poor drainage/slope	1		CI	Y3	1	2022	Asphalt Leveling Course - Improve drainage			$ 54,200	$ 42,100	$ 12.50	sy	2,500	$ 31,300	1.292	$ 40,400	129%	$ 52,100	54,184
224		32	Northstar MS	2.02	Athletic Fields		Tennis Crt	Low spot at main gate opening - Requires better drainage	1		CI	Y3	1	2022	Correct conc. low spot at gate opening - grade to drain /re-sod area			$ 10,500	$ 8,100	$ 6,000.00	ls	1	$ 6,000	1.292	$ 7,800	129%	$ 10,100	10,504
225		32	Northstar MS	2.02	Athletic Fields		**New Running Track Surface 20XX**	Asphalt surface - recently repaved & striped - Future Maint will be required	2		CI		0	2022				$ -	$ -	$ -	sf	1	$ -	1.292	$ -	129%	$ -	-
226		32	Northstar MS	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
227		32	Northstar MS	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Remove scrub brush/trees from fence line			$ 2,600	$ 2,100	$ 1,500.00	ls	1	$ 1,500	1.292	$ 1,900	129%	$ 2,500	2,600
228		32	Northstar MS	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
229		32	Northstar MS	4.01	Roofs		Not Reviewed Per District				CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
230		32	Northstar MS	4.02	Wall systems		EIFS at high wall	leaks in locker room below.	2		CI	Y3	2	2022	Investigate for leak and repair - possibly replace whole bottom section of EFIS/reflash			$ 40,800	$ 31,600	$ 23.20	sf	1,080	$ 25,100	1.210	$ 30,400	129%	$ 39,200	40,768
231		32	Northstar MS	4.02	Wall systems		Soffit at Door 1	DEFS soffit cracked	2		CI	Y3	2	2022	Repair cracks in soffit			$ 600	$ 600	$ 10.00	sf	40	$ 400	1.210	$ 500	129%	$ 600	624
232		32	Northstar MS	4.03	Tuck pointing / Sealant		Exterior Windows	Sealant around windows cracked/hard	2		CI	Y3	2	2022				$ 10,700	$ 8,300	$ 9.60	lf	792	$ 7,600	1.050	$ 8,000	129%	$ 10,300	10,712
233		32	Northstar MS	4.03	Tuck pointing / Sealant		PCC panels	control joints cracked/missing sealant	2		CI	Y3	2	2022				$ 39,400	$ 30,600	$ 9.60	lf	2,912	$ 28,000	1.050	$ 29,400	129%	$ 37,900	39,416

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
234		32	Northstar MS	4.03	Tuck pointing / Sealant		FB control jts	sealant at FB control jts cracked or missing	2		CI	Y3	2	2022				$ 22,000	$ 17,100	$ 9.60	lf	1,622	$ 15,600	1.050	$ 16,400	129%	$ 21,200	22,048
235		32	Northstar MS	4.04	Doors / Hardware		Door 1,Door 4, Door 7	HM dr/fr rusted	2		CI	Y3	2	2022	replace with alum dr/fr			$ 90,300	$ 70,000	$ 3,400.00	ea	16	$ 55,600	1.210	$ 67,300	129%	$ 86,800	90,272
236		32	Northstar MS	4.04	Doors / Hardware		Mech Rm 820, Storage	HM dr/fr rusted	2		CI	Y3	2	2022	Replace with HM dr/fr			$ 9,200	$ 7,100	$ 2,800.00	ea	2	$ 5,600	1.210	$ 6,800	129%	$ 8,800	9,152
237		32	Northstar MS	4.08	Painting and Plaster		Windows above door 6	HM frame shows minimal surface rust	2		CI	Y3	2	2022	remove rust and paint HM window			$ 300	$ 300	$ 1.20	sf	128	$ 200	1.210	$ 200	129%	$ 300	312
238		32	Northstar MS	4.08	Painting and Plaster		Gym Doors, Pool Doors	HM dr/fr shows minimal surface rust	2		CI	Y3	2	2022	remove rust and paint HM dr/fr			$ 500	$ 400	$ 1.20	sf	255	$ 300	1.210	$ 400	129%	$ 500	520
239		32	Northstar MS	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
240		32	Northstar MS	5.03	Flooring / Base	CPT	1st Floor Classroom [illegible]	Broadloom Carpet Showing wear	2		CI	Y3	2	2022	will need to be replaced with CPT before 6 years			$ 102,800	$ 79,700	$ 5.60	sf	11,306	$ 63,300	1.210	$ 76,600	129%	$ 98,800	102,752
241		32	Northstar MS	5.03	Flooring / Base	CPT	2nd Floor Classrooms	Broadloom Carpet	3		CI	Y8	3	2022	replace in 6 - 10 yrs			$ 130,100	$ 101,000	$ 5.60	sf	14,319	$ 80,200	1.210	$ 97,000	129%	$ 125,100	130,104
242		32	Northstar MS	5.03	Flooring / Base	Epoxy	Pool	EPOXY Floor delaminating in multiple areas	2		CI	Y8	3	2022	strip and recoat in 6-10 yrs			$ 49,200	$ 38,200	$ 10.10	sf	3,000	$ 30,300	1.210	$ 36,700	129%	$ 47,300	49,192
243		32	Northstar MS	5.03	Flooring / Base	Epoxy	Kitchen	Epoxy coved Base (separating and cracking)	2		CI	Y3	2	2022	refinish areas as needed			$ 500	$ 400	$ 10.00	lf	25	$ 300	1.210	$ 400	129%	$ 500	520
244		32	Northstar MS	5.03	Flooring / Base	FE5	Band	Ceiling 2x4, Broadloom Carpet lots of wear, AWP in	2		CI	Y3	2	2022	ACT clg + AWP+ flooring (VT basis)			$ 93,500	$ 72,500	$ 35.32	sf	1,630	$ 57,600	1.210	$ 69,700	129%	$ 89,900	93,496
245		32	Northstar MS	5.04	Ceiling / Acoustic Panels	ACT	Tech Ed	2x4 acoustic ceiling tile grid starting to show rust	2		CI	Y3	2	2022	replace with 2x2 ACT			$ 6,900	$ 5,300	$ 3.70	sf	1,137	$ 4,200	1.210	$ 5,100	129%	$ 6,600	6,864
246		32	Northstar MS	5.04	Ceiling / Acoustic Panels	ACT	Classroom wings	2x4 acoustic ceiling tile	3		CI	Y8	3	2022	replace with 2x2 ACT in 6-10 yrs			$ 185,200	$ 143,600	$ 3.70	sf	30,845	$ 114,100	1.210	$ 138,100	129%	$ 178,100	185,224
247		32	Northstar MS	5.04	Ceiling / Acoustic Panels		Locker Rooms with showers	2x2 acoustic ceiling tile (grid begining to rust)	3		CI	Y3	2	2022	replace with hung gbd clg and DEFS finish			$ 83,200	$ 64,500	$ 16.50	sf	3,100	$ 51,200	1.210	$ 62,000	129%	$ 80,000	83,200
248		32	Northstar MS	5.05	Wall Finishes (PT, VWC, etc)	PT	Gym A&B	Wall Paint marked up and chiped in areas	2		CI	Y3	2	2022	repaint (wall sf)			$ 13,400	$ 10,500	$ 0.70	sf	11,880	$ 8,300	1.210	$ 10,000	129%	$ 12,900	13,416
249		32	Northstar MS	5.05	Wall Finishes (PT, VWC, etc)	PT	Receiving	Wall Paint marked up and chipped in areas	2		CI	Y3	2	2022	repaint			$ 2,000	$ 1,600	$ 0.70	sf	1,750	$ 1,200	1.210	$ 1,500	129%	$ 1,900	1,976
250		32	Northstar MS	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
251		32	Northstar MS	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
252		32	Northstar MS	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
253		32	Northstar MS	6.01	Interior Bleachers		Gyms A&B	wood Bleachers (marked up and finish delaminating in areas)	2		CI			2022	monitor for replacement depending on usage			$ -	$ -	$ -	sf		$ -	1.210	$ -	129%	$ -	-
254		32	Northstar MS	6.04	Lockers - Athletic		Boys locker room	lockers starting to rust	2		CI	Y3	2	2022	sand and electrostaticly paint			$ 61,600	$ 47,700	$ 30.00	lf	1,263	$ 37,900	1.210	$ 45,900	129%	$ 59,200	61,568
255		32	Northstar MS	6.05	Stage Curtains		Auditorium	Replace main drape and tracks per Gopher Stage	2		CI	Y3	2	2022	Per Gopher stage quote, track and 21 oz main drape, not inc dumpster.			$ 52,700	$ 40,900	$ 32,500.00	ls	1	$ 32,500	1.210	$ 39,300	129%	$ 50,700	52,728
256		32	Northstar MS	6.07	BB Backstops / Systems		Gyms A&B	metal backboard	2		CI	Y8	3	2022	replace w/ glass BB depending on useage			$ 18,400	$ 14,300	$ 1,875.00	qty	6	$ 11,300	1.210	$ 13,700	129%	$ 17,700	18,408
257		32	Northstar MS	6.08	Wall Pads	WP	Gyms A&B	rips and tears in Wall Pads	2		CI	Y3	2	2022	replace wall pads			$ 12,600	$ 9,900	$ 18.00	sf	432	$ 7,800	1.210	$ 9,400	129%	$ 12,100	12,584
258		32	Northstar MS	6.12	Operable Dividing Walls	DPT	Demountable partitions (2) bet rms #787/789, and #794/798	Demountable Partitions have marks and tears and owner wants to replace with GBD wall	2		CI	Y3	2	2022	Replace with GBD partition with one door bet rms:(assumes newer flooring to remain):(Demo exg, new GBD wall, paint, vinyl base, 6' clg remov/reinstall ea side, LS for lighting remov/reinstall, wd dr in HM frame, 8' MB ea side, LS for some mech work, LS for elect/tech outlets remov/reinst)			$ 44,000	$ 34,200	$ 15,464.00	sf	1.8	$ 27,100	1.210	$ 32,800	129%	$ 42,300	43,992
259		32	Northstar MS	6.12	Operable Dividing Walls	DPT	Classrooms - 7 partitions	Accordian Partitions - condition 3 owner wants to replace with operable partitions	2		CI			2022	If desired, replace with paired panel operable partition - add $3000 LS ea for struct reinf of exg stl beam for additional weight			$ -	$ -	$ 81.42	sf	-	$ -	1.210	$ -	129%	$ -	-
260		32	Northstar MS	6.13	Cabinetry / Counter Tops / Stools	CSWK	1st Floor Classroom Wing	Original Casework in areas beginning to delaminate at bookshelf edges	2		CI			2022	Monitor for future casework replacement			$ -	$ -		lf	150	$ -	1.210	$ -	129%	$ -	-
261		32	Northstar MS	6.13	Cabinetry / Counter Tops / Stools		Tech Ed	Shop area, 6 butcher block tables with locker bases starting to show wear, dents, etc (islands, on conc floor)	2		CI	Y8	3	2022	Replace table/locker combo			$ 19,400	$ 15,200	$ 2,000.00	ea	6	$ 12,000	1.210	$ 14,500	129%	$ 18,700	19,448
262		32	Northstar MS	6.15	Restroom Partitions		Locker Restrooms	Partitions developing slight rust	2		CI	Y3	2	2022	Replace Partitions (plastic basis) + accessories, per stall			$ 10,200	$ 8,000	$ 1,250.00	ea	5	$ 6,300	1.210	$ 7,600	129%	$ 9,800	10,192
263		32	Northstar MS	6.18	Kitchen Equipment		510 Serving and Kitchen, 514 Dishwashing, 522 Dry Food Storage	Refrigerated base, Dbl refrigerator, serving	2		CI	Y3	2	2022	Replace equipment listed in 4 years			$ 173,800	$ 134,700	$107,000	ls	1	$ 107,000	1.210	$ 129,500	129%	$ 167,100	173,784

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384										
201										Install						Life		Projected	2022								Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Base	Est.		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
264		32	Northstar MS	6.18	Kitchen Equipment		510 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
265		32	Northstar MS	6.19	Cold Storage Rooms		528 Cooler, 524 Freezer		2		CI	Y3	2	2022	Replace refrigeration in 4 years			$ 45,400	$ 35,300	$28,000	ls	1	$ 28,000	1.210	$ 33,900	129%	$ 43,700	45,448
266		32	Northstar MS	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
267		32	Northstar MS	7.01	Boilers		Boiler Room	B-1: Burnham: 4FW-154-50-G-GP, 30.8HP, 1289 MBH Input, 1031 MBH Output, Hot Water Boiler 200 degree LWT, Nat gas and Propane	2	1993	CI	Y3	2	2022	Replace boilers and hot water system to condensing boilers and 140 degree hot water plant.	30		$ 104,600	$ 81,200	$ 55,000.00	MM BH	1	$ 70,900	1.100	$ 78,000	129%	$ 100,600	104,624
268		32	Northstar MS	7.01	Boilers		Boiler Room	B-2 & B3: Burnham 4FW-311-50-G-GP, 62.2HP, 2603 MBH Input, 2082 MBH Output 200 degree LWT Nat gas and Propane	2	1993	CI	Y3	2	2022	Replace boilers and hot water system to condensing boilers and 140 degree hot water plant.	30		$ 422,000	$ 327,200	$ 55,000.00	MM BH	5	$ 286,000	1.100	$ 314,600	129%	$ 405,800	422,032
269		32	Northstar MS	7.03	fuel oil systems (storage, piping, burners)		Outdoors by chiller	Propane tanks outside by chiller	2	1993	CI	Y3	2	2022	Remove when boilers are upgraded	0		$ -	$ -		LS	1	$ -	1.254	$ -	129%	$ -	-
270		32	Northstar MS	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Building	Some Victaulic fittings leak in multiple areas throughout building	2	2017	CI	Y3	2	2022	Replace Victaulic fittings.	40		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
271		32	Northstar MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Chiller Pump (2x) FI13009E2FAJ1L0CG3204D Taco, 350 GPM, 60 Ft. 7.5 HP	2	2017	CI	Y8	3	2022	Review pumps when chiller is replaced.	40		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
272		32	Northstar MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Heating System Pump (2x): F13011E2GAJ1L0AG3206D, 420 GPM, 70 Ft., 10HP	2	2017	CI	Y8	3	2022	Review pumps when boilers are replaced.	30		$ -	$ -		ls	1	$ -	1.254	$ -	129%	$ -	-
273		32	Northstar MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-5: 55.7 GPM, 30 Ft. 0.75HP	2	1993	CI	Y3	2	2022	Review pumps when systems are replaced.	30		$ 20,200	$ 15,700	$ 12,000.00	ea	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
274		32	Northstar MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-6: 66.0 GPM, 30 Ft. 0.75HP, pump showing rust.	2	1993	CI	Y3	2	2022	Review pumps when systems are replaced.	30		$ 20,200	$ 15,700	$ 12,000.00	ea	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
275		32	Northstar MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-7 & CP-8: Taco: 1935C1N1, 60GPM, 25 Ft. 0.75HP	2	1993	CI	Y3	2	2022	Review pumps when systems are replaced.	30		$ 40,400	$ 31,300	$ 12,000.00	ea	2	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
276		32	Northstar MS	7.06	Energy Management Systems (24 volt low voltage)			DDC Controls		varies	CI	Y3	2	2022	Controls are approaching their life expectancies.	15		$ -	$ -		sf	1	$ -	1.254	$ -	129%	$ -	-
277		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 105, 107, 109, 127, 115, 117, 119, 121, 133, 135, 137, 145, 147, 149, 155, 165	AHU-1: 2,244 CFM, 2,244 OACFM, 1.5 HP. Constant Volume Belt Drive Fan, HW heating, Exhaust fan	2	1993	CI	Y3	2	2022	Clean and comb coils and clean return section. Seal holes and leaks. Replace hot water coils when boilers are replaced.	40		$ 56,800	$ 44,000	$ 15.00	CFM	2,244	$ 33,700	1.254	$ 42,300	129%	$ 54,600	56,784
278		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 185)	AHU-2: 4,000 CFM, 625 OACFM, 3HP, Constant volume Belt drive fan, HW & CW coils, good condition	3	1993	CI			2022	Replace hot water coils when boilers are replaced.	40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
279		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 545, 553, 555, 565, 575, 610, 600, 620, 625, 635, 645, 585, 630, 640, 650, 660, 692, 690, 680, 670)	AHU-3: 17,442 CFM 2,120 OACFM, 15HP, VAV belt drive fan, chilled water coil. Good condition	3	1993	CI			2022		40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384											
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
280		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 710, 718, 720, 730, 700, 740, 750, 760, 770, 780, 790, 794, 798, 940, 944, 950, 735, 745, 755, 795, 702, 703)	AHU-4: 19,400 CFM, 2,245 OACFM, 15HP, VAV belt drive fan, chilled water coil. Good condition	3	1993	CI					40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
281		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (210, 215, 220, 225, 230, 235, 240, 245, 245A, 250, 280, 300, 300A, 310, 340, 330, 320)	AHU-5: 2,210 CFM, 380 OACFM, 1.5HP, Constant volume belt drive, HW, DX cooling, good condition.	3	1993	CI			2022	Replace hot water coils when boilers are replaced.	40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
282		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 400, 203)	AHU-6: 8,800 CFM, 2,750 OACFM, 5HP, Belt drive fan, CW cooling, Variable air volume.	4	1993	CI			2022		40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
283		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 410, 420, 430, 432, 470)	AHU-7: 5,390 CFM, 1,075 OACFM, 5HP, Belt drive fan, CW cooling, Variable air volume.	3	1993	CI			2022		40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
284		32	Northstar MS	7.07	Air handler units / ERU - dampers		812 Mech Room (Serves 915, 925, 929, 931, 933, 935, 937, 945, 943)	AHU-8: Carrier model: 39LA2182AA1031-R, 7.5HP, 9,116 CFM, 650 OACFM, Chilled water cooling only, Belt Drive Supply Fan, Very dirty return section, coil very dirty and should be combed. Floor of fan section showing severe wear. Leakage in supply duct connection. VFD for supply fan.	2	1993	CI	Y3	2	2022	Clean and comb chilled water coil and clean return section. Seal holes and leaks.	40		$ 229,900	$ 178,300	$ 15.00	CFM	9,116	$ 136,700	1.254	$ 171,400	129%	$ 221,100	229,944
285		32	Northstar MS	7.07	Air handler units / ERU - dampers		812 Mech Room (Serves 820, 830, 801, 825, 840, 845, 850, 860, 870, 880, 884, 886, 888, 890, 930, 936, 936A)	AHU-9 Carrier model: 39LA2252AA1031-L, 10HP, 12,136 CFM, 1,550 OACFM Chilled water cooling only, Belt Drive Supply Fan, Very dirty return section, coil very dirty and should be combed. Floor of fan section showing severe wear. Leakage in supply duct connection. VFD for supply fan.	2	1993	CI	Y3	2	2022	Clean and comb chilled water coil and clean return section. Seal holes and leaks.	40		$ 306,200	$ 237,400	$ 15.00	CFM	12,136	$ 182,000	1.254	$ 228,200	129%	$ 294,400	306,176
286		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 150B, 150A)	AHU-10: 14,000 CFM, 2,500 OACFM, 10HP. VAV Belt Drive hw coil, cw coil, Gravity Relief, traces of rust in cabinet, No CO2 control, HW coil before cooling coil.	2	1993	CI	Y3	2	2022	Clean and comb coils and clean return section. Seal holes and leaks. Replace hot water coils when boilers are replaced.	40		$ 353,300	$ 273,900	$ 15.00	CFM	14,000	$ 210,000	1.254	$ 263,300	129%	$ 339,700	353,288
287		32	Northstar MS	7.07	Air handler units / ERU - dampers		938 Mech Room (Serves 510, 514, 516)	AHU-11: 2,702 CFM, 105 OACFM, 1.5HP, Constant volume Belt Drive Fan, Hot water coil, good condition	4	1993	CI			2022	Replace hot water coils when boilers are replaced.	40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
288		32	Northstar MS	7.07	Air handler units / ERU - dampers		812 Mech Room (serves 562, 560, 564, 566, 580, 530, 582, 584, 590, 592, 594, 598)	AHU-12 Carrier Model: 39LA1081GB1031-R, 3 HP, 4,100 CFM, 3,375 OACFM, Constant volume Belt drive fan, HW heating and CW cooling, Return air section and coils are very dirty. NO VFD, Unit has multiple holes and leaks.	2	1993	CI	Y3	2	2022	Clean and comb coils and clean return section. Seal holes and leaks. Replace hot water coils when boilers are replaced.	40		$ 103,500	$ 80,300	$ 15.00	CFM	4,100	$ 61,500	1.254	$ 77,100	129%	$ 99,500	103,480
289		32	Northstar MS	7.07	Air handler units / ERU - dampers		Roof	Majority of AHU systems have relief hoods.	2	1993	CI	Y3	2	2022	Add more relief fan capacity.			$ 252,300	$ 195,700	$ 15,000.00	ea	10	$ 150,000	1.254	$ 188,100	129%	$ 242,600	252,304

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
290		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		155 Laundry	Unit Ventilator: UV-1 500 CFM 500 OACFM 0.33 HP, Acceptable condition	2	1993	CI	Y3	2	2022	Remove unit ventilator and integrate into an AHU system. Replace hot water coils when boilers are replaced.	25		$ 50,400	$ 39,200	$ 30,000.00	ls	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
291		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		465 Lounge	Unit Ventilator: UV-2 1,000 CFM 250 OACFM 0.33 HP, Acceptable condition.	2	1993	CI	Y3	2	2022	Remove unit ventilator and integrate into an AHU system. Replace hot water coils when boilers are replaced.	25		$ 50,400	$ 39,200	$ 30,000.00	ls	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
292		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-1	Reheat coils are in acceptable condition	2	1993	CI	Y3	2	2022	Replace reheat coils with VAV boxes	25		$ 10,100	$ 7,900	$ 3,000.00	ls	2	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
293		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-3	Reheat coils and VAV boxes are in acceptable condition	2	1993	CI	Y3	2	2022	VAV boxes have reached their life expectancy.	25		$ 80,800	$ 62,600	$ 3,000.00	ls	16	$ 48,000	1.254	$ 60,200	129%	$ 77,700	80,808
294		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-4	Reheat coils and VAV boxes are in acceptable condition	2	1993	CI	Y3	2	2022	VAV boxes have reached their life expectancy.	25		$ 90,800	$ 70,500	$ 3,000.00	ls	18	$ 54,000	1.254	$ 67,700	129%	$ 87,300	90,792
295		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-7	Reheat coils and VAV boxes are in acceptable condition	2	1993	CI	Y3	2	2022	VAV boxes have reached their life expectancy.	25		$ 25,300	$ 19,600	$ 3,000.00	ls	5	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272
296		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-8	Reheat coils and VAV boxes are in acceptable condition	2	1993	CI	Y3	2	2022	VAV boxes have reached their life expectancy.	25		$ 40,400	$ 31,300	$ 3,000.00	ls	8	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
297		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-9	Reheat coils and VAV boxes are in acceptable condition	2	1993	CI	Y3	2	2022	VAV boxes have reached their life expectancy.	25		$ 65,600	$ 50,900	$ 3,000.00	ls	13	$ 39,000	1.254	$ 48,900	129%	$ 63,100	65,624
298		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-1 heat exchanger	RC-1 & RC-2 Reheat coils exchange heat from exhaust air to OA intake through recirculating water.	3	1993	CI	Y3	2	2022	Replace Heat recovery system when AHU is replaced.	30		$ 10,100	$ 7,900	$ 3,000.00	ea	2	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
299		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-12	Reheat coils are in acceptable condition	2	1993	CI	Y3	2	2022	Replace reheat coils with VAV boxes	30		$ 10,100	$ 7,900	$ 3,000.00	ea	2	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
300		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-13	RC-3 & RC-4 Reheat coils exchange heat from exhaust air to OA intake through recirculating water.	3	1993	CI	Y3	2	2022	Replace Heat recovery system when AHU is replaced.	30		$ 10,100	$ 7,900	$ 3,000.00	ea	2	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
301		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		189, 590, 812, 938, 110	Unit heater is in acceptable condition.	2	1993	CI			2022	Unit heaters are approaching their life expectancies and should be replaced when the system is replaced.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
302		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		109, 149, 475, 701, 703, 865, 875	Convectors are in acceptable condition.	2	1993	CI			2022	Convectors are approaching their life expectancies and should be replaced when the system is replaced.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
303		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		100, 131, 150A, 150B, 201, 502, 601, 603, 802, 804,	Cabinet unit heaters are in good condition.	3	1993	CI			2022	Cabinet unit heaters are approaching their life expectancies and should be replaced when the system is replaced.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
304		32	Northstar MS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		107, 127, 121, 210, 220, 230, 240	Finned tube radiation is in acceptable condition.	2	1993	CI			2022	FTR is approaching their life expectancies and should be replaced when the system is replaced.	30		$ -	$ -	$ -	lf	-	$ -	1.254	$ -	129%	$ -	-
305		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 944)	EF-1: PRV 1,525 CFM, 0.25HP, good condition.	3	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
306		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 944)	EF-2: PRV 540 CFM, 0.25 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384											
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
307		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 765, 775,5 785, 808)	EF-3: PRV 1,338 CFM, 0.25 HP, acceptable condition. Fan is rattling.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
308		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 810)	EF-4: PRV 620 CFM, 0.25 HP, good condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
309		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 810)	EF-5: UP BLAST 520 CFM, 0.25 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
310		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 865, 875, 887, 460, 471, 473, 520)	EF-6: PRV 942 CFM, 0.25 HP, good condition.	3	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
311		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 510 range hood)	EF-7: UP BLAST 2,575, 1.5 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
312		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 935)	EF-8: PRV 300 CFM, 0.25 HP Sounds like it is skipping. Acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
313		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts pool pump room)	EF-9: UP BLAST 4,000 CFM, 3 HP, good condition.	3	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
314		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 250)	EF-10: INLINE 200 CFM, 217 Watts, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
315		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 175, 195, 180)	EF-11: UP BLAST 5,369 CFM, 3 HP, good condition.	3	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
316		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 514 Dishwasher)	EF-12: PRV 1,400 CFM, 0.25 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
317		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 580)	EF-13: BACKWARD INCLINED 800 CFM, 0.5 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
318		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 564)	EF-14: INLINE 300 CFM, 0.25 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
319		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 580)	EF-15: FORWARD CURVED 700 CFM, 0.5 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
320		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 580 fume hood)	EF-16: INLINE 1,925 CFM, 1 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
321		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 590)	EF-17: INLINE 400 CFM, 0.25 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
322		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 940 spray booths)	EF-18: PRV 1,546 CFM, 0.33 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
323		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 950 spray booths)	EF-19: PRV 1,546 CFM, 0.33 HP, acceptable condition.	2	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
324		32	Northstar MS	7.10	Exhaust fans - PRV / utility sets		Roof (Exhausts 245A, 275)	EF-20: PRV 180 CFM, 0.25 HP, good condition.	3	1993	CI			2022	Fan has reached its life expectancy	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
325		32	Northstar MS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Outside of boiler room	Chiller: Carrier 30GT-150---600, R-22 Refrigerant, 145 tons Chiller shows considerable signs of wear. Custodian says chiller has multiple issues.	2	1993	CI	Y3	2	2022	Chiller uses R-22 which is not produced anymore. Recommend new chiller with new refrigrerant.	25		$ 292,800	$ 227,000	$ 1,200.00	tons	145	$ 174,000	1.254	$ 218,200	129%	$ 281,500	292,760
326		32	Northstar MS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves Data Closet)	Mitsubishi: PUY-A12NHA3, R410A Refrigerant	4	2010	CI			2022	Replace Split system when unit fails.	25		$ -	$ -	$ -	tons	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
327		32	Northstar MS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Serves AHU-5)	Condensing unit: Carrier, Model: 38CK060660, R-22 Refrigerant 0.25 HP Fan is showing rust and coil is showing wear. Over cools space.	2	1993	CI	Y3	2	2020	Condensing unit uses R-22 which is not produced any more. Recommend new CU or putting unit on chilled water system.	25		$ -	$ 7,900	$ 1,200.00	tons	5	$ 6,000	1.254	$ 7,500	129%	$ 9,700	-
328		32	Northstar MS	7.19	dust collection		Outside 590	Ammerman AHC-B-24: 3450 CFM, 10 HP, Poor condition. Does not recirculate.	2	1993	CI	Y3	1	2022	Replace Dust collector with a recirculating dust collector. Currently not up to code	30		$ 168,300	$ 130,500	$ 100,000.00	ea	1	$ 100,000	1.254	$ 125,400	129%	$ 161,800	168,272
329		32	Northstar MS	7.20	Pools - ventilation / dehumidification / plate exchanger		938 Mech Room (Serves 125 pool)	AHU-13: 7,600 CFM, 3,375 OACFM, 5HP, Belt Drive Fans, HW coil, Exhaust Fan, Recovery loop same as AHU-1. Rusty components. Not able to maintain Temp. NO DEHUMIDIFICATION.	2	1993	CI	Y3	1	2022	Would recommend putting in an actual dehumidification unit to serivce the pool area for proper humidity control within the pool area.	40		$ 753,700	$ 584,300	$ 28.00	CFM	16,000	$ 448,000	1.254	$ 561,800	129%	$ 724,700	753,688
330		32	Northstar MS	7.20	Pools - ventilation / dehumidification / plate exchanger		938 Mech Room (Serves 125 pool)	HE-1: Heat Exchanger, Tube EWT:80 LWT:100 & 60GPM, Shell EWT: 200 LWT: 180 GPM: 60	4	1993	CI			2022		30		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
331		32	Northstar MS	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
332		32	Northstar MS	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	DRP-1 & DRP-2 domestic hot water recirc pumps in good condition. One pump has motor casing broken off.	3	1993	CI	Y3	2	2022	Recirc pumps are approaching their life excpectancies.	30		$ 40,400	$ 31,300	$ 12,000.00	ea	2	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
333		32	Northstar MS	8.02	Piping (domestic) / labeling / conditioning		Building	Domestic water piping throughout building is original and copper	3	1993	CI			2022		40		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
334		32	Northstar MS	8.06	Sump pumps / lift stations		Pool Pump Room (pool recirc pump)	Storm sump pump is in good condition	3	1993	CI	Y8	3	2022	Replace in 6-10 years	30		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
335		32	Northstar MS	8.06	Sump pumps / lift stations		Pool Pump Room (pool recirc pump)	Sanitary sump pump is in good condition	3	1993	CI	Y8	3	2022	Replace in 6-10 years	40		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
336		32	Northstar MS	8.08	Plumbing Fixtures		790, 780, 820, 830 Science Classrooms	Science sinks and gas turrets are in good condition. 8 sinks per classroom.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
337		32	Northstar MS	8.08	Plumbing Fixtures		655, 665, 765, 775, 865, 875 Toilet groups	Plumbing fixtures are in good condition.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
338		32	Northstar MS	8.08	Plumbing Fixtures		808 Toilet room	Plumbing fixtures are in good condition. Lav is single handle faucet, water closet is wall mounted manual flush valve.	4	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
339		32	Northstar MS	8.08	Plumbing Fixtures		940, 950 Art	Art sinks are in good condition.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
340		32	Northstar MS	8.08	Plumbing Fixtures		245A, 275, 473, 471 Office Toilet Rooms	Plumbing fixtures are in good condition	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
341		32	Northstar MS	8.08	Plumbing Fixtures		105, 107, 117, 135, 145, 147 Locker Rooms	Lavs, Urinals, and water closets in locker rooms are all in acceptable condition.	2	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
342		32	Northstar MS	8.08	Plumbing Fixtures		14 Locker room	Boys locker room urinals are having draining issues.	2	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
343		32	Northstar MS	8.08	Plumbing Fixtures		175, 195 Toielt Groups by gym	Plumbing fixtures are in acceptable condition (175 has one leaky Lav that should be fixed or replaced.)	2	1993	CI			2022	Fix leaky Lavatory.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
344		32	Northstar MS	8.09	Wash Fountains / showers		109,149 Showers	Showers are in good condition.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
345		32	Northstar MS	8.09	Wash Fountains / showers		803, 702, 602	Wash fountains are in good condition.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
346		32	Northstar MS	8.10	Drinking Fountains		702, 704, 900, 803, 402, 670, pool	Water Coolers are in good condition.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
347		32	Northstar MS	8.10	Drinking Fountains		101	3 water coolers in good condition. 1 has bottle filler.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
348		32	Northstar MS	8.10	Drinking Fountains		105, 145	Drinking fountains in the locker room are acceptable.	3	1993	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
349		32	Northstar MS	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed		Pool Pump Room (pool transfer pump)	B&G E-1531 600 GPM, 5HP. Pump in good condition.	4	1993	CI			2022		25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
350		32	Northstar MS	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed		Pool Pump Room (pool recirc pump)	B&G 1531. Pump and connections showing rust.	2	1993	CI	Y3	2	2022	Replace pool pump.	25		$ 75,700	$ 58,700	$ 45,000.00	ea	1	$ 45,000	1.254	$ 56,400	129%	$ 72,800	75,712
351		32	Northstar MS	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed		Pool Pump Room (pool recirc pump)	Chemical feed, filter system, and drainage system is in good condition. Pool water piping is in good condition.	3	1993	CI	Y3	2	2022	Pool equipment is approaching its life expectancies.	25		$ 302,800	$ 234,800	$ 180,000.00	ea	1	$ 180,000	1.254	$ 225,700	129%	$ 291,200	302,848
352		32	Northstar MS	8.15	Domestic Water Heaters		Boiler Room	(2x) A.O. Smith Water Heaters. Model: BTH-500 200, Natural Gas, 499,900 BTUH, 576 Gal/Hr	4	2017	CI			2022		25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
353		32	Northstar MS	8.15	Domestic Water Heaters		Boiler Room	A.O. Smith Water Heaters. Model: BTH-400 200, Natural Gas, 399,900 BTUH, 460 Gal/Hr	3	1993	CI	Y8	3	2022		25		$ 33,700	$ 26,100	$ 20,000.00	ea	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
354		32	Northstar MS	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
355		32	Northstar MS	9.03	Electric panels - distribution / labeling		Main Electrical Rm.	1600A, 480V, 3-phase Main Switchboard "MSS"	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
356		32	Northstar MS	9.03	Electric panels - distribution / labeling		Main Electrical Rm.	1000A, 208V, 3-phase 2-Section Distribution	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
357		32	Northstar MS	9.03	Electric panels - distribution / labeling		Room B220	400A, 208V, 3-phase Distribution Switchboard "L2L"	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
358		32	Northstar MS	9.03	Electric panels - distribution / labeling		Main Electrical Rm.	200A, 480V, 3-phase Motor Control Center"MCC1A"	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
359		32	Northstar MS	9.03	Electric panels - distribution / labeling		Room D134	200A, 480V, 3-phase Motor Control Center "MCC2A"	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
360		32	Northstar MS	9.03	Electric panels - distribution / labeling		Room B220	100A, 480V, 3-phase Motor Control Center "MCC2B"	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
361		32	Northstar MS	9.03	Electric panels - distribution / labeling			225A, 480V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
362		32	Northstar MS	9.03	Electric panels - distribution / labeling			200A, 480V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
363		32	Northstar MS	9.03	Electric panels - distribution / labeling			225A, 480V, 3-phase panels	2	1995	CI	Y3	1	2022	Replace in 1-3 years(Rusted)	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
364		32	Northstar MS	9.03	Electric panels - distribution / labeling			125A, 480V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 60,500	$ 47,000	$ 4,000.00	ea	9	$ 36,000	1.254	$ 45,100	129%	$ 58,200	60,528
365		32	Northstar MS	9.03	Electric panels - distribution / labeling			400A, 208V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
366		32	Northstar MS	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 60,500	$ 47,000	$ 4,000.00	ea	9	$ 36,000	1.254	$ 45,100	129%	$ 58,200	60,528
367		32	Northstar MS	9.03	Electric panels - distribution / labeling			125A, 208V, 3-phase panels	3	1995	CI	Y8	3	2022	Replace in 6-10 years	25		$ 100,900	$ 78,300	$ 4,000.00	ea	15	$ 60,000	1.254	$ 75,200	129%	$ 97,000	100,880
368		32	Northstar MS	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase panels	2	1995	CI	Y3	1	2022	Replace in 1-3 years(Rusted)	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
369		32	Northstar MS	9.05	Fire Alarm		Rm. D227	Simplex Addressable Fire Alarm Control Panel	3	1995	CI	Y8	3	2022	Change to Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
370		32	Northstar MS	9.08	Emergency generators / battery backup systems /			There is an Emergency Generator in this building		1995	CI	Y8	3	2022	Evaluate emergency power needs.(6-10years)	25		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
371		32	Northstar MS	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
372		32	Northstar MS	10.01	Lighting - Lamps / ballasts / controls		All spaces except office area.	Fluorescent lighting controlled by switches	3	1995	CI	Y8	3	2022	Replace with LED lights fixtures controlled by occupancy sensors(6-10years)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
373		32	Northstar MS	10.01	Lighting - Lamps / ballasts / controls			Accent Lighting at Main Entrance	2	2017	CI	Y3	2	2022	Replace with LED fixtures	20		$ 6,000	$ 4,700	$ 3,600.00	ls	1	$ 3,600	1.254	$ 4,500	129%	$ 5,800	6,032
374		32	Northstar MS	10.01	Lighting - Lamps / ballasts / controls		Office area.	Fluorescent fixtures retrofitted with LED lamps controlled by occupancy sensors.	2	2017	CI	Y8	3	2022	Replace with LED lights fixtures controlled by occupancy sensors(6-10years)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
375		32	Northstar MS	10.02	Emergency Lighting / Exit signs						CI			2022	No action required			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
376		32	Northstar MS	10.03	Special purpose lighting - theaters		Commons	Pendant Fluorescent Lighting with Dimming control	3	1995	CI	Y8	3	2022	Replace with LED lights fixtures(6-10years)	20		$ 914,100	$ 708,600	$ 4.00	sf	135,833	$ 543,300	1.254	$ 681,300	129%	$ 878,900	914,056
377		32	Northstar MS	10.03	Special purpose lighting - theaters		Gym	Pendant HID with zoned switching	3	1995	CI	Y8	3	2022	Replace with LED lights fixtures(6-10years)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
378		32	Northstar MS	10.04	Security Lighting (Exterior)			Wall mounted LED Fixtures	4	2017	CI			2022	No action required	20		$ -	$ -	$ -	sf	15	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Northstar Middle School**				**133,294**	**SF**	Ron S - Phil - Brent - John J - Alex- Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 7,430,384											
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
379		32	Northstar MS	10.04	Security Lighting (Exterior)			LED Bollard Fixtures	4	2017	CI			2022	No action required	20		$ -	$ -	$ -	sf	12	$ -	1.254	$ -	129%	$ -	-
380		32	Northstar MS	10.05	Parking lot lighting			Pole Mounted Single head LED Fixtures	4	2017	CI			2022	No action required	20		$ -	$ -	$ -	sf	18	$ -	1.254	$ -	129%	$ -	-
381		32	Northstar MS	10.05	Parking lot lighting			Pole Mounted double head LED Fixtures	4	2017	CI			2022	No action required	20		$ -	$ -	$ -	sf	2	$ -	1.254	$ -	129%	$ -	-
382		32	Northstar MS	10.06	Exterior athletic lighting - lamps / standards / bases			None			CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
383		32	Northstar MS	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
384		32	Northstar MS	11.01	Stuctured cabling		Bldg	Good / Okay - mix of Cat 5e & Cat 6.	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
385		32	Northstar MS	11.02	Classroom technology systems		Bldg	Good - ceiling projector, (1) WAP, (1) wall-mount paging speaker. Many rooms do not have sound enhancement. "Teachers who have SE in their room use it and love it."	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
386		32	Northstar MS	11.03	Local Sound systems		Cafeteria	Good - mix of QSC, Furman, Senheiser, Allen & Heath, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
387		32	Northstar MS	11.03	Local Sound systems		Library	Good - Crown based system	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
388		32	Northstar MS	11.03	Local Sound systems		Band	Good / Okay - Mix of Senheiser, JBL, & Denon. (2) Speakers don't work. Would like Bluetooth connectivity like Choir has. Mic charging station doesn't work.	4		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
389		32	Northstar MS	11.03	Local Sound systems		Choir	Good - Mix of Senheiser, Denon, JBL, & Furman. system works well, but mic charging station doesn't work.	4		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
390		32	Northstar MS	11.03	Local Sound systems		Gym	Good - mix of JBL, etc.	4		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
391		32	Northstar MS	11.03	Local Sound systems		Workout Room	Good - mix of Senheiser and JBL	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
392		32	Northstar MS	11.03	Local Sound systems		Pool	Good - mix of Denon, Senheiser, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
393		32	Northstar MS	11.04	Master Clock Systems		Bldg	Good - American Time Site Sync IQ	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
394		32	Northstar MS	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 20,200	$ 15,700	$ 12,000.00	sf	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
395		32	Northstar MS	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance intercom	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
396		32	Northstar MS	11.07	Burgler Alarm System		Bldg	Good - no known complaints	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
397		32	Northstar MS	11.08	Video Surveillance System		Bldg	Good coverage	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

NORTHSTAR MIDDLE SCHOOL

SITE: 51.0 ACRES
BUILDING: 135,833 SF
ENROLLMENT: 551 IDEAL CAPICTY:

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

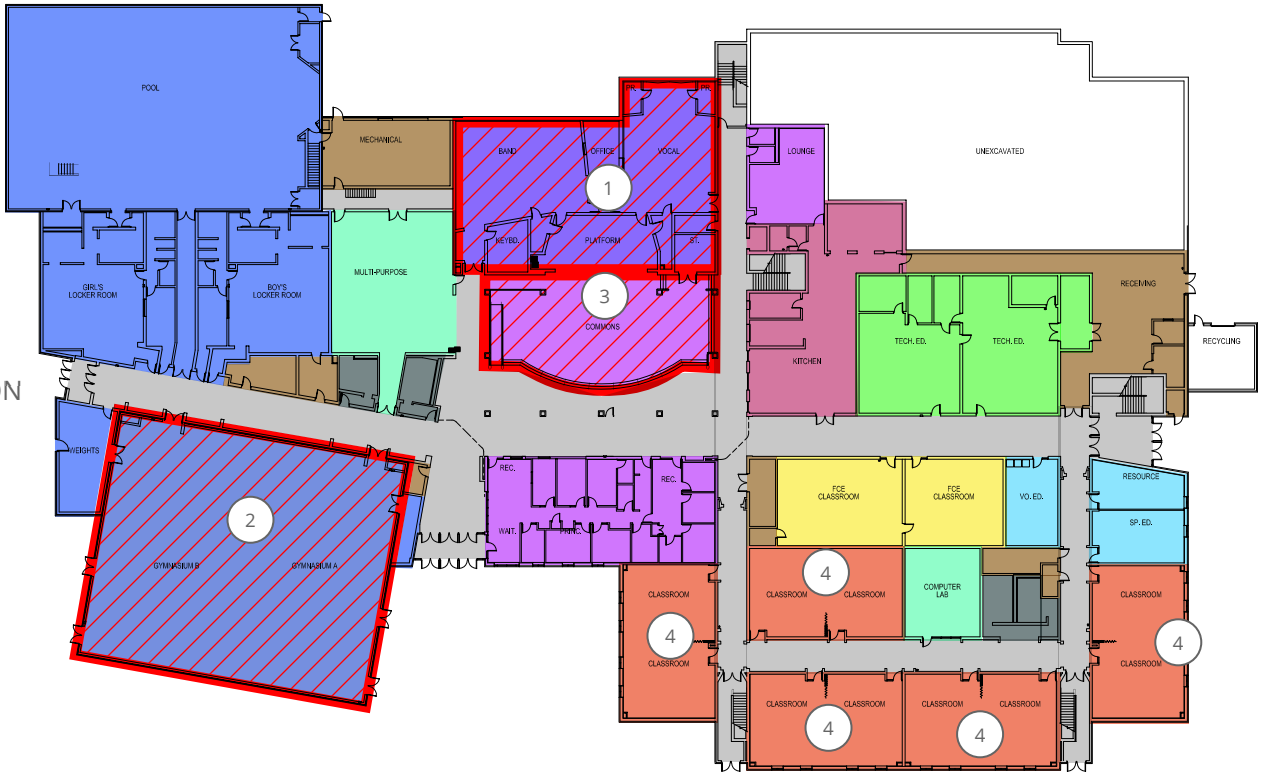
ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE / BELOW STANDARDS

- CLASSROOMS
- SCIENCE
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES



GENERAL NOTES

1 - DIVIDE FULL SIZE SPECIAL EDUCATION CLASSROOMS

2 - MORE RESTROOMS REQUIRED FOR SPECIAL CIRCUMSTANCES

KEY NOTES

1. MUSIC SUITE NEEDS EXPANDING
2. NEED ADDITIONAL GYM STATION
3. SEPERATE CAFETERIA AND PERFORMANCE SPACE. AUDITORIUM REQUIRED
4. REPLACE ACCORDIAN PARTITIONS WITH OPERABLE WALLS

ATSR

NORTHSTAR MIDDLE SCHOOL

SITE: 51.0 ACRES
BUILDING: 135,833 SF
ENROLLMENT: 551 IDEAL CAPICTY:

EDUCATIONAL ADEQUACY

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



KEY NOTES

1. REPLACE ACCORDIAN PARTITIONS WITH OPERABLE WALLS

ATSR

SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 850

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

GENERAL NOTES

1 - NEED EXTERIOR ATHLETIC STORAGE

KEY NOTES

1. LOADING DOCK NEEDS LIFT
2. NEED PATH
3. RAISED BEDS DIFFICULT TO MAINTAIN

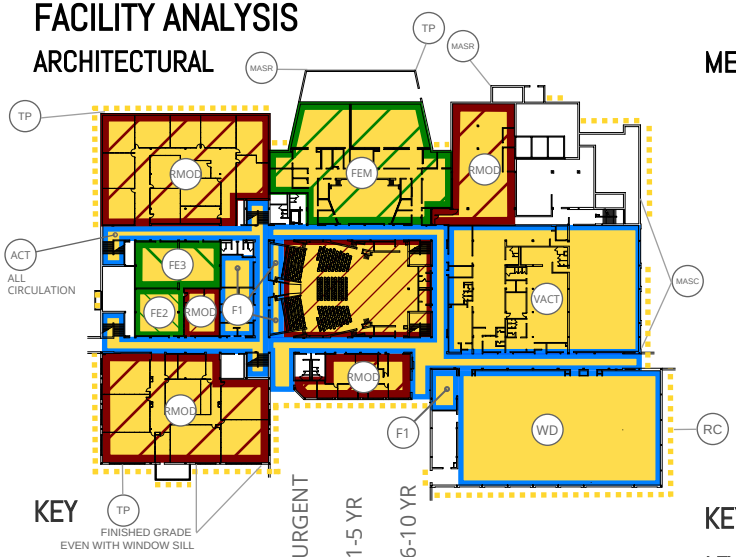


ATSR

SOUTH MIDDLE SCHOOL

FACILITY ANALYSIS

ARCHITECTURAL



KEY

LEVEL 1	URGENT	1-5 YR	6-10 YR
FINISHES			
FINISHES AND EQUIPMENT			
REMODELING			

KEY NOTES

INTERIOR

- WD — REFINISH WD FLOOR AND STRIPING
- F1 — ACT + FLOORING
- ACT — ACT REPLACMENT
- VACT — VACT REPLACMENT
- FEM — FINISHES, ACOUSTIC PANELS, BOARDS, INST ST
- FE2 — FINISHES, BOARDS, SOME CASEWORK
- FE3 — FINISHES, BOARDS FACS CASEWORK
- RMOD — REMODEL MODERATE

EXTERIOR

- MASC — MASONRY CLEANING
- MASR — MASONRY RESTORATION
- TP — TUCK POINTING
- RC — REPLACE CAULK

GENERAL NOTES

- REPLACE DOOR HARDWARE WITH LEVERS
- REPLACE CROSS CORRIDOR DOORS

MECHANICAL



KEY

LEVEL 1	URGENT	1-5 YR	6-10 YR
EQUIPMENT			
SYSTEM DISTRIBUTION			

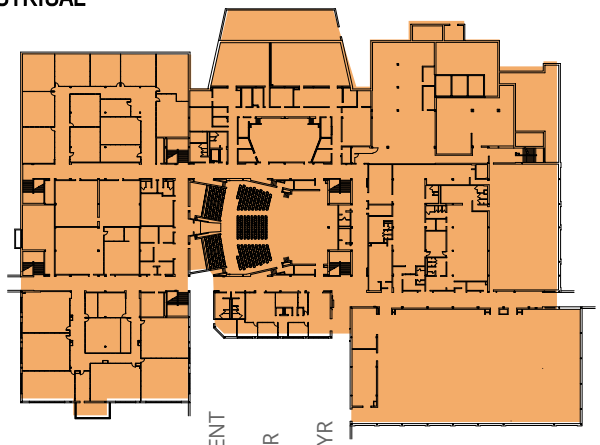
KEY NOTES

- B — REPLACE BOILERS
- WH — DOMESTIC WATER HEATER/TANK
- EF — EXHAUST FAN

GENERAL NOTES

- PROVIDE WET BASED FIRE PROTECTION

ELECTRICAL



KEY

LEVEL 1	URGENT	1-5 YR	6-10 YR
LIGHTING			

KEY NOTES

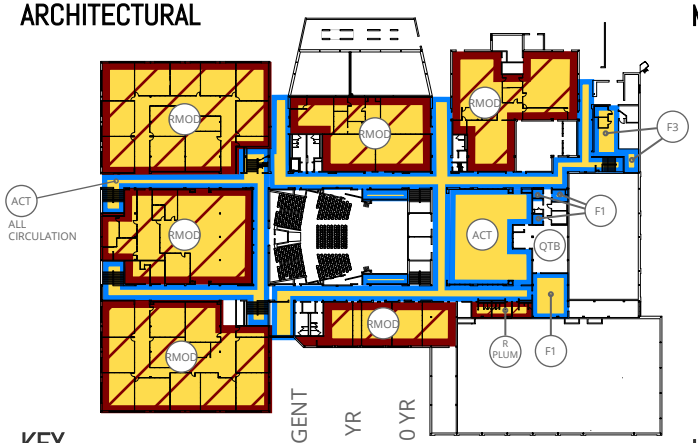
- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

SOUTH MIDDLE SCHOOL

FACILITY ANALYSIS

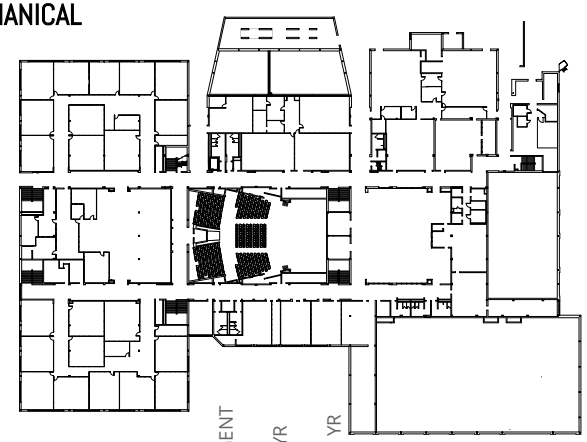
ARCHITECTURAL



KEY

	URGENT	1-5 YR	6-10 YR
FINISHES			
FINISHES AND EQUIPMENT			
REMODELING			

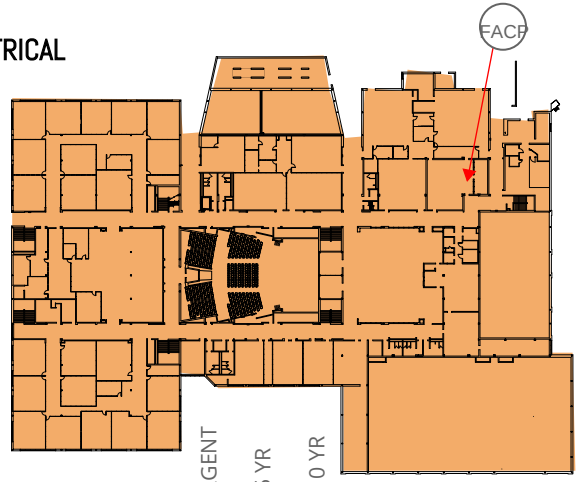
MECHANICAL



KEY

	URGENT	1-5 YR	6-10 YR
EQUIPMENT			
SYSTEM DISTRIBUTION			

ELECTRICAL



KEY

	URGENT	1-5 YR	6-10 YR
LIGHTING			

KEY NOTES

INTERIOR

- QTB — COVED QUARRY TILE BASE
- F1 — ACT + FLOORING
- F3 — VACT + EPOXY FLOOR
- ACT — ACT REPLACMENT
- FEM — FINISHES, ACOUSTIC PANELS, BOARDS, INST ST
- R PLUM — REMODEL RESTROOM
- RMOD — REMODEL MODERATE

GENERAL NOTES

- REPLACE DOOR HARDWARE WITH LEVERS
- REPLACE CROSS CORRIDOR DOORS
- STAINLESS STEEL CORNER GUARDS AT KITCHEN

GENERAL NOTES

PROVIDE WET BASED FIRE PROTECTION

KEY NOTES

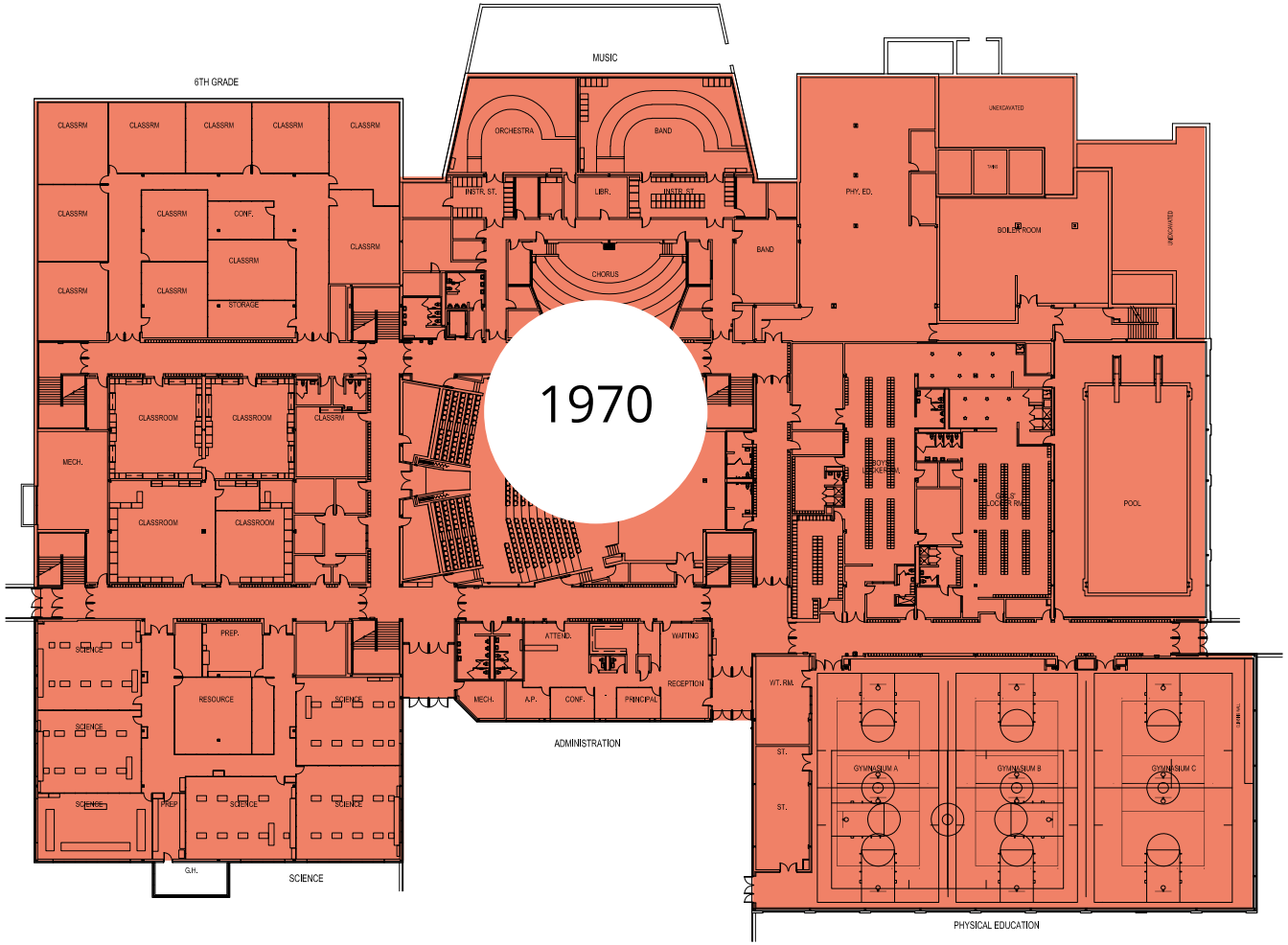
- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

ATSR

SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 768 IDEAL CAPICTY:

BUILDING AGE



ATSR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						63%	$ 126.89	26,005,800	1.2	Cond.					Priority High (1)			$ 642,824										$ 642,824
198							$ 4.55	932,400	3	Cond.					Priority Med (2)			$ 26,044,512										$ 26,044,512
199							$ -	-	4.5	Cond.					Priority Low (3)			$ 423,384										$ 423,384
200	**South Middle School**				**204,953**	**SF**	Ron S - Brent - Brent/Pete - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 27,110,720										
201										**Install**																		
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**PROJECT COST**	**Construction Cost Basis**	**Unit Cost**	**Unit**	**Quantity**	**Const Cost**	**Factor**	**Const. Cost**	**Factor**	**Project Cost**	**Project Cost**
204		**33**									**CI**	**Y3**		**2022**														
205		33	South MS	1.04	0				2		CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		33	South MS	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		33	South MS	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ 790,500	$ 612,800	$ 30.00	sy	15,200	$ 456,000	1.292	$ 589,200	129%	$ 760,100	790,504
208		33	South MS	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact subgrade, add new stone base & replace ag base			$ 81,800	$ 63,500	$ 59.00	sy	800	$ 47,200	1.292	$ 61,000	129%	$ 78,700	81,848
209		33	South MS	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 600	$ 600	$ 1.25	lf	350	$ 400	1.292	$ 500	129%	$ 600	624
210		33	South MS	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	Bit Path - sealcoating			$ 1,200	$ 1,000	$ 0.90	sy	800	$ 700	1.292	$ 900	129%	$ 1,200	1,248
211		33	South MS	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 12,000	$ 9,300	$ 9.60	lf	720	$ 6,900	1.292	$ 8,900	129%	$ 11,500	11,960
212		33	South MS	1.02	Concrete walks / curbs		Main Entrance Retaining Walls	Ret-walls are beat up appearane wise - could use a face lift & better maint access. **NEEDS FURTHER DISCUSSION**	3		CI	Y8	3	2022	Ret-walls are beat up appearane wise - could use a face lift & better maint access. **NEEDS FURTHER DISCUSSION**			$ 86,600	$ 67,200	**$ 50,000.00**	ls	1	$ 50,000	1.292	$ 64,600	129%	$ 83,300	86,632
213		33	South MS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	2		CI	Y3	2	2022	Remove/Replace conc pavement			$ 72,600	$ 56,400	$ 15.50	sf	2,700	$ 41,900	1.292	$ 54,100	129%	$ 69,800	72,592
214		33	South MS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Apron Pavement	2		CI	Y3	2	2022	Remove/Replace conc drive apron			$ 7,800	$ 6,100	$ 18.00	sf	250	$ 4,500	1.292	$ 5,800	129%	$ 7,500	7,800
215		33	South MS	1.02	Concrete walks / curbs			Replace damaged culvert pipe FES, repair bit pvmnt & grading	2		CI	Y3	2	2022	Replace damaged culvert pipe FES, repair bit pvmnt & grading			$ 10,500	$ 8,100	$ 6,000.00	ls	1	$ 6,000	1.292	$ 7,800	129%	$ 10,100	10,504
216		33	South MS	1.03	Curb / Gutter		B624	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove Replace			$ 179,400	$ 139,100	$ 45.00	lf	2,300	$ 103,500	1.292	$ 133,700	129%	$ 172,500	179,400
217		33	South MS	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		33	South MS	2.02	Athletic Fields		**Tennis Crt - Reconstrctd in 20XX**	Tennis Crts are in very good shape - Recently redone - no seams.			CI		0	2022				$ -	$ -	$ -	ea	-	$ -	1.292	$ -	129%	$ -	-
219		33	South MS	2.02	Athletic Fields		**Running Track**	**Several cracks in pavement Worn asphalt surface**	2		CI	Y3	2	2022	Need to Discuss w/ B&G & SD the Extents in Which to Reconstruct			$ -	$ -	$ 30.00	sy	-	$ -	1.292	$ -	129%	$ -	-
220		33	South MS	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
221		33	South MS	3.01	Grass / Turf		Door #4 & N Prkng Lot	Resotre grade and turf Prevent damaged to cncrete & trip hazard	1		CI	Y3	1	2022	Restore grade and turf Prevent damaged to cncrete & trip hazard			$ 9,200	$ 7,200	$ 30.00	sy	175	$ 5,300	1.292	$ 6,800	129%	$ 8,800	9,152
222		33	South MS	3.01	Grass / Turf		Greenhouse Area	Grade is low by windows - back slopes towards bldg	1		CI	Y3	1	2022	Remove lndscpng, stone mulch, soil - grade area to drain away from building - Restore area			$ 13,000	$ 10,100	$ 7,500.00	ls	1	$ 7,500	1.292	$ 9,700	129%	$ 12,500	13,000
223		33	South MS	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
224		33	South MS	4.01	Roofs		Not Reviewed Per District				CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
225		33	South MS	4.02	Wall systems		Loading dock	Loading dock added area not flush with original, vertical	2	1982	CI	Y3	2	2022	Remove and replace loading dock and the side retaining wall/ramp/railing entirely			$ 431,900	$ 334,800	$ 380.00	sf	700	$ 266,000	1.210	$ 321,900	129%	$ 415,300	431,912
226		33	South MS	4.02	Wall systems		E Mas at Pool	Efflorescence on FB	2	1982	CI	Y3	2	2022	Clean surface, check Mech HVAC operation			$ 1,600	$ 1,300	$ 3.60	sf	272	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
227		33	South MS	4.02	Wall systems	Mas Rest	Locations vary	Repair damaged conc at foundation (x3 at 1 SF)	2	1982	CI	Y3	2	2022	Repair to match adj - non-shrink grout at conc foundation, FB at brick			$ 1,600	$ 1,300	$ 1,000.00	ls	1	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
228		33	South MS	4.02	Wall systems		Receiving / Tech Ed exterior door sill	Exposed steel vertical piece, + 2-3" H, extending from door sill down to grade below, is badly rusting (6'-4" LF)	2	1982	CI	Y3	2	2022	Remove rust, recoat with galvanized coating, remove threshold, remove sealant/fill at joint to asphalt, cover steel vertically (inc running horiz under threshold), with aluminum piece, set down into joint at asphalt, reset threshold, seal			$ 4,100	$ 3,200	$ 2,500.00	ls	1	$ 2,500	1.210	$ 3,000	129%	$ 3,900	4,056
229		33	South MS	4.03	Tuck pointing / Sealant	Seal	Drs 1 / Dr 2 / Gym / Dr 8	Caulking at per of frame dried / cracked	2	1982	CI	Y3	2	2022	Remove exg and recaulk			$ 2,000	$ 1,600	$ 9.60	lf	146	$ 1,400	1.050	$ 1,500	129%	$ 1,900	1,976
230		33	South MS	4.03	Tuck pointing / Sealant	Seal	Bldg Control Jt	Caulking dried / cracked	2	1982	CI	Y3	2	2022	Remove exg and recaulk			$ 11,200	$ 8,800	$ 9.60	lf	836	$ 8,000	1.050	$ 8,400	129%	$ 10,800	11,232
231		33	South MS	4.03	Tuck pointing / Sealant	Seal	Mech louvers-Ext Mas walls /	Caulking dried / cracked	2	1982	CI	Y3	2	2022	Remove exg and recaulk			$ 1,800	$ 1,400	$ 9.60	lf	121	$ 1,200	1.050	$ 1,300	129%	$ 1,700	1,768
232		33	South MS	4.03	Tuck pointing / Sealant	Seal	Alum Wdws-all	Caulking dried / cracked	2	1982	CI	Y3	2	2022	Remove exg and recaulk			$ 13,900	$ 10,900	$ 9.60	lf	1,029	$ 9,900	1.050	$ 10,400	129%	$ 13,400	13,936

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**South Middle School**				**204,953**	**SF**	Ron S - Brent - Brent/Pete - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 27,110,720											
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
233		33	South MS	4.03	Tuck pointing / Sealant	Seal	Mech Penthouse	Caulking dried / cracking at exposed Vert Mech Ductwork	2	1982	CI	Y3	2	2022	Remove exg and recaulk			$ 100	$ 200	$ 9.60	lf	12	$ 100	1.050	$ 100	129%	$ 100	104
234		33	South MS	4.03	Tuck pointing / Sealant	TP	Locations vary	FB mortar missing (11 LF)	2	1982	CI	Y3	2	2022	Tuck point to match adj			$ 400	$ 400	$ 26.00	sf	11	$ 300	1.050	$ 300	129%	$ 400	416
235		33	South MS	4.03	Tuck pointing / Sealant	Seal	Alum Wdws-multiple	Exposed WD shim loose, hanging below sill flashing	1	1982		Y3	1		Remove excess wood shim under sill overhang, provide backer rod and sealant			$ -	$ 5,300	$ 11.60	lf	416	$ 4,800	1.050	$ 5,000	129%	$ 6,500	-
236		33	South MS	4.04	Doors / Hardware		Doors 3 and 4	HM Doors and Frames rusting (9' w x 11' h RO ea)			CI	Y3	2	2022	Each opening, replace 3 doors/frame/transom with alum storefront			$ 47,300	$ 36,800	$ 3,400.00	ea	9	$ 29,200	1.210	$ 35,300	129%	$ 45,500	47,320
237		33	South MS	4.04	Doors / Hardware	Alum Dr / Fr	Dr 5	Per District - replace: Alum Dr / Fr (12'-8" w x 9'-4" h RO ea)			CI	Y3	2	2022	Replace 4 doors/frame/transom with alum storefront system			$ 23,700	$ 18,400	$ 3,400.00	ea	4	$ 14,600	1.210	$ 17,700	129%	$ 22,800	23,712
238		33	South MS	4.04	Doors / Hardware	HM Dr / Fr	Tech Ed	HM Drs do not close / seal properly (6'-4" w x 9'-4" h RO			CI	Y3	2	2022	Replace pair of HM doors/transom			$ 7,800	$ 6,100	$ 1,616.00	ea	3	$ 4,800	1.210	$ 5,800	129%	$ 7,500	7,800
239		33	South MS	4.04	Doors / Hardware	HM Dr / Fr	Gym A	HM Dr / Fr (9'-4" w x 9'-4" h RO ea)			CI	Y3	2	2022	Replace 3 HM doors/transom			$ 10,600	$ 8,200	$ 1,616.00	ea	4	$ 6,500	1.210	$ 7,900	129%	$ 10,200	10,608
240		33	South MS	4.08	Painting and Plaster	PT	Tech Ed	HM Dr / Fr marked, fading (7'-4" x 6'-4" fr)	3	1982	CI			2022	Monitor for future repainting			$ -	$ -	$ -	ea	2	$ -	1.210	$ -	129%	$ -	-
241		33	South MS	4.08	Painting and Plaster	PT	Lintel at Drs 1 / 2 / Canopy	Unpainted Lintels showing signs of rust	2	1982	CI	Y3	2	2022	Clean off rust and repaint lintels			$ 2,200	$ 1,700	$ 5.00	lf	268	$ 1,300	1.210	$ 1,600	129%	$ 2,100	2,184
242		33	South MS	4.08	Painting and Plaster	PT	Dr 8	Entry soffit discolorization (4' X 9'-4" SF)	3	1982	CI	Y8	3	2022	Consider repainting 6-10 yrs			$ 100	$ 200	$ 2.00	sf	38	$ 100	1.210	$ 100	129%	$ 100	104
243		33	South MS	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Loading dock	Loading dock area added on to original, not flush with original (trip hazard), vertical conc side of ramp and corners and railing deteriorated, exposed rebar, etc. District also wants to raise and add dock leveler	2	1982	CI	Y3	2	2022	Remove and replace loading dock and the side retaining wall/ramp/railing/pavement entirely, revise to approx 4' dock ht w/ dock leveler (verify ht), add trash area +- 650 sf dock/ramp only (per Mtka Dist wrhs loading dock repl - $370/sfx650=$241,000+$35,000 conc pavement & storm drain+$10,000 trash enclosure) +$20,000 new man door and 8 x 10 overhead door			$ 496,800	$ 385,100	$ 306,000.00	ls	1	$ 306,000	1.210	$ 370,300	129%	$ 477,700	496,808
244		33	South MS	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			Corroded/Rusting Metal Stair Railings	2		CI	Y3	2	2022	Grind Rust/Prime/Paint metal railings			$ 2,300	$ 1,800	$ 12.50	lf	110	$ 1,400	1.210	$ 1,700	129%	$ 2,200	2,288
245		33	South MS	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			Corroded/Rusting Metal Bollards	2		CI	Y3	2	2022	Grind Rust/Prime/Paint steel bollards			$ 100	$ 200	$ 75.00	ea	1	$ 100	1.210	$ 100	129%	$ 100	104
246		33	South MS	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		**School Maint. Dept Request**	**Lack of School Maint Equip Storage**			CI			2022	Add Stand-alone Maint Bldg (?)			$ -	$ -		ea		$ -	1.210	$ -	129%	$ -	-
247		33	South MS	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
248		33	South MS	5.01	Doors / Hardware	DR	Interior Doors	Hollow metal doors with square knob hardware - not ADA	2		CI	Y3	2	2022	replace with lever hardware			$ 34,700	$ 27,000	$ 306.00	ea	70	$ 21,400	1.210	$ 25,900	129%	$ 33,400	34,736
249		33	South MS	5.01	Doors / Hardware	DR	Interior Doors	Wood doors with square knob hardware - not ADA	2		CI	Y3	2	2022	replace door and paint hm frame			$ 12,400	$ 9,600	$ 2,532.10	ea	3	$ 7,600	1.210	$ 9,200	129%	$ 11,900	12,376
250		33	South MS	5.01	Doors / Hardware	DR	Cross corridor doors	HM doors with wire glass - safety	2		CI	Y3	2	2022	replace doors and hardware, repaint frame			$ 320,900	$ 248,800	$ 2,353.10	ea	84	$ 197,700	1.210	$ 239,200	129%	$ 308,600	320,944
251		33	South MS	5.01	Doors / Hardware	DR	pool deck doors	replace per capital budget	2		CI	Y3	2	2022	replace (3) doors per capital budget			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
252		33	South MS	5.01	Doors / Hardware	DR	HM doors and frames	paint scrapes	2		CI	Y3	2	2022	paint doors nad frames			$ 2,800	$ 2,200	$ 238.10	sf	7	$ 1,700	1.210	$ 2,100	129%	$ 2,700	2,808
253		33	South MS	5.02	Windows / Door Sidelights	WDW	Cafeteria	wired glass at window into cafeteria			CI	Y3	2	2022	Replace with 1/4" tempered glass			$ 7,300	$ 5,700	$ 45.00	sf	100	$ 4,500	1.210	$ 5,400	129%	$ 7,000	7,280
254		33	South MS	5.03	Flooring / Base	F1	Music Rooms: storage,	Floor, 2x4 ACT	2		CI	Y3	2	2022	Replace broadloom carpet with modular, Replace ceiling with 2x2 ACT			$ 50,100	$ 38,900	$ 10.60	sf	2,913	$ 30,900	1.210	$ 37,400	129%	$ 48,200	50,128
255		33	South MS	5.03	Flooring / Base	F1	Guidance Offices	Floor, 2x4 ACT	2		CI	Y3	2	2022	Replace broadloom carpet with modular, Replace ceiling with 2x2 ACT			$ 15,700	$ 12,300	$ 10.60	sf	915	$ 9,700	1.210	$ 11,700	129%	$ 15,100	15,704
256		33	South MS	5.03	Flooring / Base	WD	Gyms	Athletic Wood Floorin	2		CI	Y3	2	2022	Sand, and refinish wood floor and striping			$ 125,200	$ 97,100	$ 5.30	sf	14,539	$ 77,100	1.210	$ 93,300	129%	$ 120,400	125,216
257		33	South MS	5.03	Flooring / Base	F1	Weight Room	Broadloom carpet, 2x4 ACT	2		CI	Y3	2	2022	Replace broadloom carpet with rubber, Replace ceiling with 2x2 ACT			$ 13,800	$ 10,700	$ 13.70	sf	621	$ 8,500	1.210	$ 10,300	129%	$ 13,300	13,832
258		33	South MS	5.03	Flooring / Base	QT	Serving Areas/Kitcehn	No coved base	2		CI	Y3	2	2022	Provide coved QT base			$ 5,600	$ 4,500	$ 14.60	lf	240	$ 3,500	1.210	$ 4,200	129%	$ 5,400	5,616
259		33	South MS	5.03	Flooring / Base	QT	Serving Areas/Kitcehn	No coved base	2		CI	Y3	2	2022	Patching of QT at base installation			$ 1,800	$ 1,400	$ 14.40	sf	79	$ 1,100	1.210	$ 1,300	129%	$ 1,700	1,768
260		33	South MS	5.03	Flooring / Base	F1	Staff Lounge	Floor and Ceiling	2		CI	Y3	2	2022	ACT clg + flooring (VT basis)			$ 16,500	$ 12,900	$ 10.60	sf	958	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
261		33	South MS	5.03	Flooring / Base	F1	213, 236	Floor and Ceiling	2		CI	Y3	2	2022	ACT clg + flooring (VT basis)			$ 8,900	$ 7,000	$ 10.60	sf	518	$ 5,500	1.210	$ 6,700	129%	$ 8,600	8,944
262		33	South MS	5.03	Flooring / Base	F2	Room 224	floor, paint walls, ceiling	2		CI	Y3	2	2022	ACT clg + flooring (VT basis) + wall painting			$ 1,800	$ 1,400	$ 12.20	sf	94	$ 1,100	1.210	$ 1,300	129%	$ 1,700	1,768
263		33	South MS	5.04	Ceiling / Acoustic Panels	VACT	Locker Rooms + Gym lobby at	2x4 VACT	2		CI	Y3	2	2022	Replace VACT			$ 37,600	$ 29,200	$ 3.50	sf	6,620	$ 23,200	1.210	$ 28,100	129%	$ 36,200	37,648
264		33	South MS	5.04	Ceiling / Acoustic Panels	CLG	Shower Rooms	Hard ceilings	2		CI	Y3	2	2022	Paint hard ceilings			$ 1,400	$ 1,100	$ 0.70	sf	1,212	$ 800	1.210	$ 1,000	129%	$ 1,300	1,352
265		33	South MS	5.04	Ceiling / Acoustic Panels	VACT	Pool	2x4 VACT	2		CI	Y3	2	2022	Replace VACT			$ 30,900	$ 24,000	$ 3.50	sf	5,432	$ 19,000	1.210	$ 23,000	129%	$ 29,700	30,888
266		33	South MS	5.04	Ceiling / Acoustic Panels	VACT	Pool premium for scaffolding	2x4 VACT	2		CI	Y3	2	2022	Replace VACT			$ 16,200	$ 12,600	$ 10,000.00	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**South Middle School**				**204,953**	**SF**	Ron S - Brent - Brent/Pete - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 27,110,720										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
267		33	South MS	5.04	Ceiling / Acoustic Panels	ACT	Cafeteria	2x4 ACT	2		CI	Y3	2	2022	Replace ceiling with 2x2 ACT			$ 32,800	$ 25,500	$ 3.70	sf	5,449	$ 20,200	1.210	$ 24,400	129%	$ 31,500	32,760
268		33	South MS	5.04	Ceiling / Acoustic Panels	ACT	Circulation	2x4 ACT	2		CI	Y3	2	2022	Replace ceiling with 2x2 ACT			$ 173,400	$ 134,400	$ 3.70	sf	28,859	$ 106,800	1.210	$ 129,200	129%	$ 166,700	173,368
269		33	South MS	5.05	Wall Finishes (PT, VWC, etc)	GST	Serving	Cracks in GST at steel columns	2		CI	Y3	2	2022	Patch cracks			$ 3,200	$ 2,600	$ 1,000.00	ea	2	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
270		33	South MS	5.05	Wall Finishes (PT, VWC, etc)	CG	Kitchen	Corner protection required	2		CI	Y3	2	2022	Provide Sstl corner gaurds at external corners			$ 1,800	$ 1,400	$ 100.00	ea	11	$ 1,100	1.210	$ 1,300	129%	$ 1,700	1,768
271		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	6TH GRADE HOUSE	Demountable partitions, flooring, ceiling	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 1,756,500	$ 1,361,600	$ 89.00	sf	10,800	$ 961,200	1.362	$ 1,309,200	129%	$ 1,688,900	1,756,456
272		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	7TH GRADE HOUSE	Demountable partitions, flooring, ceiling	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 1,756,500	$ 1,361,600	$ 89.00	sf	10,800	$ 961,200	1.362	$ 1,309,200	129%	$ 1,688,900	1,756,456
273		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	8TH GRADE HOUSE	Demountable partitions, flooring, ceiling	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 1,756,500	$ 1,361,600	$ 89.00	sf	10,800	$ 961,200	1.362	$ 1,309,200	129%	$ 1,688,900	1,756,456
274		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	SCIENCE HOUSE	Demountable partitions, flooring, ceiling	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 1,707,600	$ 1,323,800	$ 89.00	sf	10,500	$ 934,500	1.362	$ 1,272,800	129%	$ 1,641,900	1,707,576
275		33	South MS	5.10	REMODELING / ADDITIONS		Science Room Premium	Casework, Mech and Electrical premium for science rooms (see above for remod due to demountable partitions)	2		CI	Y3	2	2022	New casework and configuration			$ 959,400	$ 743,700	$ 75,000.00	ea	7	$ 525,000	1.362	$ 715,100	129%	$ 922,500	959,400
276		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	FITNESS ROOM	Minimally finished room	2		CI	Y3	2	2022	Remodel to make space suitalbe for fitness room			$ 748,100	$ 580,000	$ 89.00	sf	4,600	$ 409,400	1.362	$ 557,600	129%	$ 719,300	748,072
277		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	ROOMS 117, 118A, 117A	Demountable partitions, carpet, 2x4 clg, casework	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 748,100	$ 580,000	$ 89.00	sf	4,600	$ 409,400	1.362	$ 557,600	129%	$ 719,300	748,072
278		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	ADMINISTRATION	Demountable partitions, flooring, ceiling	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 369,500	$ 286,500	$ 89.00	sf	2,272	$ 202,200	1.362	$ 275,400	129%	$ 355,300	369,512
279		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	ART ROOMS	Demountable partitions, flooring , 2x4 clg, casework	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 914,300	$ 708,900	$ 89.00	sf	5,623	$ 500,400	1.362	$ 681,500	129%	$ 879,100	914,264
280		33	South MS	5.10	REMODELING / ADDITIONS		Art Room Premium	Casework, Mech and Electrical premium for art rooms (see above for remod due to demountable partitions)	2		CI	Y3	2	2022	New casework and configuration			$ 411,200	$ 318,800	$ 50,000.00	ea	4.5	$ 225,000	1.362	$ 306,500	129%	$ 395,400	411,216
281		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	TECH ED	Demountable partitions, flooring , 2x4 clg, casework	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 1,365,800	$ 1,058,900	$ 89.00	sf	8,399	$ 747,500	1.362	$ 1,018,100	129%	$ 1,313,300	1,365,832
282		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	CLASSROOMS 214, 211,	Demountable partitions, flooring , 2x4 clg, casework	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 626,000	$ 485,300	$ 89.00	sf	3,849	$ 342,600	1.362	$ 466,600	129%	$ 601,900	625,976
283		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	MEDIA CENTER	Demountable partitions, flooring , 2x4 clg, casework	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 863,700	$ 669,600	$ 89.00	sf	5,311	$ 472,700	1.362	$ 643,800	129%	$ 830,500	863,720
284		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	IT SUPPORT	Demountable partitions, flooring , 2x4 clg, casework	2		CI	Y3	2	2022	Remove demountable partitions and remodel area			$ 323,000	$ 250,500	$ 89.00	sf	1,986	$ 176,800	1.362	$ 240,800	129%	$ 310,600	323,024
285		33	South MS	5.10	REMODELING / ADDITIONS	RMOD	223,222	Old dark room	2		CI	Y3	2	2022	Remove without light lock - allow for incorporating into media center			$ 89,300	$ 69,300	$ 89.00	sf	549	$ 48,900	1.362	$ 66,600	129%	$ 85,900	89,336
286		33	South MS	5.10	REMODELING / ADDITIONS	RPLUM	204,203,200B	No ADA toilets	2		CI	Y3	2	2022	Remodel for ADA stalls			$ 236,300	$ 183,200	$ 252.00	sf	513	$ 129,300	1.362	$ 176,100	129%	$ 227,200	236,288
287		33	South MS	5.10	REMODELING / ADDITIONS		FACS Rooms 127, 128	older Carpet, 2x4 ACT, older casework	2		CI	Y3	2	2022	Remodel - moderate with premium for FACS			$ 478,900	$ 371,300	$ 109.98	sf	2,383	$ 262,100	1.362	$ 357,000	129%	$ 460,500	478,920
288		33	South MS	5.10	REMODELING / ADDITIONS		Auditorium #112	2x4 ACT, original seating, no accoustical wall panels, older accordian partitions	2		CI	Y3	2	2022	Remodel - auditorium and stage, incl repl (2) accordian partitions with elect operable panel			$ 4,104,700	$ 3,181,900	$ 305.00	sf	7,365	$ 2,246,300	1.362	$ 3,059,500	129%	$ 3,946,800	4,104,672
289		33	South MS	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
290		33	South MS	6.03	Lockers - Corridor	LKR	corridors	scratches on paint	2		CI	Y3	2	2022	electrostatically paint lockers			$ 65,700	$ 51,000	$ 30.00	ea	1,350	$ 40,500	1.210	$ 49,000	129%	$ 63,200	65,728
291		33	South MS	6.13	Cabinetry / Counter Tops / Stools	FE1	Rooms 122,118	Carpet, 2x4 ACT, casework	2		CI		2	2022	Finishes+Cswk +MB/TB			$ 80,200	$ 62,200	$ 24.20	sf	2,040	$ 49,400	1.210	$ 59,800	129%	$ 77,100	80,184
292		33	South MS	6.13	Cabinetry / Counter Tops / Stools	FE5	Ochestra, Band Chorus	Finishes and Equipment for large music rooms	2		CI		2	2022	Replace finishes, acoustic panels			$ 299,000	$ 231,800	$ 35.32	sf	5,215	$ 184,200	1.210	$ 222,900	129%	$ 287,500	299,000
293		33	South MS	6.13	Cabinetry / Counter Tops / Stools	FE6	Music practice rooms	Finishes and Equipment for small music rooms	2		CI		2	2022	Replace finishes, acoustic panels			$ 200,200	$ 155,200	$ 76.42	lf	1,613	$ 123,300	1.210	$ 149,200	129%	$ 192,500	200,200
294		33	South MS	6.13	Cabinetry / Counter Tops / Stools	INST	small and large music and instrument storage rooms	Instrument Storage casework	2		CI		2	2022	Replace music instrument storage			$ 75,000	$ 58,200	$ 296.00	lf	156	$ 46,200	1.210	$ 55,900	129%	$ 72,100	74,984

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**South Middle School**				**204,953**	**SF**	Ron S - Brent - Brent/Pete - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 27,110,720										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
295		33	South MS	6.18	Kitchen Equipment		Serving, Kitchen, Dishwashing, Dry Food Storage, Remote Dry Food Storage	Replace 18 feet wood dunnage, Dbl refrigerator, Single refrigerator, 44' rusted shelving and 12 feet wood cabinets, serving, replace rusted legs on Veg Prep Sink (2) work tables having galvanized legs and drawers, (2) SST worktables to replace (2) cafeteria tables at serving support, reconfigure dishmachine gas flue and insulate dishmachine and booster heater flues	2		CI	Y3	2	2022	Replace equipment listed in 4 years			$ 185,000	$ 143,500	$114,000	ls	1	$ 114,000	1.210	$ 137,900	129%	$ 177,900	185,016
296		33	South MS	6.18	Kitchen Equipment		Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
297		33	South MS	6.18	Kitchen Equipment		Kitchen	Kitchen hood (Exhaust Ventilator) approx 16' long double island style	2		CI	Y3	2	2022	Replace exhaust ventilator (hood)			$ 213,600	$ 165,700	$131,600	ls	1	$ 131,600	1.210	$ 159,200	129%	$ 205,400	213,616
298		33	South MS	6.19	Cold Storage Rooms		Cooler, Freezer 1, Freezer 2, Freezer 3		2		CI	Y3	2	2022	Replace Cooler 1, Freezer 1 in 4 years			$ 100,500	$ 77,900	$61,910	ls	1	$ 61,900	1.210	$ 74,900	129%	$ 96,600	100,464
299		33	South MS	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
300		33	South MS	7.01	Boilers			B-3, Burnham 5W10050GGP, 4185 MBH input, NG/LP	3	?	CI	Y3	2	2022	Replace with high efficiency boiler	35		$ 442,700	$ 343,200	$ 75,000.00	MM BH	4	$ 300,000	1.100	$ 330,000	129%	$ 425,700	442,728
301		33	South MS	7.01	Boilers			B-4, Burnham 4FW27750GGP, 2319 MBH input, NG/LP	3	?	CI	Y3	2	2022	Replace with high efficiency boiler	35		$ 276,700	$ 214,500	$ 75,000.00	MM BH	3	$ 187,500	1.100	$ 206,300	129%	$ 266,100	276,744
302		33	South MS	7.05	Pumps - condensing, hot water, chilled water,		Pool heat	CP-09, Inline Thrush 1.5 GTV1	4	2014	CI			2022				$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
303		33	South MS	7.05	Pumps - condensing, hot water, chilled water,		Domestic HW heater	CP-10, Inline B&G Series 60	4	2011	CI			2022				$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
304		33	South MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Variable Primary Heating Pumps	CP-01&02, Basemounted B&G 1510 BF, 350GPM@80FT, 25HP	4	2011	CI			2022				$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
305		33	South MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Variable Primary Heating Pumps	Chiller 1 pumps, Inline Armstrong 4300IVS, 419GPM@60FT, 10HP	4	2011	CI			2022				$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
306		33	South MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Variable Primary Heating Pumps	Chiller 2 pumps, Inline Armstrong 4300IVS, 362GPM@45FT, 7.5HP	4	2011	CI			2022				$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
307		33	South MS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Energy Recovery Loop F-15 F-17	CP-17, Inline Armstrong 3x3x6, 145GPM@30Ft	4	2012	CI			2022				$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
308		33	South MS	7.06	Energy Management Systems (24 volt low voltage)			NAMI		2015	CI			2022				$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
309		33	South MS	7.07	Air handler units / ERU - dampers		A3 A4 C8	ERV-1, Mcquy CAH012GHGC, Variable Volume Supply & Exhaust fan, hot water, ERW	4	2015	CI			2022				$ -	$ -	$ -	CFM	6,030	$ -	1.254	$ -	129%	$ -	-
310		33	South MS	7.07	Air handler units / ERU - dampers		B6	ERV-2, Venmar ERV2000I , Variable Volume Supply & Exhaust fan, hot water, ERW	4	2015	CI			2022				$ -	$ -	$ -	CFM	2,235	$ -	1.254	$ -	129%	$ -	-
311		33	South MS	7.07	Air handler units / ERU - dampers		B6	ERV-3, Cook ERV-1000 , Variable Volume Supply & Exhaust fan, hot water, ERW	4	2015	CI			2022				$ -	$ -	$ -	CFM	945	$ -	1.254	$ -	129%	$ -	-
312		33	South MS	7.07	Air handler units / ERU - dampers			A-01, Mcquy CAH017GDGC, variable volume vav ahu, hot water, chilled water	4	2013	CI			2022				$ -	$ -		CFM	8,200	$ -	1.254	$ -	129%	$ -	-
313		33	South MS	7.07	Air handler units / ERU - dampers			A-02, Mcquy CAH012GDGC, variable volume vav ahu, hot water, chilled water, return/relief fan	4	2013	CI			2022				$ -	$ -		CFM	6,000	$ -	1.254	$ -	129%	$ -	-
314		33	South MS	7.07	Air handler units / ERU - dampers			A-03, Mcquy CAH017GDDC, variable volume vav ahu, hot water, chilled water	4	2012	CI			2022				$ -	$ -		CFM	8,800	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**South Middle School**				**204,953**	**SF**	Ron S - Brent - Brent/Pete - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 27,110,720											
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
315		33	South MS	7.07	Air handler units / ERU - dampers			A-04, Mcquy CAH012GDGC, variable volume vav ahu, hot water, chilled water	4	2015	CI			2022				$ -	$ -		CFM	6,300	$ -	1.254	$ -	129%	$ -	-
316		33	South MS	7.07	Air handler units / ERU - dampers			B-05, Mcquy CAH017GDDC, variable volume vav ahu, chilled water	4	2012	CI			2022				$ -	$ -		CFM	8,500	$ -	1.254	$ -	129%	$ -	-
317		33	South MS	7.07	Air handler units / ERU - dampers			B-06, Mcquy CAH021GDGC, variable volume vav ahu, hot water, chilled water	4	2012	CI			2022				$ -	$ -		CFM	9,800	$ -	1.254	$ -	129%	$ -	-
318		33	South MS	7.07	Air handler units / ERU - dampers			C-08, Mcquy CAH025GDGC, variable volume vav ahu, hot water, chilled water	4	2015	CI			2022				$ -	$ -		CFM	8,800	$ -	1.254	$ -	129%	$ -	-
319		33	South MS	7.07	Air handler units / ERU - dampers			D-09, Mcquy CAH007GDGM, variable volume vav ahu, hot water, chilled water, return/relief fan	4	2013	CI			2022				$ -	$ -		CFM	2,100	$ -	1.254	$ -	129%	$ -	-
320		33	South MS	7.07	Air handler units / ERU - dampers			D-10, Mcquy CAH025GDGC, variable volume single zone ahu, hot water, chilled water	4	2015	CI			2022				$ -	$ -		CFM	6,250	$ -	1.254	$ -	129%	$ -	-
321		33	South MS	7.07	Air handler units / ERU - dampers			D-11, Mcquy CAH010GDDC, variable volume vav ahu, chilled water	4	2015	CI			2022				$ -	$ -		CFM	4,000	$ -	1.254	$ -	129%	$ -	-
322		33	South MS	7.07	Air handler units / ERU - dampers			E-12, Mcquy CAH011GDGC, variable volume single zone ahu, hot water, chilled water	4	2013	CI			2022				$ -	$ -		CFM	3,000	$ -	1.254	$ -	129%	$ -	-
323		33	South MS	7.07	Air handler units / ERU - dampers			E-13, Mcquy CAH004GDGC, single zone ahu, hot water, chilled water	4	2013	CI			2022				$ -	$ -		CFM	1,800	$ -	1.254	$ -	129%	$ -	-
324		33	South MS	7.07	Air handler units / ERU - dampers			E-14, Trane Climate Changer, variable volume ahu, hot water, chilled water	4	2014	CI			2022				$ -	$ -		CFM	2,600	$ -	1.254	$ -	129%	$ -	-
325		33	South MS	7.07	Air handler units / ERU - dampers			F-15, McQuay CAH022, variable volume ahu, hot water, chilled water, energy recovery loop (see CP-17), ef-27	4	2015	CI			2022				$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
326		33	South MS	7.07	Air handler units / ERU - dampers			F-16, Mcquy CAH011GDGC, variable volume single zone ahu, hot water, chilled water	4	2014	CI			2022				$ -	$ -		CFM	6,200	$ -	1.254	$ -	129%	$ -	-
327		33	South MS	7.07	Air handler units / ERU - dampers			F-17, Mcquy CAH019GDGC, variable volume single zone ahu, hot water, preheat coil, ef-28	4	2015	CI			2022				$ -	$ -		CFM	5,400	$ -	1.254	$ -	129%	$ -	-
328		33	South MS	7.07	Air handler units / ERU - dampers			G-18, Daikin CAH010GDGC, single zone ahu, hot water, chilled water	4	2015	CI			2022				$ -	$ -		CFM	4,500	$ -	1.254	$ -	129%	$ -	-
329		33	South MS	7.07	Air handler units / ERU - dampers			G-20, Daikin CAH010GDGC, single zone ahu, hot water, chilled water	4	2015	CI			2022				$ -	$ -		CFM	4,500	$ -	1.254	$ -	129%	$ -	-
330		33	South MS	7.07	Air handler units / ERU - dampers			G-20, Daikin CAH010GDGC, single zone ahu, hot water, chilled water	4	2015	CI			2022				$ -	$ -		CFM	4,500	$ -	1.254	$ -	129%	$ -	-
331		33	South MS	7.07	Air handler units / ERU - dampers			F-21, Mcquy CAH019GDGC, single zone ahu, hot water, chilled water	4	2014	CI			2022				$ -	$ -		CFM	6,200	$ -	1.254	$ -	129%	$ -	-
332		33	South MS	7.07	Air handler units / ERU - dampers			E-22, Mcquy CAH004GDGC, variable volume single zone ahu, hot water, chilled water	4	2013	CI			2022				$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
333		33	South MS	7.07	Air handler units / ERU - dampers			BC-01, Mcquy LAH004A, single zone ahu, hot water, chilled water	4	2013	CI			2022				$ -	$ -		CFM	1,200	$ -	1.254	$ -	129%	$ -	-
334		33	South MS	7.07	Air handler units / ERU - dampers			Bryant 582KE05A110A2A0AAA, Gas fired DX RTU, 110000 BTUH input, 4ton	4	2019	CI			2020				$ -	$ -		CFM	12,000	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**South Middle School**				**204,953**	**SF**	Ron S - Brent - Brent/Pete - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 27,110,720											
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
335		33	South MS	7.10	Exhaust fans - PRV / utility sets	116	Science Wing	No exhaust	na	na	CI	Y3	2	2022	Provide exhaust fans, (ductwork and control by arch remodel number)			$ 75,700	$ 58,700	$ 15,000.00	ea	3	$ 45,000	1.254	$ 56,400	129%	$ 72,800	75,712
336		33	South MS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Air Cooled Chiller, Daikin AWS230BDHEVNN, R134a	4	2012	CI			2022				$ -	$ -		tons	230	$ -	1.254	$ -	129%	$ -	-
337		33	South MS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			Air Cooled Chiller, Daikin AWS19CDSEVNN, R134a	4	2013	CI			2022				$ -	$ -	$ -	tons	190	$ -	1.254	$ -	129%	$ -	-
338		33	South MS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			Lennox SSB060, rooftop condensing unit, HFC 410A	4	2013	CI			2022				$ -	$ -	$ -	tons	5	$ -	1.254	$ -	129%	$ -	-
339		33	South MS	**8.00**	**Plumbing**						CI							$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
340		33	South MS	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Kitchen Domestic Water Recirc Pump, Inline B&G NBF-22	5	2019				2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
341		33	South MS	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Building Domestic Water Recirc Pump, Inline B&G Series PR AB	5	2019				2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
342		33	South MS	8.08	Plumbing Fixtures			Plumbing fixtures appear to be updated and in good condition	4					2022	- replace when area/cswk is remodeled			$ -	$ -	$ -	ea	12	$ -	1.254	$ -	129%	$ -	-
343		33	South MS	8.15	Domestic Water Heaters			Kitchen Water Heater, AO Smith BTH 199100, 199900 BTUH input, 100 gallons		2011				2022				$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
344		33	South MS	8.15	Domestic Water Heaters			Building Water storage tank/heat exchanger	2	original		Y3	2	2022	replace with high efficiency water heaters			$ 50,400	$ 39,200	$ 15,000.00	ea	2	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
345		33	South MS	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
346		33	South MS	9.03	Electric panels - distribution / labeling		Lower Level Main Electrical	2500A, 480V, 3-phase, 4-wire Main Swichboard(MDS1)	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
347		33	South MS	9.03	Electric panels - distribution / labeling		Lower Level Main Electrical	400A, 480V, 3-phase, 4-wire Main Swichboard(MDS2)	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
348		33	South MS	9.03	Electric panels - distribution / labeling		Lower Level Main Electrical	1200A, 208V, 3-phase, 4-wire Main Swichboard(CMP1)	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 50,400	$ 39,200	$ 30,000.00	ea	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
349		33	South MS	9.03	Electric panels - distribution / labeling		Lower Level Main Electrical	400A, 480V, 3-phase, 4-wire Motor Control Center(MCC-	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
350		33	South MS	9.03	Electric panels - distribution / labeling		East Penthouse	225A, 480V, 3-phase, 4-wire Motor Control Center(MCC-	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
351		33	South MS	9.03	Electric panels - distribution / labeling		West Penthouse	225A, 480V, 3-phase, 4-wire Motor Control Center(MCC-	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
352		33	South MS	9.03	Electric panels - distribution / labeling			250A, 480V, 3-phase, 4-wire panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
353		33	South MS	9.03	Electric panels - distribution / labeling			200A, 480V, 3-phase, 4-wire panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
354		33	South MS	9.03	Electric panels - distribution / labeling			100A, 480V, 3-phase, 4-wire panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 33,700	$ 26,100	$ 4,000.00	ea	5	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
355		33	South MS	9.03	Electric panels - distribution / labeling			400A, 208V, 3-phase, 4-wire panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 26,900	$ 20,900	$ 4,000.00	ea	4	$ 16,000	1.254	$ 20,100	129%	$ 25,900	26,936
356		33	South MS	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase, 4-wire panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 67,400	$ 52,200	$ 4,000.00	ea	10	$ 40,000	1.254	$ 50,200	129%	$ 64,800	67,392
357		33	South MS	9.03	Electric panels - distribution / labeling			225A, 208V, 3-phase, 4-wire double-tub panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 67,400	$ 52,200	$ 8,000.00	ea	5	$ 40,000	1.254	$ 50,200	129%	$ 64,800	67,392
358		33	South MS	9.03	Electric panels - distribution / labeling			200A, 208V, 3-phase, 4-wire double-tub panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 8,000.00	ea	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
359		33	South MS	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase, 4-wire single-tub panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
360		33	South MS	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase, 4-wire double-tub panels	2	1982	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 8,000.00	ea	1	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
361		33	South MS	9.05	Fire Alarm			Simplex addressable Fire Alarm System	3	2005	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
362		33	South MS	9.08	Emergency generators / battery backup systems / inverters		Lower Level Main Electrical Room	There is an emergency generator at this building	2	1982	CI	Y8	3	2022	Evaluate emergency power needs. Replace diesel generator with natural gas(6-10years	25		$ 210,400	$ 163,100	$ 125,000.00	ls	1	$ 125,000	1.254	$ 156,800	129%	$ 202,300	210,392
363		33	South MS	9.08	Emergency generators / battery backup systems / inverters			Generator Code issues	2	1982	CI	Y3	1	2022	Correct code issues with separation of life safety loads from discretionary loads	25		$ 87,500	$ 67,900	$ 52,000.00	ls	1	$ 52,000	1.254	$ 65,200	129%	$ 84,100	87,464
364		33	South MS	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
365		33	South MS	10.01	Lighting - Lamps / ballasts / controls			2 x 4 Fluorescent Lights with switches	2	1982	CI	Y3	2	2022	Replace with LED Lights. Add occupancy sensors(6-10years)	20		$ 1,379,100	$ 1,069,200	$ 4.00	sf	204,953	$ 819,800	1.254	$ 1,028,000	129%	$ 1,326,100	1,379,144
366		33	South MS	10.02	Emergency Lighting / Exit signs			Incandescent emergency lights/battery pack eixt signs	2	1982	CI	Y3	2	2022	Replace with LED emergency lights and exit signs(6-10years)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**South Middle School**				**204,953**	**SF**	Ron S - Brent - Brent/Pete - John J - Pat C - Nick - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 27,110,720											
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
367		33	South MS	10.03	Special purpose lighting - theaters			Pendant HID	2	1982	CI	Y3	2	2022	Replace with LED Lights.(6-10years)	20		$ 126,300	$ 97,900	$75,000	Ls	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
368		33	South MS	10.04	Security Lighting (Exterior)			HID lights	2	1982	CI	Y3	2	2022	Replace with LED fixtures(6-10years0	20		$ 10,100	$ 7,900	$ 600.00	sf	10	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
369		33	South MS	10.05	Parking lot lighting			Double head 20 foot pole mounted HID lights	2	1982	CI	Y3	2	2022	Replace with LED fixtures(6-10years)	20		$ 33,700	$ 26,100	$ 5,000.00	sf	4	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
370		33	South MS	10.05	Parking lot lighting			12 foot single head walkway pole mounted HID lights	2	1982	CI	Y3	2	2022	Replace with LED fixtures(6-10years)	20		$ 20,200	$ 15,700	$ 2,000.00	sf	6	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
371		33	South MS	10.06	Exterior athletic lighting - lamps / standards / bases			None			CI			2022				$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
372		33	South MS	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
373		33	South MS	11.01	Stuctured cabling		Bldg	Good - mix of Cat 5e & Cat 6. Data rooms have ventilation,	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
374		33	South MS	11.02	Classroom technology systems		Bldg	Good - ceiling projector, (1) WAP, (1) paging speaker, &	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
375		33	South MS	11.03	Local Sound systems		Auditorium	Good - mix of Senheiser, Furman, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
376		33	South MS	11.03	Local Sound systems		Workout Room	Good - mix of Senheiser, JBL, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
377		33	South MS	11.03	Local Sound systems		Pool, Cafeteria, &	Good / Great. Cafeteria may have too many speakers	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
378		33	South MS	11.04	Master Clock Systems		Bldg	Good - American Time All Sync	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
379		33	South MS	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 20,200	$ 15,700	$ 12,000.00	sf	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
380		33	South MS	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance intercom	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
381		33	South MS	11.07	Burgler Alarm System		Bldg	Good - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
382		33	South MS	11.08	Video Surveillance System		Bldg	Good	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 850 241 SF/STUDENT:

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

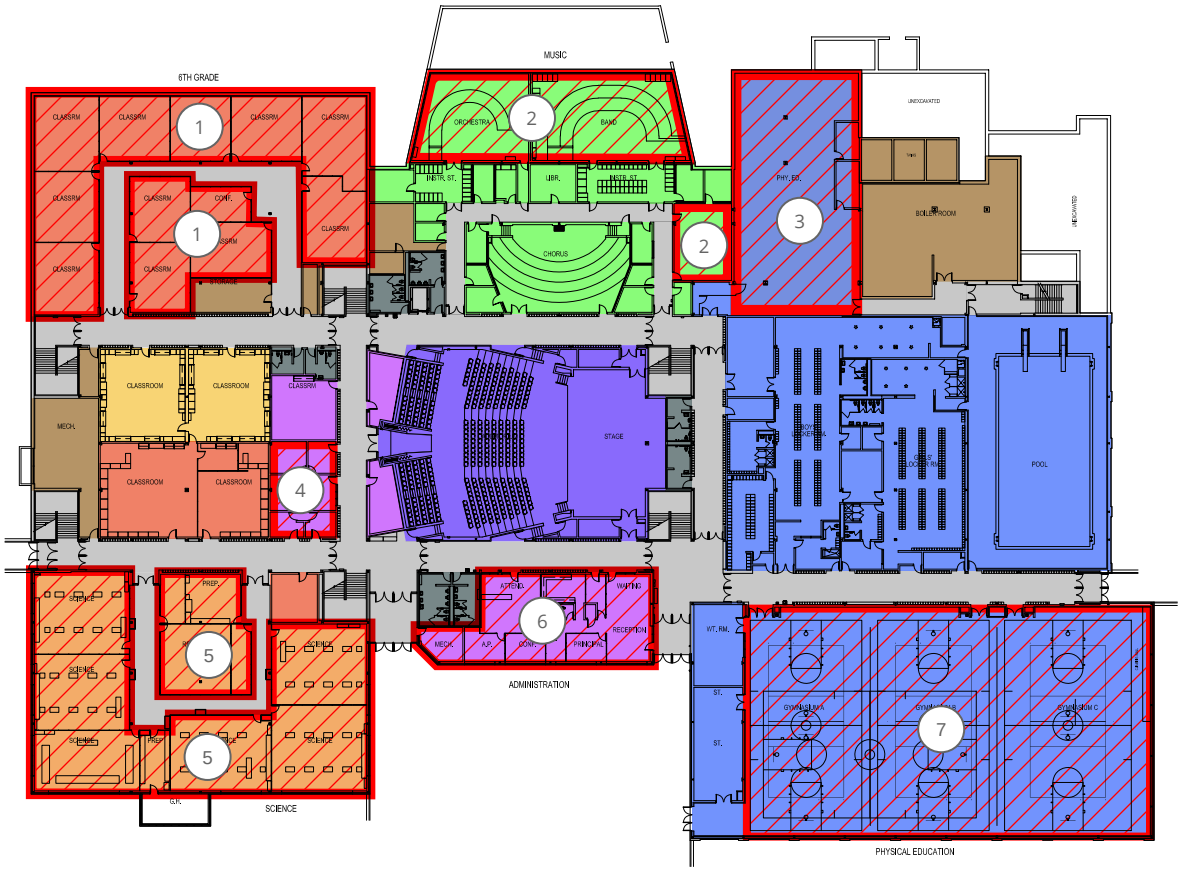
ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

- CLASSROOMS
- SCIENCE
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES

ADEQUATE
BELOW STANDARDS



GENERAL NOTES

1 - VERY LITTLE IN VARIETY OF ROOM SIZE; SMALL GROUP ROOMS, BREAK OUT AREAS, FORUM ROOMS REQUIRED

KEY NOTES

1. SOUND TRANSMISSION THROUGH DEMOUNTABLE PARTITIONS, UNDERSIZED ROOMS, LITTLE NATURAL LIGHT
2. UNDERSIZED AND POOR ACOUSTICS
3. SPACE IS MINIMALLY FINISHED, NO SOUND CONTROL
4. STUDENT SERIVCES AREA IS UNDERSIZED
5. SOUND TRANSMISSION THROUGH DEMOUNTABLE PARTITIONS
6. SOUND TRANSMISSION THROUGH DEMOUNTABLE PARTITIONS, NO CONFERENCE ROOM
7. NEED ADDITIONAL GYM STATION

ATSR

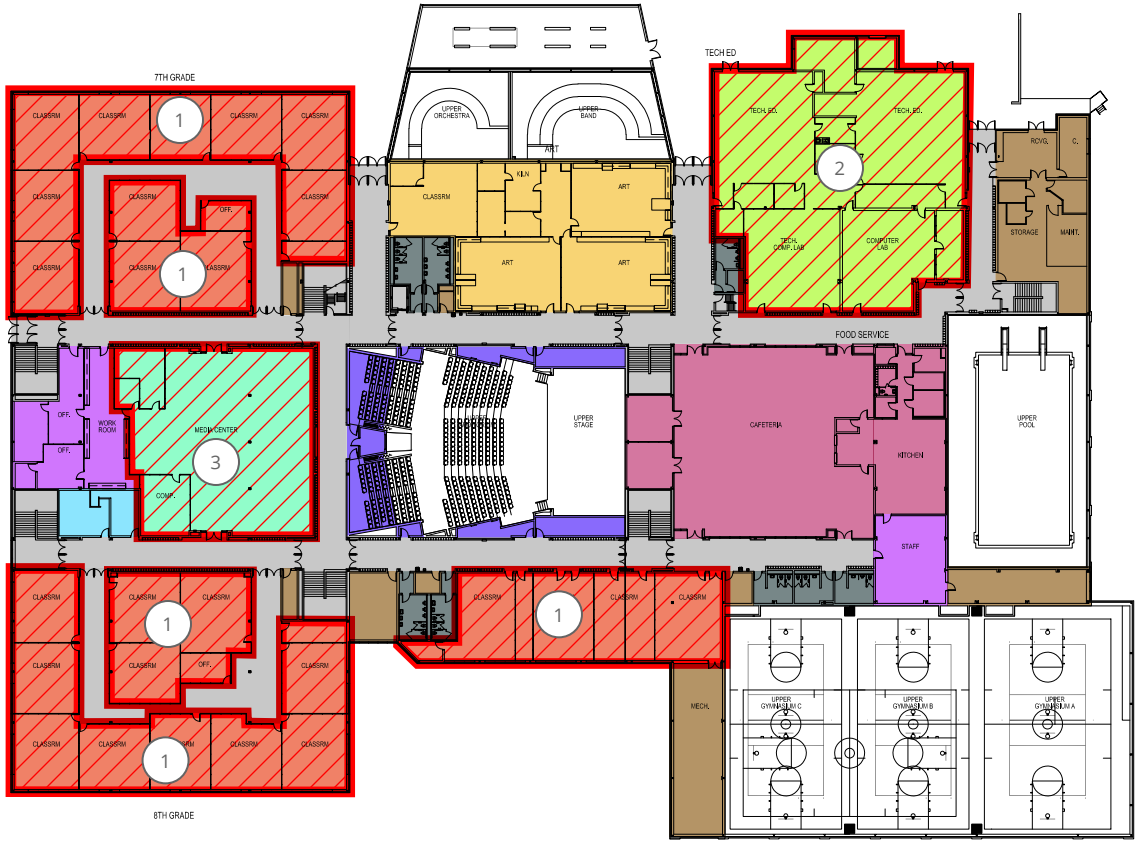
SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 850 241 SF/STUDENT:

EDUCATIONAL ADEQUACY

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS
	CLASSROOMS
	SCIENCE
	ART
	FACS
	WORKSHOPS
	MUSIC
	LIBRARY
	SPECIAL EDUCATION
	GYMS / PE
	PERFORMANCE
	ADMINISTRATION
	FOOD SERVICE
	TOILETS
	CIRCULATION
	SUPPORT SPACES



GENERAL NOTES

1 - VERY LITTLE IN VARIETY OF ROOM SIZE; SMALL GROUP ROOMS, BREAK OUT AREAS, FORUM ROOMS REQUIRED

KEY NOTES

1. SOUND TRANSMISSION THROUGH DEMOUNTABLE PARTITIONS, UNDERSIZED ROOMS
2. SOUND TRANSMISSION THROUGH DEMOUNTABLE PARTITIONS, WASTED SPACE, LITTLE INTERCONECTION
3. MEDIA CENTER HAS LITTLE NATURAL LIGHT, LITTLE INTERCONNECTION, NOT FUTURE READY

ATSR

MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

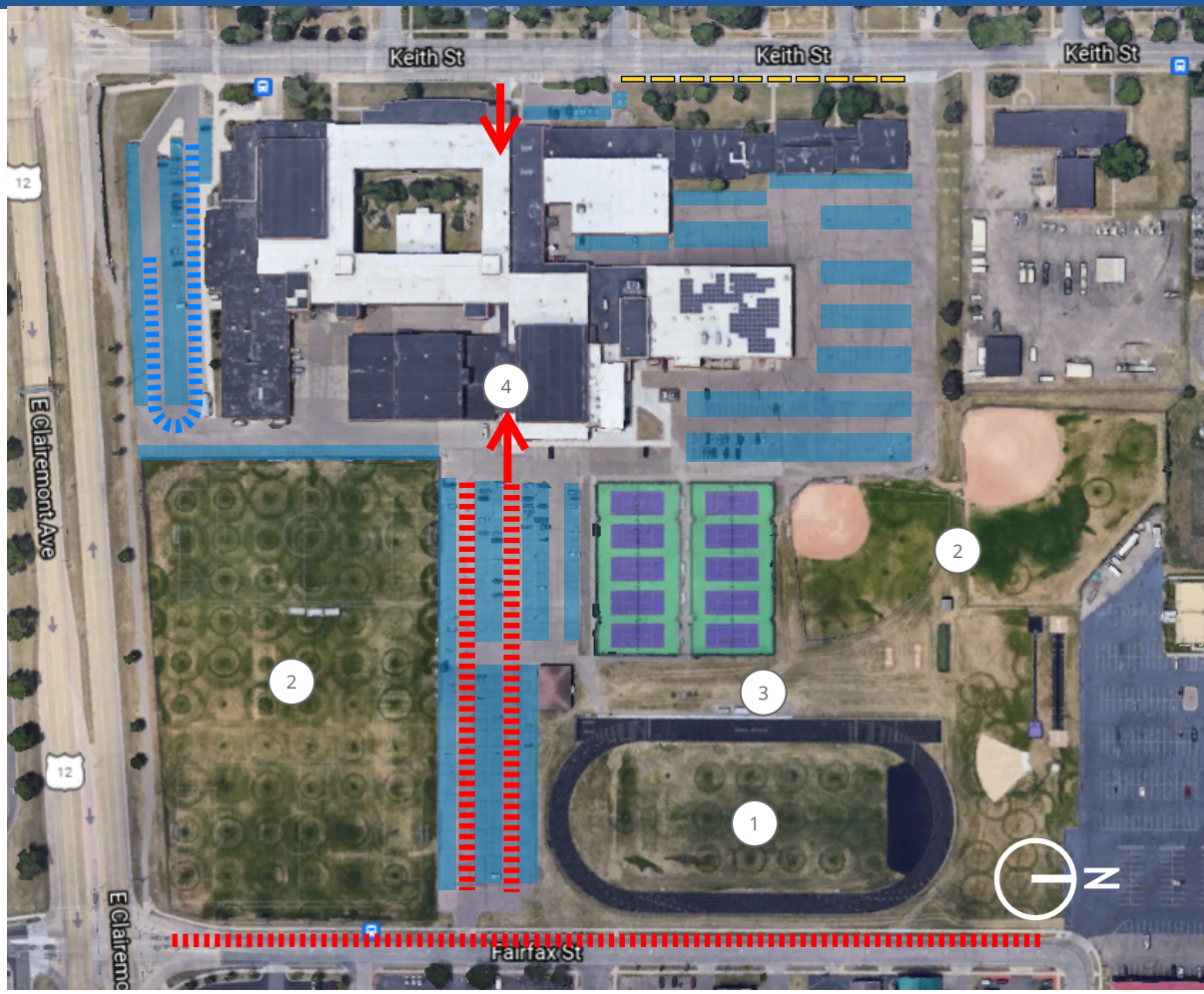
- ADEQUATE PARKING
- ATHLETIC FIELDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. TURF FOOTBALL FIELD REQUIRED TO HOST EVENTS
2. LIGHTS AT SOCCER AND SOFTBALL FIELDS REQUIRED
3. STADIUM SEATING REQUIRED
4. ENTRANCE UNDERSIZED AND NOT CLEARLY INDICATED

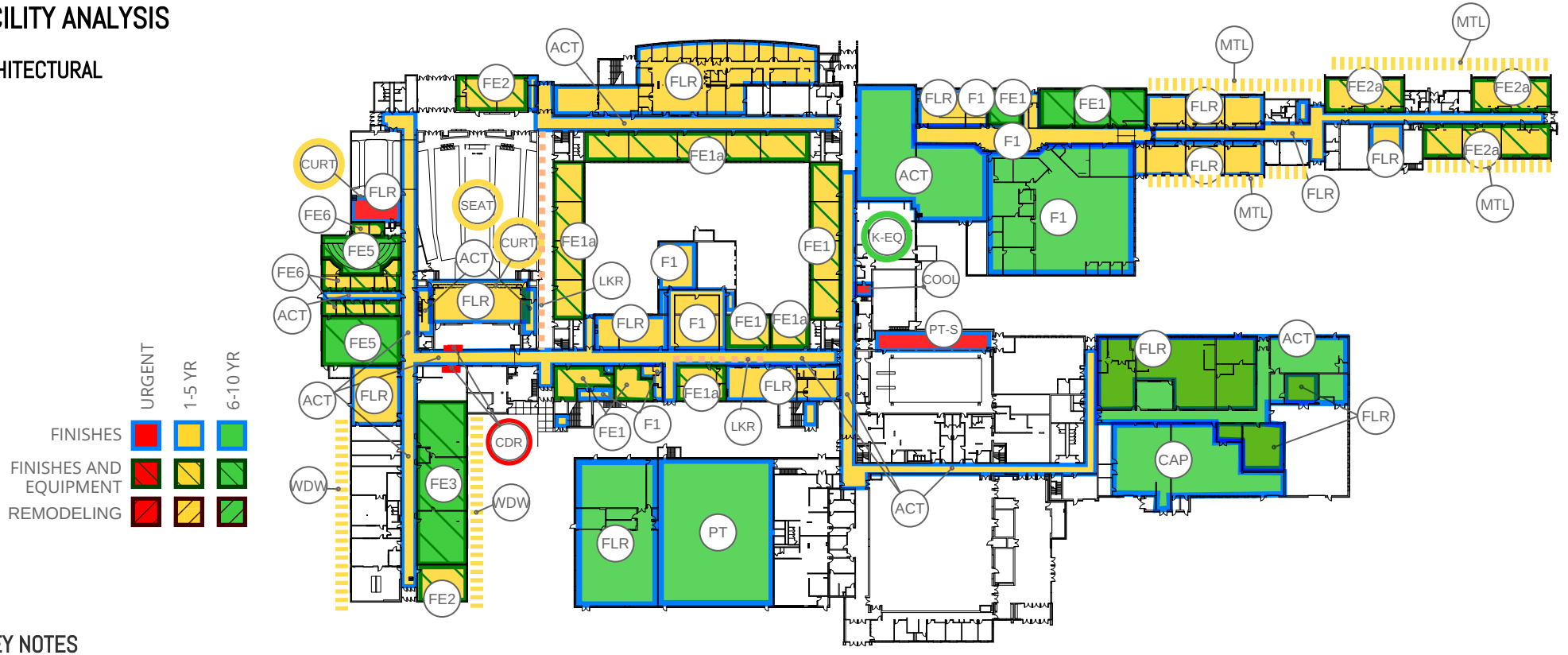


ATSR

MEMORIAL HIGH SCHOOL

FACILITY ANALYSIS

ARCHITECTURAL



KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- ACT — ACT REPLACMENT
- F1 — CEILING + FLOORING
- FE1 — FINISHES + BOARDS + CASEWORK
- FE1a — FINISHES + BOARDS + CASEWORK less CLGS
- FE2 — FINISHES + BOARDS + HS CSWK
- MTL — METAL SOFFIT PANELS
- FE2a — FINISHES + BOARDS + HS CASEWORK less CLGS
- FE3 — PROJECT FINISHES AND EQUIPMENT
- FE5 — MUSIC FINISHES AND EQUIPMENT
- FE6 — MUSIC PRACTICE RM FINISHES AND EQUIP
- CAP — CEILING HUNG ACOUSTICAL PANELS
- SEAT — AUDITORIUM SEATS
- CURT — STAGE CURTAINS
- CDR — FIRE RATED COILING DOOR
- PT-S — PAINT RUSTING STL COL, BEAM, ACOUST DECK
- LKR — LOCKERS
- COOL — COOLER
- K-EQ — KITCHEN EQUIPMENT
- WDW — REPLACE WINDOWS

GENERAL NOTES

1 - BUILDING CONTROL JOINT AND WINDOW SEALANT REPLACEMENT REQUIRED

2 - SEVERAL LOCATIONS THAT NEED DOOR/FRAME REPLACEMENT

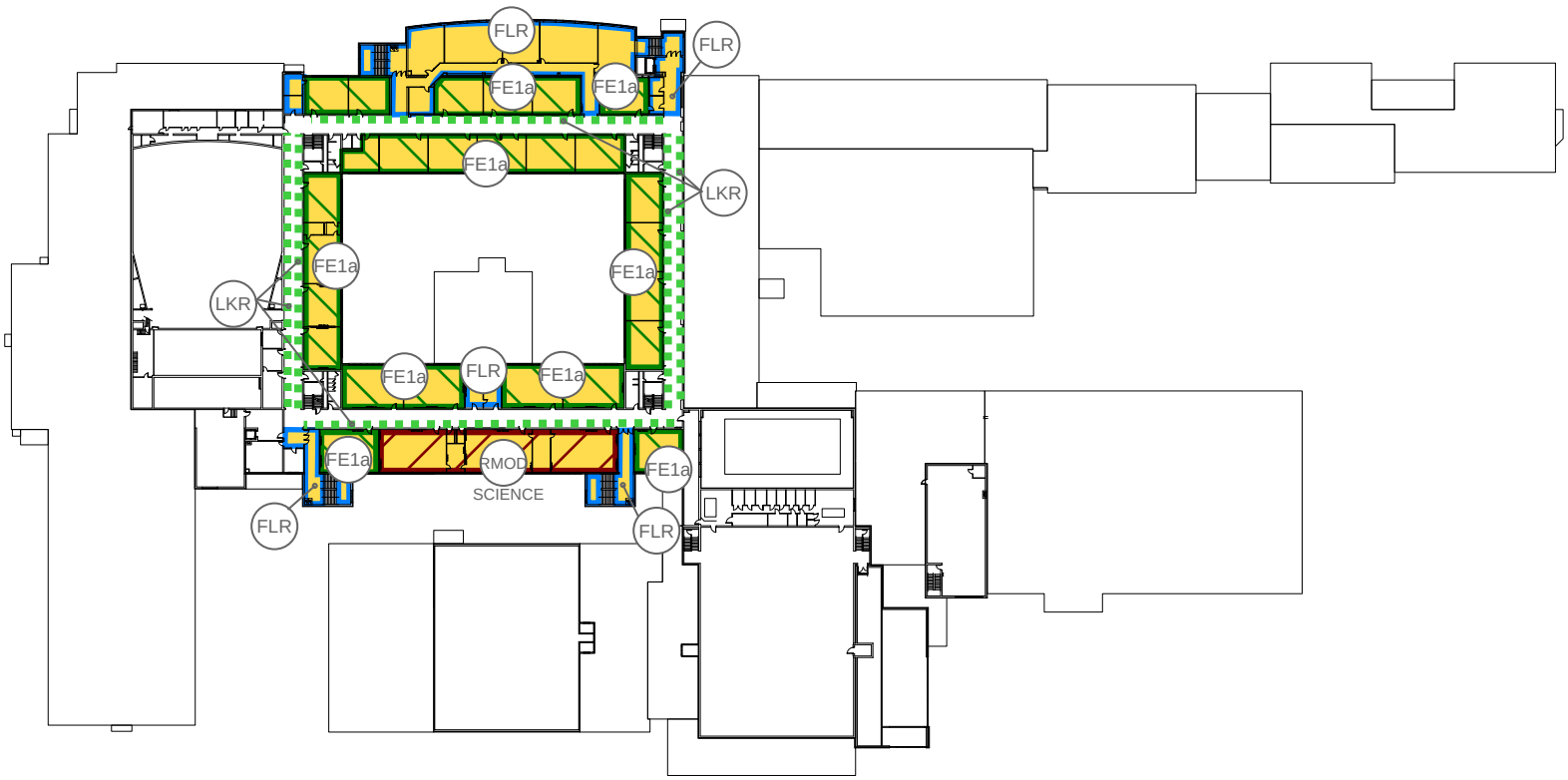
3 - ARLINGTON HEIGHTS BUILDING AND 1954 PORTION OF BUILDING NEED EXTENSIVE TUCKPOINTING AND MASONRY REPAIRS

ATSR

MEMORIAL HIGH SCHOOL

FACILITY ANALYSIS

ARCHITECTURAL



URGENT | 1-5 YR | 6-10 YR

- FINISHES
- FINISHES AND EQUIPMENT
- REMODELING

KEY NOTES

- FLR — REPLACE FLOORING
- FE1a — FINISHES + BOARDS + CASEWORK less CLGS
- FE2a — FINISHES + BOARDS + HS CASEWORK less CLGS
- LKR — LOCKERS
- RMOD — REMODEL MODERATE (WITH SCIENCE PREMIUM)

GENERAL NOTES

1 - REPLACE DOOR KNOBS WITH LEVER HARDWARE THIS LEVEL

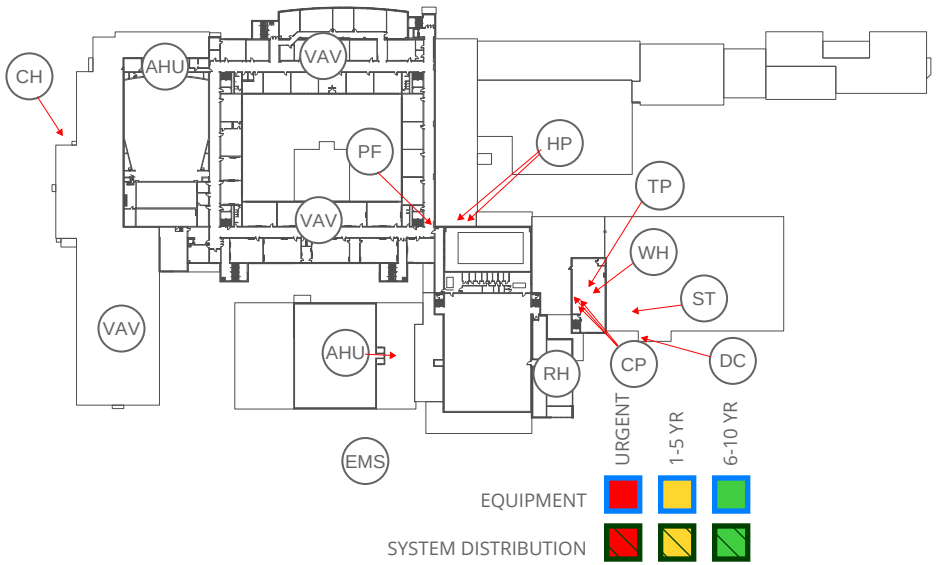
2 - REPLACE STAIR RAILINGS ON ORIG BUILDING STAIRWELLS TO MEET ADA

ATSR

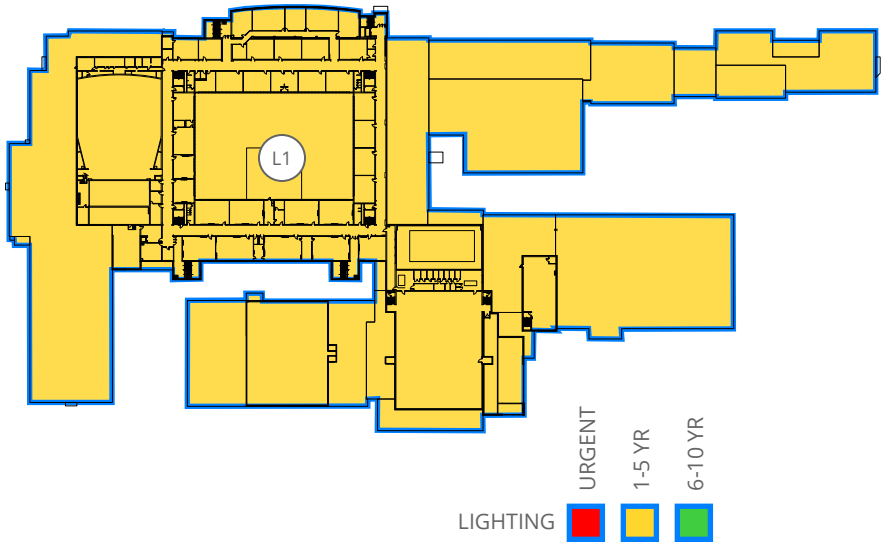
MEMORIAL HIGH SCHOOL

FACILITY ANALYSIS

MECHANICAL



ELECTRICAL



KEY NOTES

- EMS — UPGRADE ENERGY MANAGEMENT SYSTEM
- AHU — REPLACE AIR HANDLING UNIT
- DC — REPLACE DUST COLLECTOR
- PF — REPLACE POOL FILTER
- VAV — REPLACE VAV BOXES
- CP — REPLACE CHILLED PUMPS
- RH — REPLACE GRAVITY RELIEFS W/ POWER RELIEF FANS
- CH — REPLACE AUDITORIUM CHILLER
- ST — PROVIDE SANDING TABLES
- WH — REPLACE WATER HEATER
- HP — REPLACE HEATING PUMPS
- TP — REPLACE TOWER PUMP

KEY NOTES

- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.
- L1 — LIGHTING IS FLOURESCENT FIXTURES RETROFITTED WITH LED LAMPS. REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS

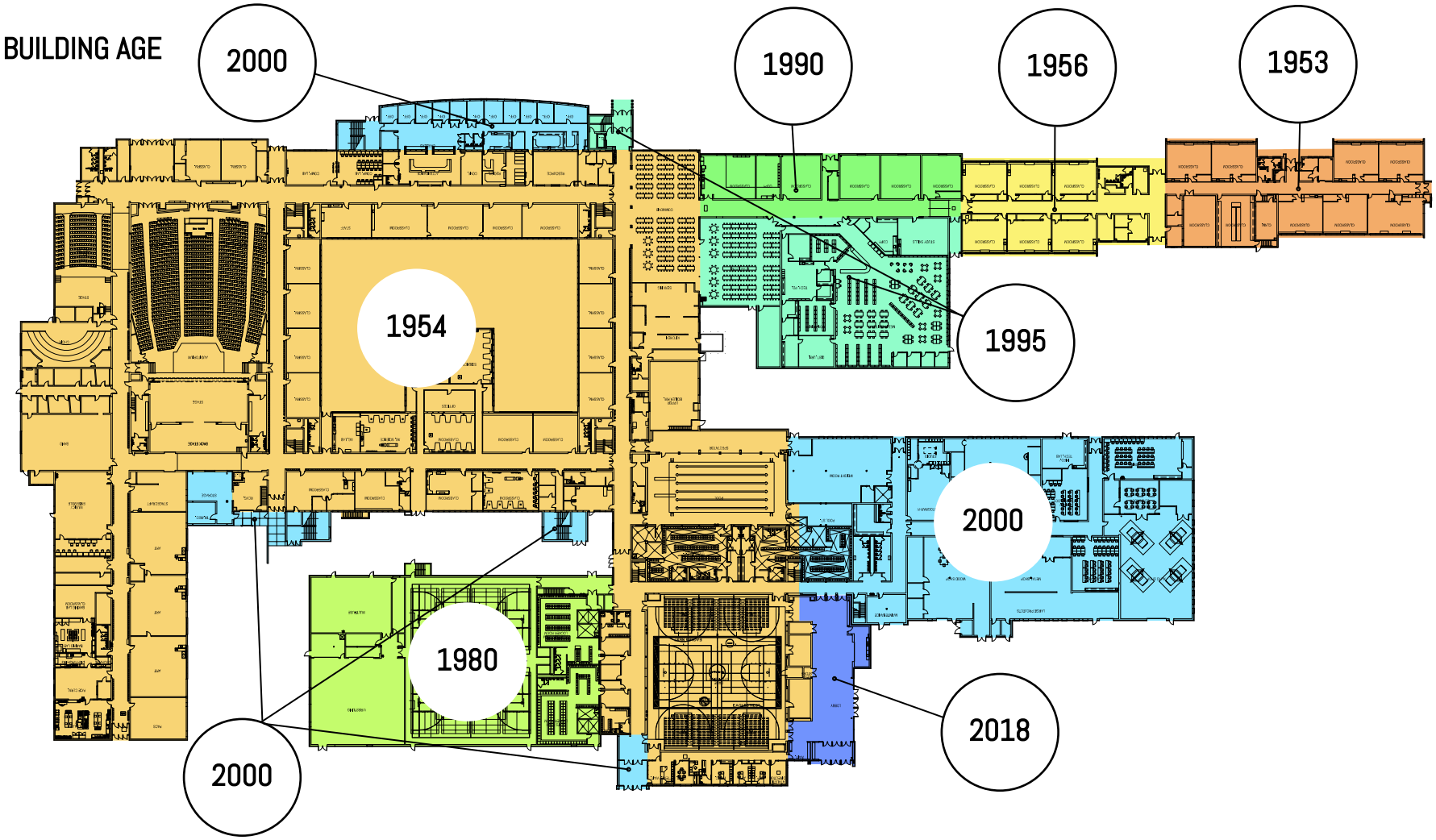
GENERAL NOTES

1. BUILDING SECURITY AND PARKING LOT LIGHTING IS HID FIXTURES . REPLACE FIXTURES WITH LED FIXTURES IN 1-5 YEARS
2. PANELS AND DISTRIBUTION EQUIPMENT IS IN GOOD CONDITION . REPLACE PANELS IN 6-10 YEARS
3. INSTALL EMERGENCY EGRESS LIGHTING AT ALL EXTERIOR EXITS
4. REPLACE LIGHT SWITCHES WITH LIGHTING CONTROL (DIMMER) SWITCHES.

ATSR

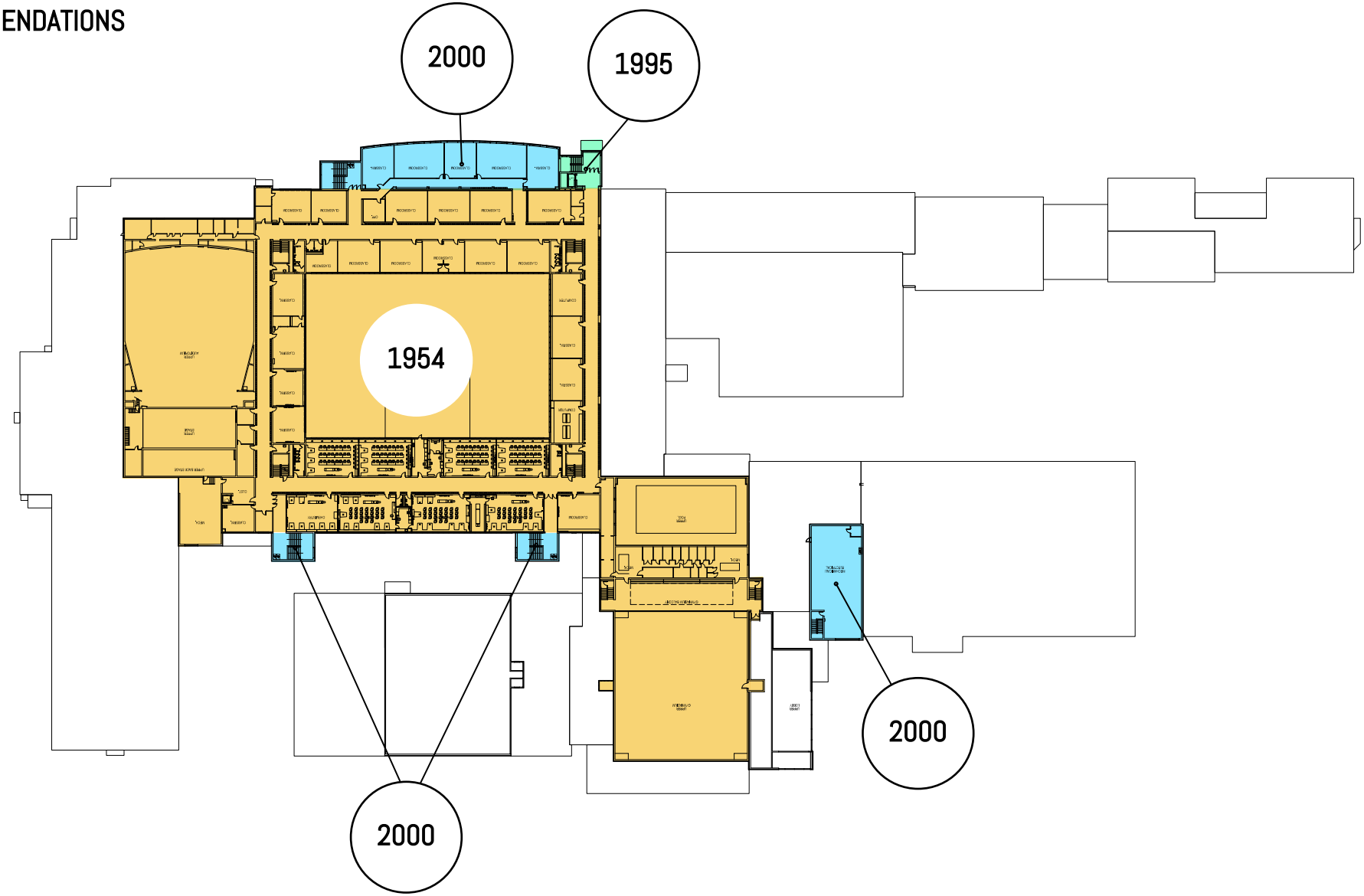
MEMORIAL HIGH SCHOOL

BUILDING AGE



MEMORIAL HIGH SCHOOL

RECOMMENDATIONS



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						28%	$ 56.34	20,511,800	1,2	Cond.					Priority High (1)			$ 341,952										$ 341,952
198							$ 12.52	4,558,900	3	Cond.					Priority Med (2)			$ 15,601,560										$ 15,601,560
199							$ 0.79	286,000	4,5	Cond.					Priority Low (3)			$ 9,420,944										$ 9,420,944
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										Install																		
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Life	Reb.	Projected	2022				Base	Est.		Proj.	Base	2022
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	(Y/N)	PROJECT COST	Construction Cost Basis	Unit Cost	Unit	Quantity	Const Cost	Cost Factor	Const. Cost	Cost Factor	Project Cost	Project Cost
204		**41**									**CI**	**Y3**		**2022**														
205		41	Memorial HS	1.04	0				2		CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		41	Memorial HS	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		41	Memorial HS	1.01	Asphalt paving		East Parking Lot - Near the Main School Bldg Entrance	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain) Per Owner completed in 2022			$ 416,000	$ 322,500	$ 30.00	sy	8,000	$ 240,000	1.292	$ 310,100	129%	$ 400,000	416,000
208		41	Memorial HS	1.01	Asphalt paving		**East Parking Lot - Near the Main School Bldg Entrance**	**Stormwater Management Due to the Above Extent of Base Aggregate Disturbance**	2		CI	Y3	2	2022	Install Stormwater Management System - An Appropriate System Yet To Be Determined - Future System to be Considered with Above			$ 346,600	$ 268,800	**$ 200,000.00**	ls	**1**	$ 200,000	1.292	$ 258,400	129%	$ 333,300	346,632
209		41	Memorial HS	1.01	Asphalt paving		East Parking Lot - Entrance Off of Fairfax St.	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain) Per Owner completed in 2022			$ 312,100	$ 241,900	$ 30.00	sy	6,000	$ 180,000	1.292	$ 232,600	129%	$ 300,100	312,104
210		41	Memorial HS	1.01	Asphalt paving		**East Parking Lot - Entrance Off of Fairfax St.**	**Stormwater Management Due to the Above Extent of Base Aggregate Disturbance**	2		CI	Y3	2	2022	Install Stormwater Management System - An Appropriate System Yet To Be Determined - Future System to be Considered with Above			$ 346,600	$ 268,800	**$ 200,000.00**	ls	**1**	$ 200,000	1.292	$ 258,400	129%	$ 333,300	346,632
211		41	Memorial HS	1.01	Asphalt paving		North Parking Lot	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ 936,000	$ 725,600	$ 30.00	sy	18,000	$ 540,000	1.292	$ 697,700	129%	$ 900,000	936,000
212		41	Memorial HS	1.01	Asphalt paving		**North Parking Lot**	**Stormwater Management Due to Extent of Base Aggregate Disturbance**	2		CI	Y3	2	2022	Install Stormwater Management System - An Appropriate System Yet To Be Determined - Future System to be Considered for All Areas			$ 693,400	$ 537,500	**$ 400,000.00**	ls	**1**	$ 400,000	1.292	$ 516,800	129%	$ 666,700	693,368
213		41	Memorial HS	1.01	Asphalt paving		Courtyard Parking - Pavment Area Door #16, 17, 17A, etc.	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ 52,100	$ 40,400	$ 30.00	sy	1,000	$ 30,000	1.292	$ 38,800	129%	$ 50,100	52,104
214		41	Memorial HS	1.01	Asphalt paving		East Drive, Prkng (west of Soccer Field) Loading Dock & Parking	Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	3		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ 182,100	$ 141,100	$ 30.00	sy	3,500	$ 105,000	1.292	$ 135,700	129%	$ 175,100	182,104
215		41	Memorial HS	1.01	Asphalt paving		**East Drive, Prkng (west of Soccer Field) Loading Dock & Parking**	**Stormwater Management Due to Extent of Base Aggregate Disturbance**	2		CI	Y3	2	2022	Install Stormwater Management System - An Appropriate System Yet To Be Determined - Future System to be Considered with Above			$ 693,400	$ 537,500	**$ 400,000.00**	ls	**1**	$ 400,000	1.292	$ 516,800	129%	$ 666,700	693,368
216		41	Memorial HS	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections			$ 151,300	$ 117,400	$ 59.00	sy	1,480	$ 87,300	1.292	$ 112,800	129%	$ 145,500	151,320
217		41	Memorial HS	1.01	Asphalt paving		South Parking Lot	Ongoing Maint Item	3		CI	Y3	2	2022	clean/fill pavement cracks			$ 1,000	$ 900	$ 1.25	lf	500	$ 600	1.292	$ 800	129%	$ 1,000	1,040
218		41	Memorial HS	1.01	Asphalt paving		South Parking Lot	Ongoing Maint Item	3		CI	Y3	2	2022	sealcoating			$ 9,900	$ 7,700	$ 0.90	sy	6,300	$ 5,700	1.292	$ 7,400	129%	$ 9,500	9,880
219		41	Memorial HS	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 18,400	$ 14,300	$ 9.60	lf	1,100	$ 10,600	1.292	$ 13,700	129%	$ 17,700	18,408
220		41	Memorial HS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 26,800	$ 20,900	$ 15.50	sf	1,000	$ 15,500	1.292	$ 20,000	129%	$ 25,800	26,832
221		41	Memorial HS	1.02	Concrete walks / curbs		Flag Pole Monument at Door	Repair base of flag pole spalling concrete	2		CI	Y3	2	2022	Repair base of flag pole spalling concrete			$ 26,000	$ 20,200	$ 15,000.00	ls	1	$ 15,000	1.292	$ 19,400	129%	$ 25,000	26,000
222		41	Memorial HS	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
223		41	Memorial HS	2.02	Athletic Fields		Tennis Courts	Numerous cracks present - may affect playability	2		CI	Y3	2	2022	Route out Cracks/Install Armour Crack Repair			$ 74,200	$ 57,600	$ 19.00	lf	2,250	$ 42,800	1.292	$ 55,300	129%	$ 71,300	74,152
224		41	Memorial HS	2.02	Athletic Fields		Tennis Courts	Resurfacing/striping	2		CI	Y3	2	2022	Resurfacing/striping			$ 138,700	$ 107,500	$ 8,000.00	ea	10	$ 80,000	1.292	$ 103,400	129%	$ 133,400	138,736
225		41	Memorial HS	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
226		41	Memorial HS	3.01	Grass / Turf		SE corner of School	Grade slopes toward building	2		CI	Y3	2	2022	Remove sod, regrade area, cut in curb opeing, and then re-sod			$ 7,100	$ 5,600	$ 15.00	sy	275	$ 4,100	1.292	$ 5,300	129%	$ 6,800	7,072
227		41	Memorial HS	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg	2		CI	Y3	2	2022	Remove scrub brush/trees from fence lines and back stairwell			$ 4,300	$ 3,400	$ 2,500.00	ls	1	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
228		41	Memorial HS	3.04	Monument Signage		Entrance at Fairfax St	Sign lacks a presence as to being the main entrance	2		CI	Y3	2	2022	Construct a New School Entrance Monument Sign			$ 60,600	$ 47,100	$ 35,000.00	ls	1	$ 35,000	1.292	$ 45,200	129%	$ 58,300	60,632

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
229		41	Memorial HS	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
230		41	Memorial HS	4.01	Roofs		Not Reviewed Per District				CI	Y3		2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
231		41	Memorial HS	4.02	Wall systems		Arlington Heights	Face brick cracked/damaged, infill at blanked off panels	2		CI	Y3	2	2022	repair and infill with facebrick			$ 2,400	$ 1,900	$ 49.00	sf	31	$ 1,500	1.210	$ 1,800	129%	$ 2,300	2,392
232		41	Memorial HS	4.02	Wall systems		1954 Bldg	Face brick cracked/damaged	2		CI	Y3	2	2022	remove and replace with face brick to match existing			$ 14,900	$ 11,600	$ 49.00	sf	187	$ 9,200	1.210	$ 11,100	129%	$ 14,300	14,872
233		41	Memorial HS	4.02	Wall systems		Door 17, 17A	Plaster soffit damaged and cracking	2		CI	Y3	2	2022	Repair plaster cracks and repaint			$ 2,200	$ 1,700	$ 3.70	sf	360	$ 1,300	1.210	$ 1,600	129%	$ 2,100	2,184
234		41	Memorial HS	4.02	Wall systems		Door 8	wood fascia at canopy paint peeling	2		CI	Y3	2	2022	cover wood with metal fascia/flashing (+-8" h)			$ 800	$ 700	$ 15.00	lf	36	$ 500	1.210	$ 600	129%	$ 800	832
235		41	Memorial HS	4.02	Wall systems		Arlington Heights	wood soffits above windows. Paint peeling	2		CI	Y3	2	2022	replace with flush metal panel system as wood is not a good material at this			$ 37,300	$ 29,000	$ 25.00	sf	918	$ 23,000	1.210	$ 27,800	129%	$ 35,900	37,336
236		41	Memorial HS	4.02	Wall systems		Exterior	soffit panels at Doors 1, 4, 6,7,8, 12A, 12B, 18 are	2		CI	Y3	2	2022	replace with new flush metal soffit panels			$ 26,000	$ 20,200	$ 25.00	sf	640	$ 16,000	1.210	$ 19,400	129%	$ 25,000	26,000
237		41	Memorial HS	4.02	Wall systems		1954 Bldg	Face brick cracked and damaged	2		CI	Y3	2	2022	Repair Face Brick			$ 185,200	$ 143,600	$ 49.00	sf	2,328	$ 114,100	1.210	$ 138,100	129%	$ 178,100	185,224
238		41	Memorial HS	4.03	Tuck pointing / Sealant		Arlington Heights	stone sills joints damaged/deteriorating	2		CI	Y3	2	2022	recaulk stone sill joints			$ 1,600	$ 1,300	$ 2.40	lf	448	$ 1,100	1.050	$ 1,200	129%	$ 1,500	1,560
239		41	Memorial HS	4.03	Tuck pointing / Sealant		1954 bldg	stone sills joints damaged/deteriorating	2		CI	Y3	2	2022	recaulk stone sill joints			$ 1,500	$ 1,100	$ 2.40	lf	416	$ 1,000	1.050	$ 1,100	129%	$ 1,400	1,456
240		41	Memorial HS	4.03	Tuck pointing / Sealant		90's addition	stone sills joints damaged/deteriorating	2		CI	Y3	2	2022	recaulk stone sill joints			$ 100	$ 200	$ 2.40	lf	30	$ 100	1.050	$ 100	129%	$ 100	104
241		41	Memorial HS	4.03	Tuck pointing / Sealant		Low Aux Gym Wall	FB control jt replace	2		CI	Y3	2	2022	Recaulk			$ 2,800	$ 2,200	$ 9.60	lf	208	$ 2,000	1.050	$ 2,100	129%	$ 2,700	2,808
242		41	Memorial HS	4.03	Tuck pointing / Sealant		1954 Arts wing	FB control jt replace	2		CI	Y3	2	2022	Recaulk			$ 2,200	$ 1,700	$ 9.60	lf	160	$ 1,500	1.050	$ 1,600	129%	$ 2,100	2,184
243		41	Memorial HS	4.03	Tuck pointing / Sealant		1995 Addtion	FB control jt replace	2		CI	Y3	2	2022	Recaulk			$ 16,500	$ 12,800	$ 9.60	lf	1,220	$ 11,700	1.050	$ 12,300	129%	$ 15,900	16,536
244		41	Memorial HS	4.03	Tuck pointing / Sealant		2000 addtion	FB control jt replace	2		CI	Y3	2	2022	Recaulk			$ 3,200	$ 2,600	$ 9.60	lf	240	$ 2,300	1.050	$ 2,400	129%	$ 3,100	3,224
245		41	Memorial HS	4.03	Tuck pointing / Sealant		1995 Addition	3x4 window caulk	2		CI	Y3	2	2022	Recaulk			$ 10,100	$ 7,800	$ 9.60	lf	742	$ 7,100	1.050	$ 7,500	129%	$ 9,700	10,088
246		41	Memorial HS	4.03	Tuck pointing / Sealant		1990 addition	sealant around vents and windows cracked/missing	2		CI	Y3	2	2022	replace sealant			$ 3,800	$ 3,100	$ 9.60	lf	288	$ 2,800	1.050	$ 2,900	129%	$ 3,700	3,848
247		41	Memorial HS	4.03	Tuck pointing / Sealant		Door 3A, 5, 8A, 10, 12B, 12C, 15E, 15H, 16A, 17A, 17B	sealant around doors is cracked/hard	2		CI	Y3	2	2022	replace sealant			$ 2,800	$ 2,200	$ 9.60	lf	209	$ 2,000	1.050	$ 2,100	129%	$ 2,700	2,808
248		41	Memorial HS	4.03	Tuck pointing / Sealant		1995 Addition	sealant around louvers is cracked/missing	2		CI	Y3	2	2022	replace sealant			$ 2,200	$ 1,700	$ 9.60	lf	158	$ 1,500	1.050	$ 1,600	129%	$ 2,100	2,184
249		41	Memorial HS	4.03	Tuck pointing / Sealant		Arl Heights	sealant around louvers is cracked/missing	2		CI	Y3	2	2022	replace sealant			$ 600	$ 600	$ 9.60	lf	52	$ 500	1.050	$ 500	129%	$ 600	624
250		41	Memorial HS	4.03	Tuck pointing / Sealant		1954 Bldg	louver at door 18 sealant cracked	2		CI	Y3	2	2022	replace sealant			$ 500	$ 500	$ 9.60	lf	38	$ 400	1.050	$ 400	129%	$ 500	520
251		41	Memorial HS	4.03	Tuck pointing / Sealant		1954 Bldg	sealant around windows cracked/hard	2		CI	Y3	2	2022	replace sealant			$ 100,400	$ 77,800	$ 9.60	lf	7,417	$ 71,200	1.050	$ 74,800	129%	$ 96,500	100,360
252		41	Memorial HS	4.03	Tuck pointing / Sealant		Arlington Heights	FB joints are deteriorating	2		CI	Y3	2	2022	tuckpoint joints			$ 113,700	$ 88,200	$ 26.00	sf	3,104	$ 80,700	1.050	$ 84,700	129%	$ 109,300	113,672
253		41	Memorial HS	4.04	Doors / Hardware		Door 2	HM dr/fr rusting 31x9	2		CI	Y3	2	2022	replace with alum dr/fr			$ 71,800	$ 55,700	$ 3,400.00	ea	13	$ 44,200	1.210	$ 53,500	129%	$ 69,000	71,760
254		41	Memorial HS	4.04	Doors / Hardware		Door 3	HM dr/fr rusting 10x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 19,000	$ 14,800	$ 3,400.00	ea	3	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
255		41	Memorial HS	4.04	Doors / Hardware		Door 5	HM dr/fr rusting12x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
256		41	Memorial HS	4.04	Doors / Hardware		Door 6	HM dr/fr rusting 12x9	2		CI	Y3	2	2022	replace with alum dr/fr			$ 24,500	$ 19,100	$ 3,400.00	ea	4	$ 15,100	1.210	$ 18,300	129%	$ 23,600	24,544
257		41	Memorial HS	4.04	Doors / Hardware		Door 7	HM dr/fr rusting 9x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 13,800	$ 10,700	$ 3,400.00	ea	2	$ 8,500	1.210	$ 10,300	129%	$ 13,300	13,832
258		41	Memorial HS	4.04	Doors / Hardware		Door 8	HM dr/fr rusting 9x7	2		CI	Y3	2	2022	replace with alum dr/fr			$ 12,900	$ 10,000	$ 3,400.00	ea	2	$ 7,900	1.210	$ 9,600	129%	$ 12,400	12,896
259		41	Memorial HS	4.04	Doors / Hardware		Door 9	HM dr/fr rusting 12x9	2		CI	Y3	2	2022	replace with alum dr/fr			$ 24,500	$ 19,100	$ 3,400.00	ea	4	$ 15,100	1.210	$ 18,300	129%	$ 23,600	24,544
260		41	Memorial HS	4.04	Doors / Hardware		Door 11	HM dr/fr rusting 6x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
261		41	Memorial HS	4.04	Doors / Hardware		Door 11A	HM dr/fr rusting 4x7	2		CI	Y3	2	2022	replace with HM dr/fr			$ 5,600	$ 4,500	$ 2,800.00	ea	1	$ 3,500	1.210	$ 4,200	129%	$ 5,400	5,616
262		41	Memorial HS	4.04	Doors / Hardware		Door 12	HM dr/fr rusting 9x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 12,600	$ 9,900	$ 3,400.00	ea	2	$ 7,800	1.210	$ 9,400	129%	$ 12,100	12,584
263		41	Memorial HS	4.04	Doors / Hardware		Door 12A	HM dr/fr rusting 9x9	2		CI	Y3	2	2022	replace with alum dr/fr			$ 18,000	$ 14,000	$ 3,400.00	ea	3	$ 11,100	1.210	$ 13,400	129%	$ 17,300	17,992

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
264		41	Memorial HS	4.04	Doors / Hardware		Door 12B	HM dr/fr rusting 9x9	2		CI	Y3	2	2022	replace with alum dr/fr			$ 18,000	$ 14,000	$ 3,400.00	ea	3	$ 11,100	1.210	$ 13,400	129%	$ 17,300	17,992
265		41	Memorial HS	4.04	Doors / Hardware		Door 12H	HM dr/fr rusting 4x7	2		CI	Y3	2	2022	replace with alum dr/fr			$ 7,000	$ 5,500	$ 3,400.00	ea	1	$ 4,300	1.210	$ 5,200	129%	$ 6,700	6,968
266		41	Memorial HS	4.04	Doors / Hardware		Auto Shop	13x10 Sec OH Dr poor condition	2		CI	Y3	2	2022	Replace Sec OH Dr			$ 31,600	$ 24,600	$ 150.00	sf	130	$ 19,500	1.210	$ 23,600	129%	$ 30,400	31,616
267		41	Memorial HS	4.04	Doors / Hardware		Large Projects	10x10 Sec OH Dr poor condition	2		CI	Y3	2	2022	Replace Sec OH Dr			$ 24,400	$ 18,900	$ 150.00	sf	100	$ 15,000	1.210	$ 18,200	129%	$ 23,500	24,440
268		41	Memorial HS	4.04	Doors / Hardware		Wood Shop	10x10 Sec OH Dr poor condition	2		CI	Y3	2	2022	Replace Sec OH Dr			$ 24,400	$ 18,900	$ 150.00	sf	100	$ 15,000	1.210	$ 18,200	129%	$ 23,500	24,440
269		41	Memorial HS	4.04	Doors / Hardware		Maintenance	10x10 Sec OH Dr poor condition	2		CI	Y3	2	2022	Replace Sec OH Dr			$ 24,400	$ 18,900	$ 150.00	sf	100	$ 15,000	1.210	$ 18,200	129%	$ 23,500	24,440
270		41	Memorial HS	4.04	Doors / Hardware		Door 12H	HM dr/fr rusting 6x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
271		41	Memorial HS	4.04	Doors / Hardware		Door 15D	HM dr/fr rusting 6x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
272		41	Memorial HS	4.04	Doors / Hardware		Door 15G	HM dr/fr rusting 3x7	2		CI	Y3	2	2022	replace with alum dr/fr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
273		41	Memorial HS	4.04	Doors / Hardware		Door 15H	HM dr/fr rusting 3x7	2		CI	Y3	2	2022	replace with alum dr/fr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
274		41	Memorial HS	4.04	Doors / Hardware		Corridor by Door 16	HM dr/fr rusting 6x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
275		41	Memorial HS	4.04	Doors / Hardware		Door 16	HM dr/fr rusting10x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 19,000	$ 14,800	$ 3,400.00	ea	3	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
276		41	Memorial HS	4.04	Doors / Hardware		Door 16A	HM dr/fr rusting 10x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 19,000	$ 14,800	$ 3,400.00	ea	3	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
277		41	Memorial HS	4.04	Doors / Hardware		Door 16B	HM dr/fr rustinf 10x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 16,500	$ 12,900	$ 3,400.00	ea	3	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
278		41	Memorial HS	4.04	Doors / Hardware		Door 17	HM fr/dr rusting 12x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 19,000	$ 14,800	$ 3,400.00	ea	3	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
279		41	Memorial HS	4.04	Doors / Hardware		Door 17B	HM fr/dr rusting 10x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 19,000	$ 14,800	$ 3,400.00	ea	3	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
280		41	Memorial HS	4.04	Doors / Hardware		Receiving	10x10 Sec OH Dr poor condition	2		CI	Y3	2	2022	Replace Sec OH Dr			$ 24,400	$ 18,900	$ 150.00	sf	100	$ 15,000	1.210	$ 18,200	129%	$ 23,500	24,440
281		41	Memorial HS	4.04	Doors / Hardware		Door 18	HM dr/fr rusting 12x8	2		CI	Y3	2	2022	replace with alum dr/fr			$ 19,000	$ 14,800	$ 3,400.00	ea	3	$ 11,700	1.210	$ 14,200	129%	$ 18,300	19,032
282		41	Memorial HS	4.04	Doors / Hardware		Door 18B	HM dr/fr rusting 3x7	2		CI	Y3	2	2022	replace with alum dr/fr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
283		41	Memorial HS	4.04	Doors / Hardware		Door 19A	HM dr/fr rusting 3x7	2		CI	Y3	2	2022	replace with alum dr/fr			$ 5,500	$ 4,300	$ 3,400.00	ea	1	$ 3,400	1.210	$ 4,100	129%	$ 5,300	5,512
284		41	Memorial HS	4.06	Window systems		1954 Bldg	alum windows are deteriroating	2		CI	Y3	2	2022	replace windows			$ 175,300	$ 136,000	$ 75.00	sf	1,440	$ 108,000	1.210	$ 130,700	129%	$ 168,600	175,344
285		41	Memorial HS	4.06	Window systems		1954 Bldg	lintels at windows and doors are rust jacking	2		CI	Y3	2	2022	replace lintels			$ 121,400	$ 94,200	$ 250.00	lf	299	$ 74,800	1.210	$ 90,500	129%	$ 116,700	121,368
286		41	Memorial HS	4.08	Painting and Plaster		Doors 18, 19 19A	Canopy steel paint is peeling and showing rust	2		CI	Y3	2	2022	Paint Canopy Support			$ 14,700	$ 11,400	$ 3,000.00	ea	3	$ 9,000	1.210	$ 10,900	129%	$ 14,100	14,664
287		41	Memorial HS	4.08	Painting and Plaster		Media Center Rm 1850	Lintels at doors and windows are showing signs of rust	2		CI	Y3	2	2022	remove rust and paint lintels			$ 1,400	$ 1,100	$ 20.00	lf	39	$ 800	1.210	$ 1,000	129%	$ 1,300	1,352
288		41	Memorial HS	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			Corroded/Rusting Metal Bollards	2		CI	Y3	2	2022	Grind Rust/Prime/Paint steel bollards			$ 2,800	$ 2,200	$ 100.00	ea	17	$ 1,700	1.210	$ 2,100	129%	$ 2,700	2,808
289		41	Memorial HS	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
290		41	Memorial HS	5.01	Doors / Hardware		Door 9, Corr 1900.03	Per District, add vestibule doors (delete per Jeff Nestor 12/17/21)	2		CI	Y3	2	2022	REMOVE - Add pair of aluminum storefront vestibule doors, sidelites, transom			$ -	$ -	$ 3,400.00	ea	-	$ -	1.210	$ -	129%	$ -	-
291		41	Memorial HS	5.01	Doors / Hardware		Door 16A, Corr 1400.05	Per District, add vestibule doors (delete per Jeff Nestor 12/17/21)	2		CI	Y3	2	2022	REMOVE Add 3 aluminum storefront vestibule doors, transom			$ -	$ -	$ 3,400.00	ea	-	$ -	1.210	$ -	129%	$ -	-
292		41	Memorial HS	5.01	Doors / Hardware		Music Practice Room Doors	Original 1950's, delaminated, poor condition	2		CI	Y3	2	2022	Replace with acoustical wood door, threshold and seals			$ 39,300	$ 30,500	$ 1,863.00	ea	13	$ 24,200	1.210	$ 29,300	129%	$ 37,800	39,312
293		41	Memorial HS	5.01	Doors / Hardware		Sliding wood door bet back stage 1345 and corrodr 1300.05	Original sliding wood door not fire rated/code compliant	2		CI	Y3	2	2022	Replace with rated coiling door, 8'w x 9' h.			$ 23,300	$ 18,200	$ 200.00	sf	72	$ 14,400	1.210	$ 17,400	129%	$ 22,400	23,296
294		41	Memorial HS	5.01	Doors / Hardware		L2 doors - hardware	L2 doors have knobs - not accessible	2		CI	Y3	2	2022	Replace with level hardware			$ 30,900	$ 24,000	$ 306.00	ea	62	$ 19,000	1.210	$ 23,000	129%	$ 29,700	30,888
295		41	Memorial HS	5.03	Flooring / Base		Counseling area #1212-1266	Replace carpeting in 6-10 years	3		CI	Y8	3	2022	Replace with modular carpeting (hard flooring in wk rm)			$ 60,100	$ 46,600	$ 5.60	sf	6,616	$ 37,000	1.210	$ 44,800	129%	$ 57,800	60,112

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
296		41	Memorial HS	5.03	Flooring / Base		Rm's #1270, 1280, 1415, 1425, 1435, 1453, 1443, 1457,1480, 1484, 1486, 1488, 1490, 1494, 1496, 1498, 1360, 1815, 1885, 1890, 1895, 1900, 1905, 1910, 1925, 1960, Arlington Hts corrs, 1979 area	Linoleum/VCT in poor condition	2		CI	Y3	2	2022	Replace flooring (VT basis)			$ 246,500	$ 191,100	$ 6.90	sf	21,994	$ 151,800	1.210	$ 183,700	129%	$ 237,000	246,480
297		41	Memorial HS	5.03	Flooring / Base		Rm's #2173, 2175, 2175A, 2120A, 2120B, 2130, 2128A	Linoleum/VCT in poor condition	2		CI	Y3	2	2022	Replace flooring (VT basis)			$ 14,800	$ 11,500	$ 6.90	sf	1,316	$ 9,100	1.210	$ 11,000	129%	$ 14,200	14,768
298	Combo	41	Memorial HS	5.03	Flooring / Base	F1	Media Center area	Linoleum/VCT (fair-poor) or newer broadloom CPT, ACT 2 x2 high textured, no longer available, starting to get dirty - replace both 6-10 yrs	3	1995	CI	Y8	3	2022	Replace flooring (VT basis) and 2 x 2 ACT, in 6-10 years			$ 207,400	$ 160,900	$ 10.60	sf	12,057	$ 127,800	1.210	$ 154,600	129%	$ 199,400	207,376
299		41	Memorial HS	5.03	Flooring / Base		Little Theater #1310 Stage	Wd stage flooring uneven, has splinters when kids sit on it.	1		CI	Y3	1	2022	Replace stage flooring (based on particle bd system)			$ 14,000	$ 11,000	$ 10.60	sf	820	$ 8,700	1.210	$ 10,500	129%	$ 13,500	14,040
300		41	Memorial HS	5.03	Flooring / Base		Auditorium #1315 Stage	Wd stage flooring, black ptd planks, many gouges, etc - replace	2		CI	Y3	2	2022	Replace stage flooring (based on particle bd system)			$ 33,200	$ 25,700	$ 10.60	sf	1,922	$ 20,400	1.210	$ 24,700	129%	$ 31,900	33,176
301		41	Memorial HS	5.03	Flooring / Base		Auditorium #1315 Stage Proscenium floor	Proscenium wd flooring - needs refinishing	2		CI	Y3	2	2022	Refinish wd plank flooring			$ 3,800	$ 3,100	$ 5.30	sf	458	$ 2,400	1.210	$ 2,900	129%	$ 3,700	3,848
302		41	Memorial HS	5.03	Flooring / Base		Wrestling #1502,Multi-use #1502 and assoc stg rms	Synthetic flooring is starting to crack, scratches, wear	3	1980	CI	Y8	3	2022	Replace synthetic flooring HS 9+2, install years 6-10			$ 193,300	$ 149,900	$ 15.40	sf	7,735	$ 119,100	1.210	$ 144,100	129%	$ 185,900	193,336
303		41	Memorial HS	5.03	Flooring / Base		Shop wing Rms#1625, 1627, 1665, 1686, 1688, 1670	Orignal linolem flooring, poor condition	2	1995	CI	Y3	2	2022	Replace flooring (VT basis)			$ 64,200	$ 49,800	$ 6.90	ea	5,723	$ 39,500	1.210	$ 47,800	129%	$ 61,700	64,168
304		41	Memorial HS	5.03	Flooring / Base		Printing #1665	Exp conc floors, paint coming off	2		CI	Y3	2	2022	Replace with quartz flooring			$ 49,400	$ 38,300	$ 10.00	sf	3,040	$ 30,400	1.210	$ 36,800	129%	$ 47,500	49,400
305		41	Memorial HS	5.03	Flooring / Base		L.2 Corr 2100.02, 2100.03, 2100.06, 2100.07, 2100.09, 2100.12, '90's stairwells	Older linolem ('95?)	2		CI	Y3	2	2022	Replace flooring (VT basis)			$ 56,600	$ 44,000	$ 6.90	sf	5,065	$ 34,900	1.210	$ 42,200	129%	$ 54,400	56,576
306		41	Memorial HS	5.03	Flooring / Base		L2 offices, special ed classrooms #2160, 2162, 2144, 2146, 2148, 2130, 2142	Carpeting starting to wear	2		CI	Y3	2	2022	Replace with modular carpeting			$ 14,700	$ 11,400	$ 5.60	sf	1,615	$ 9,000	1.210	$ 10,900	129%	$ 14,100	14,664
307		41	Memorial HS	5.03	Flooring / Base		Terrazzo floors in corridors (verif loc)	Terrazzo cracking (due to exg crawlspace construction)	2		CI	Y3	2	2022	Per District, repair severe terrazzo cracks in orig building - verify locations			$ 23,300	$ 18,200	$ 30.00	sf	480	$ 14,400	1.210	$ 17,400	129%	$ 22,400	23,296
308		41	Memorial HS	5.04	Ceiling / Acoustic Panels		L. 1 Corridor ceilings #1200.06, 1300.01, 1300.03, 1300.05, 1400.06, 1700.02, 1500.05, 1600.04, 1600.06, 1900.02, 1900.03, Rm#1323, 1325, 1333, 1335, 1300.02	ACT ceilings poor condition	2		CI	Y3	2	2022	Replace ACT ceilings			$ 125,400	$ 97,300	$ 3.70	sf	20,887	$ 77,300	1.210	$ 93,500	129%	$ 120,600	125,424

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**				**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
309		41	Memorial HS	5.04	Ceiling / Acoustic Panels		Shop area, Commons #1805, and Study Hall #1820 ACT ceilings	ACT ceilings 2x2 starting to sag a little	3	1995	CI	Y8	3	2022	Replace ACT ceilings 6-10 years			$ 98,900	$ 76,700	$ 3.70	sf	16,463	$ 60,900	1.210	$ 73,700	129%	$ 95,100	98,904
310		41	Memorial HS	5.04	Ceiling / Acoustic Panels		Shop area - Metal, Wood, Auto	Hung acoustical baffles, frabric/plastic wrap starting to	3	1995	CI	Y8	3	2022	Replace acoustic panel baffles.			$ 263,100	$ 204,000	$ 25.50	sf	6,356	$ 162,100	1.210	$ 196,100	129%	$ 253,000	263,120
311		41	Memorial HS	5.04	Ceiling / Acoustic Panels		Pool Spectator area #1720	Exposed acoustic deck and structure is starting to rust at			CI	Y3	2	2022	Remove rust and repaint with specialty coating			$ 7,500	$ 5,800	$ 3.00	sf	1,522	$ 4,600	1.210	$ 5,600	129%	$ 7,200	7,488
312		41	Memorial HS	5.05	Wall Finishes (PT, VWC, etc)		Pool Spectator area #1720	Bottom of round columns are rusting at conc bench connections	1		CI	Y3	1	2022	Remove rust and repaint columns with specialty coating, consider protective collar around columns and sealing			$ 2,300	$ 1,800	$ 200.00	ea	7	$ 1,400	1.210	$ 1,700	129%	$ 2,200	2,288
313		41	Memorial HS	5.05	Wall Finishes (PT, VWC, etc)		Aux Gym 1500, Wrestling 1510, Multi-use 1502, and assoc storage rms	Painting starting to wear - repaint yrs 6--10	3	1980	CI	Y8	3	2022	Repaint entire area years 6-10			$ 105,600	$ 81,800	$ 3.40	sf	19,118	$ 65,000	1.210	$ 78,700	129%	$ 101,500	105,560
314		41	Memorial HS	5.07	Hand, Guardrail / Code Deficiencies		Display Cases, Corr #1200.16,	Non-safety glass in display cases	2		CI	Y3	2	2022	Replace 1/4" plate glass with safety glass			$ 8,600	$ 6,700	$ 14.50	sf	364	$ 5,300	1.210	$ 6,400	129%	$ 8,300	8,632
315		41	Memorial HS	5.07	Hand, Guardrail / Code Deficiencies		Orig building stairways	Alum handrails flat, not readily graspable, no handrail extensions	2		CI	Y3	2	2022	Replace with new alum handrails			$ 21,600	$ 16,800	$ 52.00	lf	256	$ 13,300	1.210	$ 16,100	129%	$ 20,800	21,632
316		41	Memorial HS	5.08	Accessibility (ADA)		Auditorium	No direct access from seating area to stage - must go out into corridor	2		CI	Y3	2	2022	Add lift when auditorium is remodeled next.			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
317		41	Memorial HS	5.10	REMODELING / ADDITIONS		Science Rms #2166, 2176, 2180	Science cswk orig, older flooring	2		CI	Y3	2	2022	Remodel - moderate, with $75,000/CR premium for science			$ 1,007,700	$ 781,200	$ 150.32	sf	3,669	$ 551,500	1.362	$ 751,100	129%	$ 968,900	1,007,656
318		41	Memorial HS	5.10	REMODELING / ADDITIONS		Science Prep Rms 1278, 2168	Science cswk orig, older flooring	2		CI	Y3	2	2022	Remodel - moderate, with $15,000/prep rm, premium for science			$ 143,400	$ 111,200	$ 144.05	sf	545	$ 78,500	1.362	$ 106,900	129%	$ 137,900	143,416
319		41	Memorial HS	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
320		41	Memorial HS	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
321		41	Memorial HS	6.02	Interior Fixed Seating		Auditorium #1305	Original, old auditorium seats	2		CI	Y3	2	2022	Replace auditorium seats (based on high back type)			$ 619,000	$ 479,900	$ 254.00	ea	1,501	$ 381,300	1.210	$ 461,400	129%	$ 595,200	619,008
322		41	Memorial HS	6.03	Lockers - Corridor		Corr 1200.14, 1400.06, 700.02	Lockers older, look rusted on bottom	2		CI	Y3	2	2022	Replace lockers - recessed 12"w x 15"d x 6' h.			$ 146,200	$ 113,400	$ 269.00	ea	335	$ 90,100	1.210	$ 109,000	129%	$ 140,600	146,224
323		41	Memorial HS	6.03	Lockers - Corridor		L2 corridorsl orig building	Lockers older, same look as L1, rusted on bot but not as bad as L1	2		CI	Y8	3	2022	Replace lockers - recessed 12"w x 15"d x 6' h., in 6-10 years			$ 411,300	$ 318,900	$ 269.00	ea	942	$ 253,400	1.210	$ 306,600	129%	$ 395,500	411,320
324		41	Memorial HS	6.05	Stage Curtains		Little Theater #1310	Old/ripped stage curtains	2		CI	Y3	2	2022	Replace stage curtains (based on elem stage curtain cost since smaller)			$ 40,400	$ 31,400	$ 7,100.00	ea	3.5	$ 24,900	1.210	$ 30,100	129%	$ 38,800	40,352
325		41	Memorial HS	6.05	Stage Curtains		Auditorium #1305	Older stage curtains	2		CI	Y3	2	2022	Replace stage curtains (verify req) x 1.5 due to wide proscenium opening)			$ 78,900	$ 61,200	$ 10,800.00	ea	4.5	$ 48,600	1.210	$ 58,800	129%	$ 75,900	78,936
326		41	Memorial HS	6.05	Stage Curtains		Auditorium #1305	Rigging Repairs per Gopher Stage 7/8/21 Inspection	2		CI	Y3	2	2022	Rigging Repair costs (per Jeff Nestor)			$ 61,700	$ 47,900	$ 38,000.00	ls	1.0	$ 38,000	1.210	$ 46,000	129%	$ 59,300	61,672
327	combo	41	Memorial HS	6.08	Wall Pads		Music Practice Rooms (10)	Old cpt and ACT, old/no acoustical wall panels	2		CI	Y3	2	2022	Replace practice room flooring, ACT ceiling, acoustical wall panels			$ 157,200	$ 122,000	$ 76.42	sf	1,268	$ 96,900	1.210	$ 117,200	129%	$ 151,200	157,248
328	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE1	CR's 1725, 1735, 1775, 1785, 1465, 1410, 1420, 1835, 1855, 1865, 1875	Older flooring (linoleum (2), orig cswk along exterior wall and smaller area on int walls, orig boards , older ACT ceilings	2		CI	Y3	2	2022	Finishes+ES/MS Cswk (larger cswk amt than typ covers extra cswk/wall repair at ext)+ wall pt, ACT clg (no moisture mit due to crawl space)			$ 362,200	$ 280,800	$ 21.82	sf	10,223	$ 223,100	1.210	$ 270,000	129%	$ 348,300	362,232
329	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE1a	CR's 1205,1215, 1235, 1255, 1265, 1283, 1285, 1287, 1289, 1475, 1440, 1442, 1444, 2191, 2993, 2195, 2197, 2128	Older flooring (linoleum (2), orig cswk along exterior wall and smaller area on int walls, orig boards, clgs OK	2		CI	Y3	2	2022	Finishes+Cswk (extra cswk/wall repair)+ wall pt (no clgs), (no moisture mitigation due to crawl space)			$ 388,100	$ 300,900	$ 18.12	sf	13,194	$ 239,100	1.210	$ 289,300	129%	$ 373,200	388,128
330	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE2	CR's 1284, 1288, 1290, 1292, 1395	Older flooring (linoleum (2), orig cswk (less amt), orig boards, older ACT ceilings	2		CI	Y3	2	2022	Finishes+HS Cswk + Mkbd + wall pt, ACT clg			$ 81,300	$ 63,100	$ 17.59	sf	2,847	$ 50,100	1.210	$ 60,600	129%	$ 78,200	81,328
331	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE2a	Arlington CR's 1955, 1965, 1970, 1980, 1985, 1990	Older flooring (linoleum (2), orig cswk (less amt), orig boards, clgs OK	2		CI	Y3	2	2022	Flooring +HS Cswk + wall pt, boards- (plus $3/sf for a little more than typ hs cswk)			$ 173,100	$ 134,200	$ 16.89	sf	6,309	$ 106,600	1.210	$ 129,000	129%	$ 166,400	173,056

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
332	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE2a	CR's 2102,v2103, 2105, 2111, 2115, 2119, 2121, 2114, 2116, 2118, 2122, 2133, 2139, 2141, 2143, 2164, 2165, 2171, 2177, 2179, 2182	Older flooring (linoleum (2), orig cswk (less amt), orig boards, clgs OK	2		CI	Y3	2	2022	Flooring +HS Cswk + boards + wall pt (less ACT clg)			$ 386,300	$ 299,400	$ 13.89	sf	17,127	$ 237,900	1.210	$ 287,900	129%	$ 371,400	386,256
333	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE3	Art Rms #1365, 1369, 1375, 1385	Mix of orig and 90's cswk, older sheet flooring, fair cond ACT - replace everything in 6-10 years	3		CI	Y8	3	2022	In 6-10 yrs: Project Finishes-Cswk: flooring, clg, wall pt, cswk, boards, sinks			$ 354,800	$ 275,100	$ 41.83	sf	5,226	$ 218,600	1.210	$ 264,500	129%	$ 341,200	354,848
334	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE5	Choir Rm #1320, Band #1350	Older acoust panels, older sheet flooring, fair cond ACT - replace everything in 6-10 years	3		CI	Y8	3	2022	In 6-10 yrs: Music Finishes-Cswk: flooring, clg, wall pt, acoust panels, boards			$ 246,700	$ 191,300	$ 35.32	sf	4,303	$ 152,000	1.210	$ 183,900	129%	$ 237,200	246,688
335	combo	41	Memorial HS	6.13	Cabinetry / Counter Tops / Stools	FE6	Practice Rms	Older or no acoust panels, older carpet, poor condition ACT	2		CI	Y3	2	2022	Practice Rm finishes & acoust panels			$ 100	$ 200	$ 76.42	sf	1	$ 100	1.210	$ 100	129%	$ 100	104
336		41	Memorial HS	6.18	Kitchen Equipment		1770 Serving, 1750 Kitchen, 1752 Dish Washing, 1746 Dry Food Storage	Serving equip (in cafeteria with hot and cold wells), 4 Dbl convection ovens, (2) pass through heated cabinets, reach in freezers (1 two section and 1 three section) and refrigerators (1 three section , 2 two section , and 1 two section pass through), wood cabinets and dishmachine	3		CI	Y8	3	2022	Replace equipment listed in 9 years			$ 472,400	$ 366,200	$291,000	ls	1	$ 291,000	1.210	$ 352,100	129%	$ 454,200	472,368
337		41	Memorial HS	6.18	Kitchen Equipment		1750 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
338		41	Memorial HS	6.19	Cold Storage Rooms		1740A Cooler, 1750A Exterior	Replace cooler with wood door	1		CI	Y3	1	2022	Replace Cooler in 2 years			$ 30,000	$ 23,200	$18,440	ls	1	$ 18,400	1.210	$ 22,300	129%	$ 28,800	29,952
339		41	Memorial HS	6.18	Kitchen Equipment		1770 Serving, 1750 Kitchen,	Serving equip (in cafeteria with hot and cold wells), 4 Dbl	3		CI	Y8	3	2022	Replace equipment listed in 9 years			$ 472,400	$ 366,200	$291,000	ls	1	$ 291,000	1.210	$ 352,100	129%	$ 454,200	472,368
340		41	Memorial HS	6.18	Kitchen Equipment		1750 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
341		41	Memorial HS	6.19	Cold Storage Rooms		1740A Cooler, 1750A Exterior Freezer	Replace cooler with wood door	1		CI	Y3	1	2022	Replace Cooler in 2 years			$ 30,000	$ 23,200	$18,440	ls	1	$ 18,400	1.210	$ 22,300	129%	$ 28,800	29,952
342		41	Memorial HS	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
343		41	Memorial HS	7.01	Boilers		Boiler Room	B-1: Fulton Vantage 6000 DF, 6,000 MBH Input, 200 LWT, 94%, Gas / Oil	5	2017	CI			2022		30+		$ -	$ -		MM BTU		$ -	1.100	$ -	129%	$ -	-
344		41	Memorial HS	7.01	Boilers		Boiler Room	B-2: Fulton Vantage 6000DF, 6,000 MBH Input, 200 LWT, 94%	5	2017	CI			2022		30+		$ -	$ -		MM BTU		$ -	1.100	$ -	129%	$ -	-
345		41	Memorial HS	7.01	Boilers		Boiler Room	B-3: Fulton Vantage 6000DF, 6,000 MBH Input, 200 LWT, 94%	5	2017	CI			2022		30+		$ -	$ -		MM BTU		$ -	1.100	$ -	129%	$ -	-
346		41	Memorial HS	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	VFDs for pumps 1, 2 & 3	4	2018	CI			2022		15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
347		41	Memorial HS	7.03	fuel oil systems (storage, piping, burners)		Boiler Room	Vertical Oil strage tank outside boiler room	3		CI			2022				$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
348		41	Memorial HS	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat		Building	Heating piping is either threaded or welded Black steel and braized copper	4	2018	CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
349		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-4 & CP-5: Heating & Standby Pump, B&G, 1,653 GPM, 78 fthd. 40 hp. 30% PG	4	Pre 2000	CI	Y8	3	2022	Replace pumps and triple duty valve with new pumps, butterfly valve, check valve & flow measuring fitting	30		$ 286,000	$ 221,800	$ 85,000	ea	2	$ 170,000	1.254	$ 213,200	129%	$ 275,000	286,000
350		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Room 2192	CP-1 & CP- 2: Chiller 1 & 2 Pumps, B&G-1510-5A. 600 gpm. 30 fthd. 7.5 hp. 30% PG	3	Pre 2000	CI	Y8	3	2022	Replace pumps and valve with new pumps, butterfly valve, check valve & flow measuring fitting	30		$ 218,700	$ 169,600	$ 65,000	ea	2	$ 130,000	1.254	$ 163,000	129%	$ 210,300	218,712
351		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Room 2192	CP-3: Secondary Chilled water Pump 1,200 gpm. 65 fthd. 30 hp. 30% PG	3	Pre 2000	CI	Y8	3	2022	Replace pumps and valve with new pumps, butterfly valve, check valve & flow measuring fitting	30		$ 84,100	$ 65,300	$ 50,000	ea	1	$ 50,000	1.254	$ 62,700	129%	$ 80,900	84,136
352		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Room 2192	CP-6: Cooling Tower Pump 1,800 gpm. 65 fthd. 40 hp. 30% PG	3	Pre 2000	CI	Y8	3	2022	Replace pumps and valve with new pumps, butterfly valve, check valve & flow measuring fitting	30		$ 92,600	$ 71,800	$ 55,000	ea	1	$ 55,000	1.254	$ 69,000	129%	$ 89,000	92,560

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**				**Fnl**		**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
353		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-7: Run-around Loop Pump B&G 60-1.5A, 36.4 gpm. 35 fthd. 1 hp. 40% PG	3	2009	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
354		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-B1: Armstrong 4300 0611-007.7, 560 GPM @ 30', 7.5 HP, VFD. Modulates w/ boiler firing rate.	5	2017	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
355		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-B2: Armstrong 4300 0611-007.7, 560 GPM @ 30', 7.5 HP, VFD Modulates w/ boiler firing rate	5	2017	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
356		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	CP-B3: Armstrong 4300 0611-007.7, 560 GPM @ 30', 7.5 HP, VFD Modulates w/ boiler firing rate	5	2017	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
357		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Gym Addition	CP-8: Bell & Gosset, 1510-3BC, 342 GPM @ 65', 7.5 HP, VFD	5	2009	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
358		41	Memorial HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Auditorium Mezz	CP-8: Bell & Gosset, 1510-3BC, 185 GPM @ 70', 7.5 HP, VFD	5	2009	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
359		41	Memorial HS	7.06	Energy Management Systems (24 volt low voltage)		Building	Andover DDC Controls	2	2000	CI	Y8	3	2022	Upgrade energy management system	15		$ 4,593,400	$ 3,560,800	$ 7.50	sf	364,043	$ 2,730,300	1.254	$ 3,423,800	129%	$ 4,416,700	4,593,368
360		41	Memorial HS	7.07	Air handler units / ERU - dampers		A Classrooms	AHU-1 Trane, CC21B 10,300 CFM, 3,570 CFM OA 15 HP, VFD, (50% CFM Heating) 20 GPM HW, 200 to 170, 80.3 GPM @ 44 to 56, 487 MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
361		41	Memorial HS	7.07	Air handler units / ERU - dampers		A Print	AHU-2 Trane, CC 8B 3,600 CFM, 1350 CFM OA, 5 HP, 14 GPM HW, 200 to 170, 29.2 GPM @ 44 to 56, 176 MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
362		41	Memorial HS	7.07	Air handler units / ERU - dampers		A Auto	AHU-3 Trane, CC 8B 3,825 CFM, 3825 CFM OA, 5 HP, 32.8 GPM HW, 200 to 170, 34 GPM @ 44 to 56, 205 MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
363		41	Memorial HS	7.07	Air handler units / ERU - dampers		A Wood	AHU-4 Trane, CC 12B 5661 CFM, 3,570 CFM OA 15 HP, VFD, (50% CFM Heating) 20 GPM HW, 200 to 170, 80.3 GPM @ 44 to 56, 487 MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
364		41	Memorial HS	7.07	Air handler units / ERU - dampers		A Finish	AHU-5E Trane, CC 8 4,200 CFM, 4,200 CFM OA 3 HP, 31.3 GPM HW, 200 to 170, No coolin	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
365		41	Memorial HS	7.07	Air handler units / ERU - dampers		B Pool	AHU-6 Trane, CC 30B 15,000 CFM, 5,900 CFM OA 15 HP, 26.8 GPM HW, 200 to 170, 93.1 GPM @ 44 to 56, 570 MBH	2	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
366		41	Memorial HS	7.07	Air handler units / ERU - dampers		B Weight	AHU-7 Trane, CC 8B 3,820 CFM, 750 CFM OA, 5 HP, 10 GPM HW, 200 to 170, 26 GPM @ 44 to 56, 157 MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
367		41	Memorial HS	7.07	Air handler units / ERU - dampers		Chiller rm 2192	AHU-8 Trane, CC 6B 2,600 CFM, 2600 CFM OA, 3 HP, 21.3 GPM HW, 200 to 170, No Cooling	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
368		41	Memorial HS	7.07	Air handler units / ERU - dampers		Metals	AHU-10 Trane, CC 25B 12,860 CFM, 1,350/12860 CFM OA 15 HP, 95.9 GPM HW, 200 to 170, 114.2 GPM @ 44 to 56, 705 MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
369		41	Memorial HS	7.07	Air handler units / ERU - dampers		First Class	AHU-11 Trane, CC 66B 41,660 CFM, 7,500 CFM OA 50 HP, VFD, 31.3 GPM HW, 200 to 170, 261 GPM @ 44 to 56, 1428 MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
370		41	Memorial HS	7.07	Air handler units / ERU - dampers		Second Class	AHU-12 McQuay, CAH065FDAC, 43,510 CFM, 7,500 CFM OA 50 HP, VFD, 30.1 GPM HW, 200 to 170, 253 GPM @ 44 to 56, 1377MBH	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
371		41	Memorial HS	7.07	Air handler units / ERU - dampers		E Art	AHU-13 McQuay, CAH065FDAC, 8,230 CFM, 975 CFM OA 10 HP, VFD, 2.8 GPM HW, 200 to 170, 49.1 GPM @ 44 to 56, 270 MBH Loc above corridor	2	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
372		41	Memorial HS	7.07	Air handler units / ERU - dampers		E Health	AHU-14 McQuay 8,640 CFM, 1,465 CFM OA 10 HP, VFD, 5.8 GPM HW, 200 to 170, 54.2 GPM @ 44 to 56, 296 MBH Loc above corridor	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
373		41	Memorial HS	7.07	Air handler units / ERU - dampers		D Gym	AHU-15E Trane 12,000 CFM, 4,000 CFM OA 7.5 HP, 46.5 GPM HW, 200 to 170, No cooling	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
374		41	Memorial HS	7.07	Air handler units / ERU - dampers		D Wrestling	AHU-16 McQuay, 4,250 CFM, 750 CFM OA 3HP, 13 GPM HW, 200 to 170, No cooling	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
375		41	Memorial HS	7.07	Air handler units / ERU - dampers		D Multi	AHU-17 McQuay 2,400 CFM, 750 CFM OA 1.5HP, 8.9 GPM HW, 200 to 170, No cooling	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
376		41	Memorial HS	7.07	Air handler units / ERU - dampers		West Gym	AHU-1 (18), York, XTI-060X084, 12,000 CFM, 7,500 CFM OA 15 HP, VFD, 38 GPM HW, 200 to 170, Chilled Cooling 119 GPM at 45 to 55 Demand based vent, CO2	4	2018	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
377		41	Memorial HS	7.07	Air handler units / ERU - dampers		East Gym	AHU-2 (19), York, XTI-060X072, 10,000 CFM, 4,500 CFM OA 15 HP, VFD, 32 GPM HW, 200 to 170, Chilled Cooling, 108 GPM at 44 to 55, Demand based vent, CO2	4	2018	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
378		41	Memorial HS	7.07	Air handler units / ERU - dampers		Gym Lobby	AHU-3 (20), York, XTI-060X072, 10,000 CFM, 4,500 CFM OA 15 HP, VFD, 32 GPM HW, 200 to 170, Chilled Cooling, 92 GPM at 44 to 55, Demand based vent, CO2	4	2018	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
379		41	Memorial HS	7.07	Air handler units / ERU - dampers		Offices	AHU-4 (21), York, XTI-036X048 3,300 CFM, 400 CFM OA, 3 HP, VFD, 7.0 GPM HW, 200 to 170, Chilled Cooling, 19 GPM at 44 to 55	4	2018	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
380		41	Memorial HS	7.07	Air handler units / ERU - dampers		L Auditorium	AHU-22E 25,000 CFM, 4,350 CFM OA 15 HP S, 3 HP E, VFDs, 63.4 GPM HW, 200 to 170, 24.7 GPM @ 44 to 56, 137 MBH	3		CI	Y3	2	2022	Demo wall between components and provide new air handler unit with chiller water coil, 140 to 100 deg heating coil, fan wall supply and relief fans and CO2 control	30		$ 841,200	$ 652,100	$ 20.00	CFM	25,000	$ 500,000	1.254	$ 627,000	129%	$ 808,800	841,152
381		41	Memorial HS	7.07	Air handler units / ERU - dampers		G Science	AHU-23E Trane CC 10A, 4,100 CFM, 565 CFM OA, 5 HP , 24.7 GPM @ 44 to 56, 137 MBH	3	2018	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
382		41	Memorial HS	7.07	Air handler units / ERU - dampers		H Stage	AHU-24E 4,250 CFM, 970 CFM OA 10.5 GPM HW, 200 to 170, No Cooling	3	2018	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
383		41	Memorial HS	7.07	Air handler units / ERU - dampers		F IMC	AHU-25E, Trane MCCB025UA0D0UA, 12,300 CFM, 975 CFM OA 15 HP, VFD, DX Cooling	2	2018	CI	Y3	2	2022	Replace air handler and condensing unit, Select heating coil for 140 to 100	30		$ 372,400	$ 288,800	$ 18.00	CFM	12,300	$ 221,400	1.254	$ 277,600	129%	$ 358,100	372,424
384		41	Memorial HS	7.07	Air handler units / ERU - dampers		F Student Hall	AHU-26E, Trane, 6,340 CFM, 1,250 CFM OA, Chilled Cooling 2-way,	3	2018	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
385		41	Memorial HS	7.07	Air handler units / ERU - dampers		L Little Theater	AHU-27 McQuay, 3,540 CFM, 1,875 CFM OA 3 HP , VFD, 16.9 GPM HW, 200 to 170, 30.5 GPM @ 44 to 56, 169 MBH Loc above ceiling	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
386		41	Memorial HS	7.07	Air handler units / ERU - dampers		H Music	AHU-28 McQuay, 6,740 CFM, 900 CFM OA 7.5 HP VFD, 3 GPM HW, 200 to 170, 40.7 GPM @ 44 to 56, 226 MBH Loc above ceiling	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
387		41	Memorial HS	7.07	Air handler units / ERU - dampers		Serves AHU-1	HRU-1, Greenheck EVR-521H, 2580 CFM Exh, 3,570 CFM OA 3HP E/5 HP Sup	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
388		41	Memorial HS	7.07	Air handler units / ERU - dampers		Serves AHU-2	HRU-2, Greenheck EVR-521S, 2340 CFM Exh, 1,350 CFM OA 3HP E/1.5 HP Sup	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
389		41	Memorial HS	7.07	Air handler units / ERU - dampers		Metal Shop	HRU-4, Heat-X-Changer, HXS-20-36-RT-BP,1500 CFM Exh, 1350 CFM OA 1.5HP E/1 HP Sup	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
390		41	Memorial HS	7.07	Air handler units / ERU - dampers		Metal Shop	HRU-5, Heat-X-Changer, HXS-40-48-RT-BF, 6188 CFM Exh, 5570 CFM OA 10 E/7.5 HP Sup	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
391		41	Memorial HS	7.07	Air handler units / ERU - dampers		Metal Shop	HRU-6, Heat-X-Changer, HXS-40-48-RT-BF, 6188 CFM Exh, 5570 CFM OA 10 E/7.5 HP Sup	3	2000	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
392		41	Memorial HS	7.07	Air handler units / ERU - dampers		1990 Bldg	AH-1 Trane, CC 25A 12,340 CFM, 3090 CFM OA (2 at)7.5 HP, VFD, 43.2 GPM HW, 180 to 150, 78.6 GPM @ 45 to 57	5	2019	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
393		41	Memorial HS	7.07	Air handler units / ERU - dampers		1990 Bldg	AH-2 Trane, CC 21A 8240 CFM, 2475 CFM OA (2 at) 5 HP, VFD, 32.2 GPM HW, 180 to 150, 62 GPM @ 45 to 57	5	2019	CI			2022		30		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
394		41	Memorial HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Convectors	Convector is 200 deg hot water fed with DDC controls.	3	2018	CI			2022		20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
395		41	Memorial HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Mechanical Room 2001 Addn	CUH & UH is 200 entering Hot Water with DDC Controls	3	2000	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
396		41	Memorial HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Units I and J 1st floor	Unit Ventilators in locker rooms	3	2000	CI			2022		20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
397		41	Memorial HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.			CUH & UH is 200 entering Hot Water with DDC Controls	3	2000	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
398		41	Memorial HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		VAV Boxes	VAV Boxes: currently hot water @ 200 to 170	2	2000	CI	Y3	2	2022	Replace VAV Boxes with low temp 140 to 100 boxes	25		$ 842,000	$ 652,800	$ 3,500.00	ea	143	$ 500,500	1.254	$ 627,600	129%	$ 809,600	841,984
399		41	Memorial HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		VAV Boxes in 1990 Bldg	VAV Boxes: currently hot water @ 180 to 160	5	2019	CI			2022		25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
400		41	Memorial HS	7.10	Exhaust fans - PRV / utility sets		Building		3	2000	CI			2022		0		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
401		41	Memorial HS	7.10	Exhaust fans - PRV / utility sets		Relief Hoods	Seveal gravity relief hoods/goosenecks are connected to AHU return ducts. Causing pressure relief issues	1	2000	CI	Y3	2	2022	Replace relief hoods with power relief ventilators w/ curb adaptors and control speed from space pressure.	25		$ 176,700	$ 137,000	$ 15,000.00	ea	7	$ 105,000	1.254	$ 131,700	129%	$ 169,900	176,696
402		41	Memorial HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot		Serves IMC unit 25E	ACU-1 Trane RAUCC254BKO 3D 9, 21	2	2018	CI	Y3	2	2022	Replace condensing unit See AHU-25E	30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
403		41	Memorial HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot		Room 1950	RTU-1 3,610 CFM, 470 CFM O.A., Reheats HWC-6 & 7	3	2018	CI			2022		30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
404		41	Memorial HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Culenary	MAU-1 3,600CFM, 100% O.A., Nat Gas, 386 MBH, 5 Ton DX & 3 Ton DX	3	2019	CI			2022		30		$ -	$ -				$ -	1.254	$ -	129%	$ -	-
405		41	Memorial HS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-1,York, YMC2-S1052AA, 299 Ton Centrifugal water cooled Chiller. 600 GPM Chilled, 900 GPM Cond., R134A, VFD modulation	5	2017	CI			2022		30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
406		41	Memorial HS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers			CH-2,York, YMC2-S1052AA, 299 Ton Centrifugal water cooled Chiller. 600 GPM Chilled, 900 GPM Cond., R134A, VFD modulation	5	2017	CI			2022		30		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
407		41	Memorial HS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Ground, Auditorium Chiller	CH-3, McQuay model ALR095C-X, 90 Ton Reciprocating air cooled Chiller. R22, 30% Prop Glycol. Varriable Primary Pumping	2		CI	Y3	2	2022	Refrigerant is no longer available. Replace chiller with new air cooled unit	30		$ 212,000	$ 164,400	$ 1,400.00	ls	90	$ 126,000	1.254	$ 158,000	129%	$ 203,800	211,952

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
408		41	Memorial HS	7.17	Cooling systems - chillers / pumps / ice storage / cooling			CT-1, Evapco model , (2) 40 HP fans 1800 GPM Cond.	3	2017	CI			2022		20		$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
409		41	Memorial HS	7.19	dust collection			Cyclone dust collector located in outside storage room is not	2		CI	Y3	2	2022	Replace dust collector system	30		$ 277,600	$ 215,200	$ 165,000.00	sf	1	$ 165,000	1.254	$ 206,900	129%	$ 266,900	277,576
410		41	Memorial HS	7.19	dust collection			Sanding operation in wood shop produces fine duct that is not captured during sanding process.	1		CI	Y3	1	2022	Replace 6 project tables with downdraft dust collection tabels connected to the dust collection system	30		$ 95,900	$ 74,400	$ 9,500.00	ea	6	$ 57,000	1.254	$ 71,500	129%	$ 92,200	95,888
411		41	Memorial HS	7.20	Pools - ventilation / dehumidification / plate exchanger		Pool	HRU-3, Heat-X-Changer XHR-40-48-E-BP, 5900 CFM Exh, 6,210 CFM OA 7.5HP E/7.5 HP Sup	3	2000	CI		0	2022		20		$ -	$ -	$ 12.00	CFM		$ -	1.254	$ -	129%	$ -	-
412		41	Memorial HS	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
413		41	Memorial HS	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Domestic Water Circ Pumps are newer, could not get year, but in good condition.	3		CI			2022		15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
414		41	Memorial HS	8.02	Piping (domestic) / labeling / conditioning		Building	Large domestic water piping is galvanized pipe	2		CI			2022		40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
415		41	Memorial HS	8.08	Plumbing Fixtures			Classroom Sinks are stainless steel with H&C water	2		CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
416		41	Memorial HS	8.08	Plumbing Fixtures		Boys & Girls	Toilet group has wall style urinals Battery Operated sensor Flush, wall water closets w/ manual flush, Lavatories with manual H & C faucets	3		CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
417		41	Memorial HS	8.10	Drinking Fountains		Building	Water Coolers are electric w/ & w/o bottle fillers	2		CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
418		41	Memorial HS	8.11	Fire suppression- source / pumps / distribution / heads		Building	No fire suppression system	1		CI			2022		40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
419		41	Memorial HS	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed		pool filter room	open /leaf Diatimatious earth filter tank (1988) and (6) 42" diax79" high surge tanks (1998)	2	1988/ 1998	CI	Y8	3	2022	Replace pool filter with a pressure sand or pressure DE system	30		$ 168,300	$ 130,500	$ 100,000.00	ls	1	$ 100,000	1.254	$ 125,400	129%	$ 161,800	168,272
420		41	Memorial HS	8.15	Domestic Water Heaters		Chiller Mezz	One Shell & Tube heat exhanger w/ circ pump and large horizontal storage tank (limits boiler water temp reset spring thru fall)	2		CI	Y8	3	2022	Replace shell &Tube water heater with condensing water heaters	30		$ 437,300	$ 339,100	$ 65,000.00	ea	4	$ 260,000	1.254	$ 326,000	129%	$ 420,500	437,320
421		41	Memorial HS	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
422		41	Memorial HS	9.03	Electric panels - distribution / labeling			1200 amp switchboard MSB2 - 4 section swbd with main breaker and 2 distribution sections	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		**n**	$ 100,900	$ 78,300	$ 60,000.00	ea	1	$ 60,000	1.254	$ 75,200	129%	$ 97,000	100,880
423		41	Memorial HS	9.03	Electric panels - distribution / labeling			3000 amp switchboard MDP - 3 section swbd with main	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
424		41	Memorial HS	9.03	Electric panels - distribution / labeling			600 amp 480 volt distribution cabinets: (10) 3P	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 25,300	$ 19,600	$ 15,000.00	ea	1	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272
425		41	Memorial HS	9.03	Electric panels - distribution / labeling			400 amp 480 volt panels: (10) 3P breakers -	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 33,700	$ 26,100	$ 5,000.00	ea	4	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
426		41	Memorial HS	9.03	Electric panels - distribution / labeling			250 amp 480 volt panels: 42 breakers - HF,H2-3,P5	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 22,700	$ 17,700	$ 4,500.00	ea	3	$ 13,500	1.254	$ 16,900	129%	$ 21,800	22,672
427		41	Memorial HS	9.03	Electric panels - distribution / labeling			100 amp 480 volt panels: 42 breakers - BU,LD,EMH1	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 22,700	$ 17,700	$ 4,500.00	ea	3	$ 13,500	1.254	$ 16,900	129%	$ 21,800	22,672
428		41	Memorial HS	9.03	Electric panels - distribution / labeling			800 amp 208 volt distribution cabinets: (12) 3P	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 50,400	$ 39,200	$ 15,000.00	ea	2	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
429		41	Memorial HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: 42 breakers - L3-7,LB1,LX,L4-	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 45,400	$ 35,300	$ 4,500.00	ea	6	$ 27,000	1.254	$ 33,900	129%	$ 43,700	45,448
430		41	Memorial HS	9.03	Electric panels - distribution / labeling			100 amp 208 volt panel: TVSS -42breakers - LS,LM	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 21,800	$ 17,000	$ 6,500.00	ea	2	$ 13,000	1.254	$ 16,300	129%	$ 21,000	21,840
431		41	Memorial HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: double tub -84 breakers -	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 43,800	$ 34,000	$ 6,500.00	ea	4	$ 26,000	1.254	$ 32,600	129%	$ 42,100	43,784
432		41	Memorial HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: double tub -TVSS-84	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 50,400	$ 39,200	$ 7,500.00	ea	4	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
433		41	Memorial HS	9.03	Electric panels - distribution / labeling			100 amp 208 volt panels: 42 breakers - LS,LM	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 15,200	$ 11,800	$ 4,500.00	ea	2	$ 9,000	1.254	$ 11,300	129%	$ 14,600	15,184
434		41	Memorial HS	9.03	Electric panels - distribution / labeling			75KV or less transformers - TR1,TR2	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 20,200	$ 15,700	$ 6,000.00	ea	2	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
435		41	Memorial HS	9.03	Electric panels - distribution / labeling			100 amp 208 volt panels: 12 breakers - L1-2	2		CI	Y3	2	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 5,900	$ 4,600	$ 3,500.00	ea	1	$ 3,500	1.254	$ 4,400	129%	$ 5,700	5,928
436		41	Memorial HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: 42 breakers - L19	2		CI	Y3	2	2022	In good condition. Based on life expectancy, recommended to be replaced		**n**	$ 7,500	$ 5,900	$ 4,500.00	ea	1	$ 4,500	1.254	$ 5,600	129%	$ 7,200	7,488

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Memorial High School**				**364,043**	**SF**	Ron S - Phil - Nancy - John J - Gary - Mike H - Dave B./Tyler							2022	TOTAL PRIORITIES			$ 25,364,456										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
437		41	Memorial HS	9.03	Electric panels - distribution / labeling			2000 AMP-480 VOLT MOTOR CONTROL CENTER	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		n	$ 42,100	$ 32,700	$ 25,000.00	ea	1	$ 25,000	1.254	$ 31,400	129%	$ 40,500	42,120
438		41	Memorial HS	9.03	Electric panels - distribution / labeling			600 AMP-480 VOLT MOTOR CONTROL CENTER	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced		n	$ 33,700	$ 26,100	$ 20,000.00	ea	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
439		41	Memorial HS	9.05	Fire Alarm						CI	Y3		2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
440		41	Memorial HS	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
441		41	Memorial HS	10.01	Lighting - Lamps / ballasts / controls			building lighting is fluorescent	2		CI	Y3	2	2022	Replace with LED and provide occupancy sensors and switches			$ 2,449,900	$ 1,899,200	$ 4.00	sf	364,043	$ 1,456,200	1.254	$ 1,826,100	129%	$ 2,355,700	2,449,928
442		41	Memorial HS	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior	1		CI	Y3	1	2022	provide exterior emergency lighting at required locations			$ 143,000	$ 110,900	$ 2,500.00	ea	34	$ 85,000	1.254	$ 106,600	129%	$ 137,500	143,000
443		41	Memorial HS	10.04	Security Lighting (Exterior)			wall mounted security lights are HID	2		CI	Y3	2	2022	replace with LED fixtures.			$ 40,400	$ 31,300	$ 1,000.00	ea.	24	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
444		41	Memorial HS	10.04	Security Lighting (Exterior)			canopy mounted security lights are HID	2		CI	Y3	2	2022	replace with LED fixtures.			$ 19,100	$ 14,900	$ 600.00	ea.	19	$ 11,400	1.254	$ 14,300	129%	$ 18,400	19,136
445		41	Memorial HS	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
446		41	Memorial HS	11.01	Stuctured cabling		Bldg	Good / Okay - mix of Cat 5, Cat 5e, & Cat 6. Data room 1351 is very warm and could use cooling. Missing lots of labels on switches, etc.	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
447		41	Memorial HS	11.02	Classroom technology systems		Bldg	Good - ceiling projector, (1) WAP, (1) wall-mount paging speaker, ceiling-mounted document camera. Very few rooms have sound enhancement system. Art rooms would prefer alternate technology to current setup.	3		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
448		41	Memorial HS	11.03	Local Sound systems		Auditorium - small	Good - mix of QSC, Tascam, Mackie, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
449		41	Memorial HS	11.03	Local Sound systems		Auditorium - large	Good / Great - mix of Telex, Tascam, Crestron, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
450		41	Memorial HS	11.03	Local Sound systems		Band	Good / Great - mix of Denon, Crown, Rane, Senheiser, etc.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
451		41	Memorial HS	11.03	Local Sound systems		Gyms & Pool	Works well, no complaints.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
452		41	Memorial HS	11.04	Master Clock Systems		Bldg	Good - American Time Site Sync. Consistently replace half a dozen clocks each year	4		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
453		41	Memorial HS	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 25,300	$ 19,600	$ 15,000.00	sf	1	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272
454		41	Memorial HS	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX entrance intercom	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
455		41	Memorial HS	11.07	Burglar Alarm System		Bldg	Good - motion detectors and DC's; system is only used once a week, but seems to work well	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
456		41	Memorial HS	11.08	Video Security		Bldg	Good / Great - tons of coverage.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

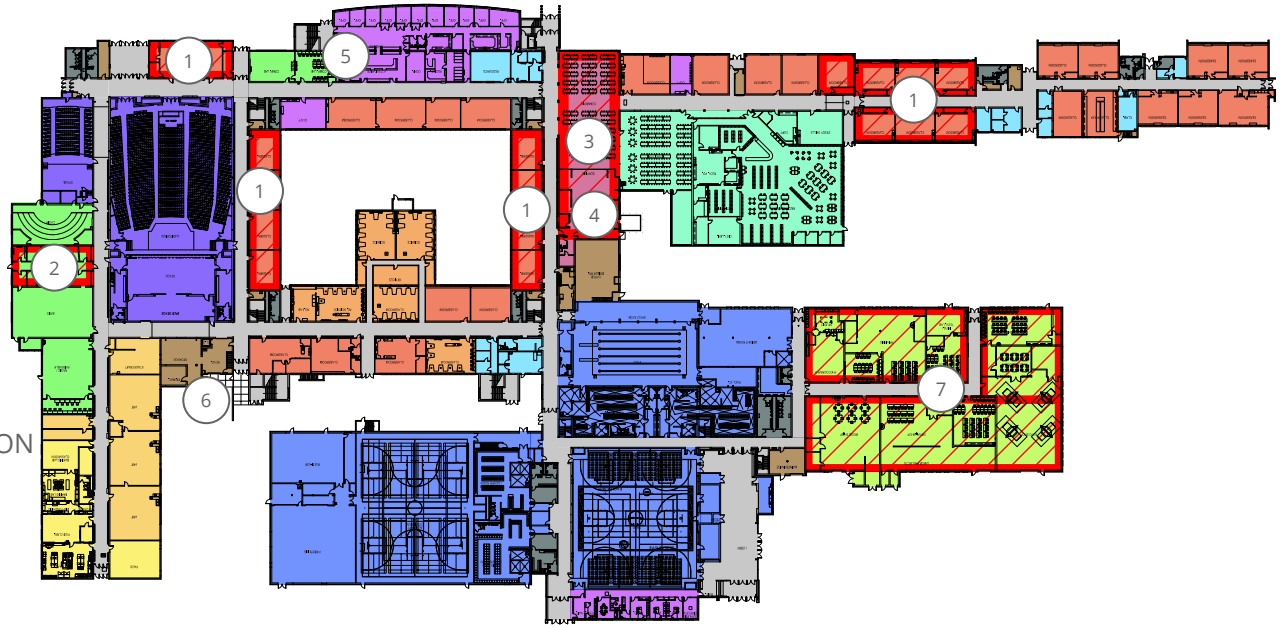
ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE / BELOW STANDARDS

- CLASSROOMS
- SCIENCE
- ART
- FACS
- WORKSHOPS
- MUSIC
- LIBRARY
- SPECIAL EDUCATION
- GYMS / PE
- PERFORMANCE
- ADMINISTRATION
- FOOD SERVICE
- TOILETS
- CIRCULATION
- SUPPORT SPACES



KEY NOTES

1. CLASSROOMS ARE BELOW RECOMMENDED SIZE
2. DIFFICULT TO SUPERVISOR PRACTICE ROOMS
3. COMMONS IS BELOW RECOMMENDED SIZE
4. DESIRE TO ADD A THIRD SERVING LINE
5. HEALTH ROOM IS UNDERSIZED
6. RECEIVING IS UNDERSIZED
7. TECH EDUCATION SUITE NEEDS UPDATING TO SUIT CURRENT PROGRAM

ATSR

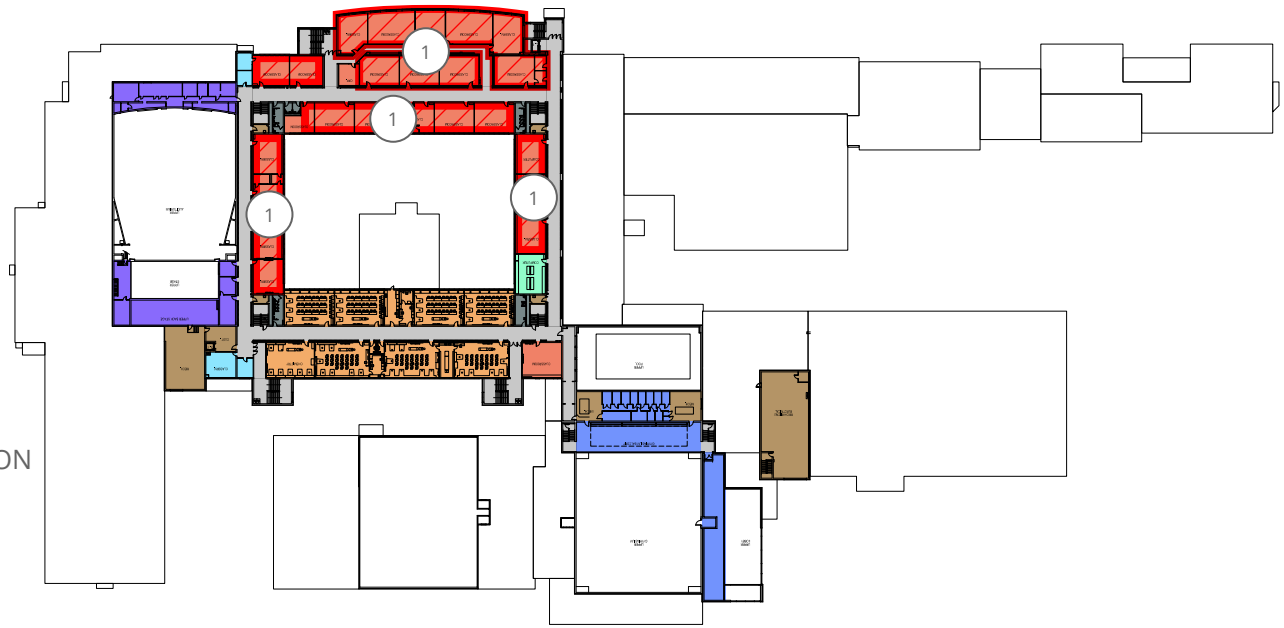
MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

EDUCATIONAL ADEQUACY

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS
	CLASSROOMS
	SCIENCE
	ART
	FACS
	WORKSHOPS
	MUSIC
	LIBRARY
	SPECIAL EDUCATION
	GYMS / PE
	PERFORMANCE
	ADMINISTRATION
	FOOD SERVICE
	TOILETS
	CIRCULATION
	SUPPORT SPACES



KEY NOTES

1 CLASSROOMS ARE BELOW RECOMMENDED SIZE

ATSR

NORTH HIGH SCHOOL

SITE: 47.0 ACRES
BUILDING: 337,334 SF
ENROLLMENT: 1446

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- OUTDOOR CLASSROOM
- ENVIRNMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. RECENT ACCIDENTS
2. PARKING LOT RESURFACED 2021
3. PARKING BETWEEN DROP-OFF AND CURB
4. ON-STREET BUS DROP-OFF

ATSR

NORTH HIGH SCHOOL

FACILITY ANALYSIS

ARCHITECTURAL

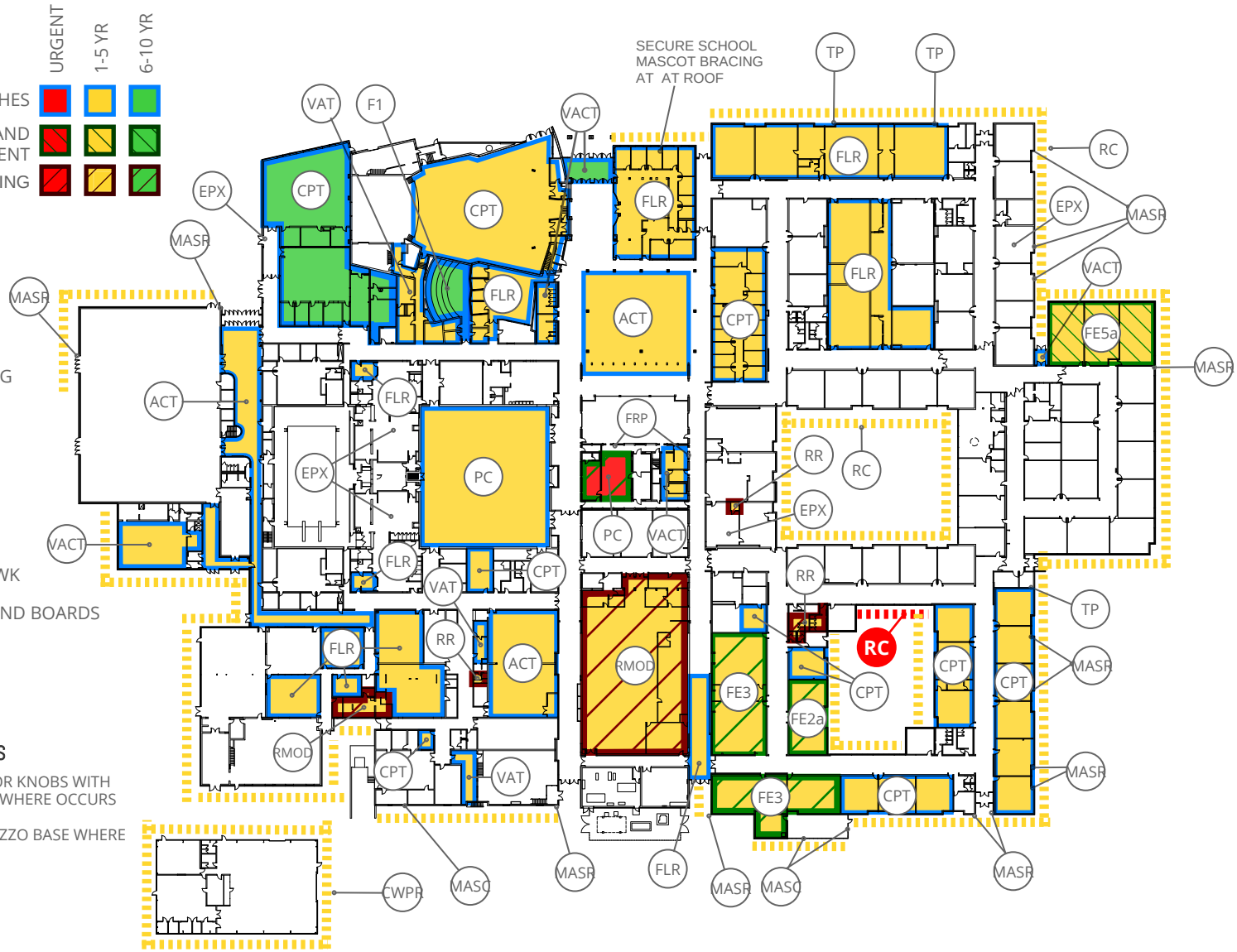
KEY NOTES

INTERIOR

- CPT — REPLACE CARPET
- FLR — REPLACE FLOORING
- EPX — PATCH EPOXY FLOORING
- VAT — ABATE VAT AND REPLACE WITH RESILIENT FLOORING
- FRP — FIBER REINFORCED PLASTIC WALL COVERING
- ACT — REPLACE ACT
- VACT — REPLACE VACT
- PC — PAINT CEILING
- FE2a — FLOORING, BOARDS, HIGH SCHOOL CSWK
- FE3 — FLOORING, CEILING, BOARDS ART/FACS CSWK
- FE5a — REPLACE FLOORING, SCIENCE CASEWORK AND BOARDS
- RR — REMODEL RESTROOM
- RMOD — MODERATE REMODEL

EXTERIOR

- RC — RECAULK
- TP — TUCK POINTING
- MASR — MASONRY RESTORATION
- MASC — MASONRY CLEANING



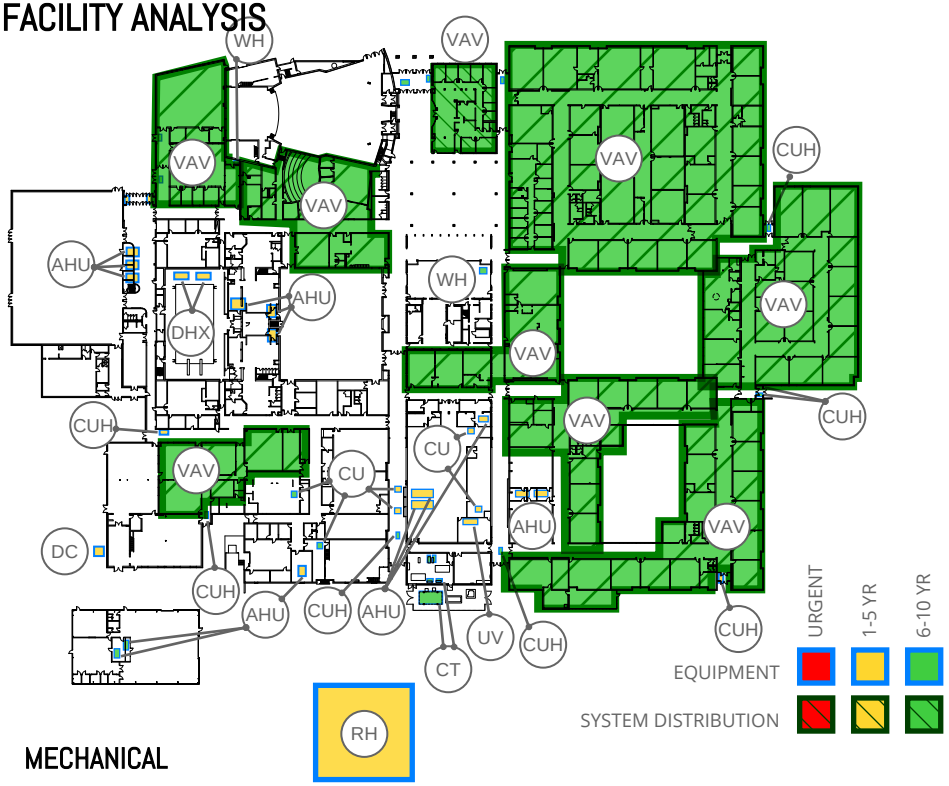
GENERAL NOTES

- REPLACE DOOR KNOBS WITH WITH LEVERS WHERE OCCURS
- PATCH TERRAZZO BASE WHERE CRACKED

ATSR

NORTH HIGH SCHOOL

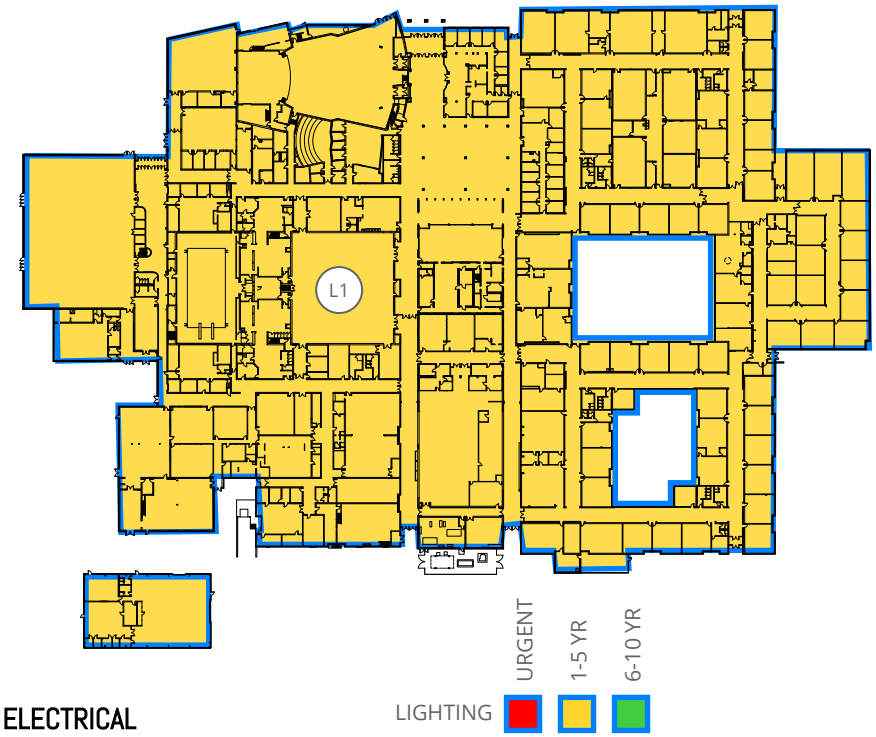
FACILITY ANALYSIS



MECHANICAL

KEY NOTES

- AHU — REPLACE AHU
- CT — REPLACE COOLING TOWER AND CHILLED WATER PUMPS
- DC — REPLACE DUST COLLECTOR
- WH — REPLACE WATER HEATER
- DHX — REPLACE DOMESTIC HOT WATER HEAT EXCHANGER AND TANKS WITH WATER HEATER
- CU — REPLACE CONDENSING UNIT
- RH — REPLACE ALL GRAVITY RELIEF W/ POWER RELIEF
- VAV — REPLACE VAV BOXES IN AREA
- UV — REPLACE UNIT VENTILATOR



ELECTRICAL

KEY NOTES

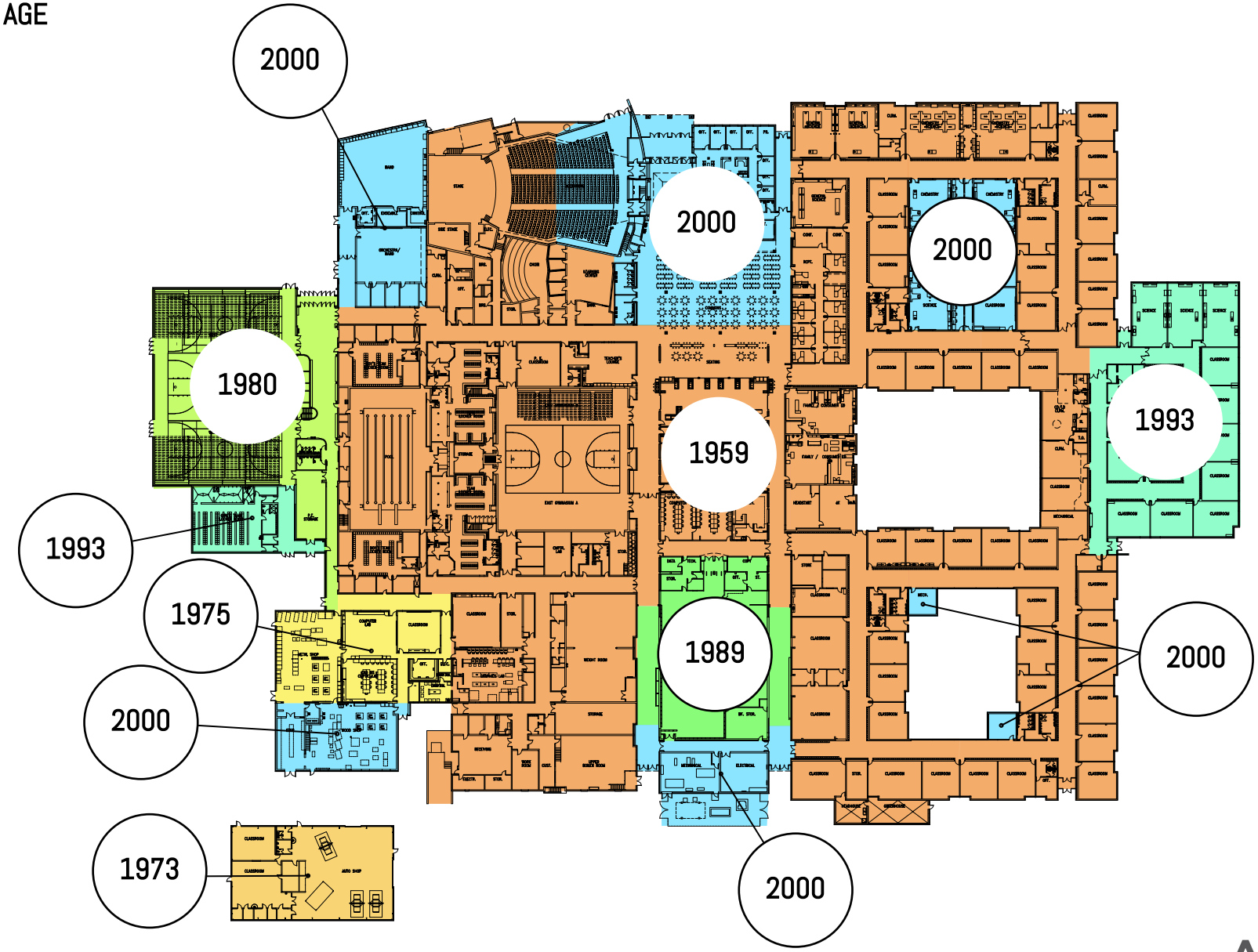
- L1 — LIGHTING IS FLUORESCENT FIXTURES RETROFITTED WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 1-5 YEARS.

ATSR

NORTH HIGH SCHOOL

SITE:	47.0 ACRES		
BUILDING:	337,334 SF	CLASSROOMS:	
ENROLLMENT:	1446	IDEAL CAPICTY:	

BUILDING AGE



ATSR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						18%	$ 36.46	12,299,900	1,2	Cond.					Priority High (1)			$ 218,920										$ 218,920
198							$ 10.88	3,669,000	3	Cond.					Priority Med (2)			$ 12,897,768										$ 12,897,768
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 2,857,400										$ 2,857,400
200	**North High School**				337,334	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**			**Proj.**	**Base**	**2022**
202														**Fnl**															
203	**Note**	**Bldg No.**	**Location**	**Cat. Code**	**Category Description**	**Item Code**	**Room No.(s) / Area No.(s)**	**Item Description**	**1-5 Cond.**	**Orig. / Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**Reb. (Y/N)**	**PROJECT COST**	**Construction Cost Basis**	**Unit Cost**	**Unit**	**Quantity**	**Const Cost**	**Cost Factor**	**Const. Cost**	**Cost Factor**	**Project Cost**	**Project Cost**
204		**42**									**C1**	**Y3**		**2022**														
205		42	North HS	1.04	0						C1	Y3	2	2022				$ -	$ -	$ -	sf	1	$ -	1.292	$ -	129%	$ -	-
206		42	North HS	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		42	North HS	1.01	Asphalt paving		North Prking Lot - Completed 20XX	Parkiing Lot and Asphalt Pavement Recnetly Reconst. - Ongoing Maint. Required			C1			2022				$ -	$ -	$ 30.00	sy	-	$ -	1.292	$ -	129%	$ -	-
208		42	North HS	1.01	Asphalt paving		North HS Prking Lot	Ongoing Maint Item	2		C1	Y3	2	2022	clean/fill pavement cracks			$ 18,400	$ 14,300	$ 1.25	lf	8,500	$ 10,600	1.292	$ 13,700	129%	$ 17,700	18,408
209		42	North HS	1.01	Asphalt paving		North HS Prking Lot	Ongoing Maint Item	2		C1	Y3	2	2022	sealcoating			$ 53,000	$ 41,200	$ 0.90	sy	34,000	$ 30,600	1.292	$ 39,500	129%	$ 51,000	53,040
210		42	North HS	1.01	Asphalt paving		Softball/Track Area Pvmnt	Ongoing Maint Item	2		C1	Y3	2	2022	clean/fill pavement cracks			$ 3,300	$ 2,600	$ 1.25	lf	1,500	$ 1,900	1.292	$ 2,500	129%	$ 3,200	3,328
211		42	North HS	1.01	Asphalt paving		Softball/Track Area Pvmnt	Ongoing Maint Item	2		C1	Y3	2	2022	sealcoating			$ 13,300	$ 10,400	$ 0.90	sy	8,500	$ 7,700	1.292	$ 9,900	129%	$ 12,800	13,312
212		42	North HS	1.01	Asphalt paving		South HS Parking Lot - Loading Dock	Reconstructed/Added Parking Lot in 2021	2		C1			2022				$ -	$ -	$ -	sy	-	$ -	1.292	$ -	129%	$ -	-
213		42	North HS	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		C1	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 14,700	$ 11,300	$ 9.60	lf	875	$ 8,400	1.292	$ 10,900	129%	$ 14,100	14,664
214		42	North HS	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		C1	Y3	1	2022	Remove/Replace conc pavement			$ 53,800	$ 41,700	$ 15.50	sf	2,000	$ 31,000	1.292	$ 40,100	129%	$ 51,700	53,768
215		42	North HS	1.02	Concrete walks / curbs		North HS Prking Lot	Damaged, Cracked, Spalling Concrete Apron Pavement	2		C1	Y3	2	2022	Remove/Replace conc drive apron			$ 4,700	$ 3,700	$ 18.00	sf	150	$ 2,700	1.292	$ 3,500	129%	$ 4,500	4,680
216		42	North HS	1.03	Curb / Gutter		S-mountable North Prkng	Top of Curb - Damaged, Cracked, Spalling Curb	3		C1	Y3	3	2022	Remove/Replace, year 6-10			$ 171,600	$ 133,100	$ 45.00	lf	2,200	$ 99,000	1.292	$ 127,900	129%	$ 165,000	171,600
217		42	North HS	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		42	North HS	2.02	Athletic Fields		Tennis Courts	Numerous cracks present - may affect playability in the future	2		C1	Y3	2	2022	Route out Cracks/Install Armour Crack Repair			$ 115,200	$ 89,400	$ 19.00	lf	3,500	$ 66,500	1.292	$ 85,900	129%	$ 110,800	115,232
219		42	North HS	2.02	Athletic Fields		Tennis Courts	Resurfacing/striping	2		C1	Y3	2	2022	Resurfacing/striping			$ 138,700	$ 107,500	$ 8,000.00	ea	10	$ 80,000	1.292	$ 103,400	129%	$ 133,400	138,736
220		42	North HS	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Chain Link Fencing	Hazard Exist, Loose or damaged - Potential Student being caught on fence	2		C1	Y3	2	2022	Repair fencing			$ 4,300	$ 3,400	$ 50.00	lf	50	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
221		42	North HS	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
222		42	North HS	3.01	Grass / Turf	Misc	S Courtyard	Decaying WD 4"x4"x5FT+/- treated wd timbers at ground at (X2 at 4 timbers at ea wdw) Wdws	3		C1	Y8	3	2022	Remove timbers if not needed, replace with sod			$ 7,000	$ 5,400	$ 500.00	ea	8	$ 4,000	1.292	$ 5,200	129%	$ 6,700	6,968
223		42	North HS	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		C1	Y3	2	2022	Clean out Scrub trees and brush					$ 2,500.00	ls	1	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
224		42	North HS	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
225		42	North HS	4.01	Roofs		Not Reviewed Per District				C1	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
226		42	North HS	4.01	Roofs		Auto Shop	Per District: Corrugated Met Roofing panels (70x120 SF)	2		C1	Y3	2	2022	Replace			$ 136,300	$ 105,800	$ 10.00	sf	8,400	$ 84,000	1.210	$ 101,600	129%	$ 131,100	136,344
227		42	North HS	4.01	Roofs		Roof	Loose coping (x1 at 3 LF) Loose flg (x1 at 12 LF)	2		C1	Y3	2	2022	Secure			$ 800	$ 700	$ 500.00	ls	1	$ 500	1.210	$ 600	129%	$ 800	832
228		42	North HS	4.01	Roofs		Roof	Stl wide flange bm mech equip rails rusting (x2 at 12	2		C1	Y3	2	2022	PT to prevent rusting thru, need for future replacement			$ 300	$ 300	$ 10.00	lf	24	$ 200	1.210	$ 200	129%	$ 300	312
229		42	North HS	4.01	Roofs		Roof	Bent met trim flg at top of infill mas wall (x1 at 2 LF)	2		C1	Y3	2	2022	Replace			$ 100	$ 200	$ 100.00	ls	1	$ 100	1.210	$ 100	129%	$ 100	104

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										Install						Life		Projected	2022					Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
230		42	North HS	4.01	Roofs	Misc	Roof	Loose connections at stl angle bracing securing mascot above main entry canopy - support angle at wall only goes into FB, not backup (X6 +/- bolts need to be tightened), movement does not allow it to be sealed properly so water entrance possiblity, angle bracing is	1		C1	Y3	1	2022	Secure connections / reevaluate connections provided - consider removing/reinstalling a portion of FB and installing new angle anchored to backup, replace rusting support angles. Review bottom connection/bearing.			$ 8,200	$ 6,300	$ 5,000.00	ls	1	$ 5,000	1.210	$ 6,100	129%	$ 7,900	8,216
231		42	North HS	4.02	Wall systems	EIFS	Clsrm 243 / S Courtyard	Hole in EIFS (x1 at 1 SF) Crack in EIFS (x3 at 2 SF)	2		C1	Y3	2	2022	Patch to match adj			$ 1,600	$ 1,300	$ 1,000.00	ls	1	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
232		42	North HS	4.02	Wall systems	Mas Rest	Locations vary some next to	FB / conc foundation damaged / conc curb / FB	2		C1	Y3	2		Repair damaged FB / replace FB missing to match adj			$ -	$ 1,200	$ 49.00	sf	18	$ 900	1.210	$ 1,100	129%	$ 1,400	-
233		42	North HS	4.02	Wall systems	Conc Stoop	S Courtyard	WD ramp at Alum Dr / Fr / entry into courtyard (X1 at	2		C1	Y3	2		Replace w/ conc stoop, +-6' long (Remove timbers)			$ -	$ 7,600	$ 6,000.00	ls	1	$ 6,000	1.210	$ 7,300	129%	$ 9,400	-
234		42	North HS	4.02	Wall systems	Mas Rest	S Greenhouse / Elect 623 /	FB / foundation wall dirty / sill stained (120 SF) Efflorescence	2		C1	Y3	2	2022	Clean FB/conc/PCC surfaces			$ 2,800	$ 2,200	$ 3.60	sf	463	$ 1,700	1.210	$ 2,100	129%	$ 2,700	2,808
235		42	North HS	4.02	Wall systems	Misc	Roof	Stl access ladder loose at wall connection	2		C1	Y3	2	2022	Secure connection			$ 300	$ 300	$ 200.00	ls	1	$ 200	1.210	$ 200	129%	$ 300	312
236		42	North HS	4.02	Wall systems	Misc	Loading dock	Stl hand rail separated at (1) end post / sleeve connection -	2		C1	Y3	2		Field weld connection if can or replace			$ -	$ 1,300	$ 1,000.00	ea	1	$ 1,000	1.210	$ 1,200	129%	$ 1,500	-
237		42	North HS	4.02	Wall systems	Misc	Auto Shop	MET Corrugated panels at exterior damaged all sides (indented, not thru panel), up to 4 ft (bldg 14'h)	2	1973	C1				Monitor for weather tightness issues (being used as a backdrop for hockey and tennis). In future consider reskinning building.			$ -	$ -		sf	1,520	$ -	1.210	$ -	129%	$ -	-
238		42	North HS	4.03	Tuck pointing / Sealant	TP	Locations vary (includes	FB mortar missing	2		C1	Y3	2	2022	Tuck point to match adj			$ 7,300	$ 5,600	$ 26.00	sf	197	$ 5,100	1.050	$ 5,400	129%	$ 7,000	7,280
239		42	North HS	4.03	Tuck pointing / Sealant	Seal	Mech Louver-mulitple	Caulking at perimeter dried / cracking	2		C1	Y3	2	2022	Remove exg and recaulk			$ 13,000	$ 10,100	$ 9.60	lf	959	$ 9,200	1.050	$ 9,700	129%	$ 12,500	13,000
240		42	North HS	4.03	Tuck pointing / Sealant	Seal	Alum Wdws-locations vary	Caulking at perimeter dried / cracking	2		C1	Y3	2	2022	Remove exg and recaulk			$ 12,400	$ 9,700	$ 9.60	lf	915	$ 8,800	1.050	$ 9,200	129%	$ 11,900	12,376
241		42	North HS	4.03	Tuck pointing / Sealant	Seal	Alum Wdws - Typ where	Caulking at jts btwn EIFS pnl and FB dried / cracking /	2		C1	Y3	2	2022	Remove exg (where occurs) and recaulk			$ 3,100	$ 2,500	$ 9.60	lf	230	$ 2,200	1.050	$ 2,300	129%	$ 3,000	3,120
242		42	North HS	4.03	Tuck pointing / Sealant	Seal	Bldg Control Jts (includes	Caulking at per dried / cracking	2		C1	Y3	2	2022	Remove exg and recaulk			$ 15,600	$ 12,100	$ 9.60	lf	1,145	$ 11,000	1.050	$ 11,600	129%	$ 15,000	15,600
243		42	North HS	4.03	Tuck pointing / Sealant	Seal	Alum Dr / Fr at S CY / Dr 6	Caulking at per dried / cracking	2		C1	Y3	2	2022	Remove exg and recaulk			$ 800	$ 700	$ 9.60	lf	66	$ 600	1.050	$ 600	129%	$ 800	832
244		42	North HS	4.03	Tuck pointing / Sealant	Seal	EIFS Pnls at below Alum	Caulking at EIFS pnls below Alum Wdws dried / cracking /	2		C1	Y3	2	2022	Remove exg and recaulk			$ 300	$ 300	$ 9.60	lf	16	$ 200	1.050	$ 200	129%	$ 300	312
245		42	North HS	4.03	Tuck pointing / Sealant	Seal	High wall Above low	At exposed mas cols, caulking dried / cracked / missing ea	2		C1	Y3	2	2022	Remove exg caulk and recaulk			$ 6,400	$ 5,100	$ 9.60	lf	480	$ 4,600	1.050	$ 4,800	129%	$ 6,200	6,448
246		42	North HS	4.04	Doors / Hardware	Alum Dr / Fr	Dr 7	Bott of frame rusted (X1 at 7'-4" x 14'-8" fr)	2		C1	Y3	2	2022	Replace with aluminium entrance system			$ 33,200	$ 25,700	$ 3,400.00	ea	6	$ 20,400	1.210	$ 24,700	129%	$ 31,900	33,176
247		42	North HS	4.04	Doors / Hardware	Dr 13		HM Frames/drs starting to rust	2		C1	Y3	2	2022	Replace 8 doors with aluminum entrance system			$ 44,100	$ 34,300	$ 3,400.00	ea	8	$ 27,200	1.210	$ 32,900	129%	$ 42,400	44,096
248		42	North HS	4.04	Doors / Hardware	Alum Dr / Fr	Auto Shop	Ovhd Sect dr (12' x 17'-4" +/-)	2		C1	Y3	2	2022	Replace Ovhd dr and dr opener			$ 52,800	$ 41,100	$ 151.00	sf	216	$ 32,600	1.210	$ 39,400	129%	$ 50,800	52,832
249		42	North HS	4.04	Doors / Hardware	Alum Dr	Dr 3	Dr 3 (X2 at 3 x 7)	2		C1	Y3	2	2022	Replace with aluminium entrance system			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
250		42	North HS	4.04	Doors / Hardware	HM Dr	Dr 10	Dr 10 (X1 at 3 x 7)	2		C1	Y3	2	2022	Replace exterior HM door			$ 2,600	$ 2,100	$ 1,616.00	ea	1	$ 1,600	1.210	$ 1,900	129%	$ 2,500	2,600
251		42	North HS	4.06	Window systems	wdw	S Greenhouse	Sill flg bent (10+/- LF)	2		C1	Y3	2	2022	replace section of sill flashing (insert and recaulk)			$ 500	$ 400	$ 25.00	lf	10	$ 300	1.210	$ 400	129%	$ 500	520
252		42	North HS	4.06	Window systems		S Courtyard	Alum Wdw Fr Alum trim pnl at header missing jt cover / jt	1		C1	Y3	1	2022	Replace missing pc, secure loose pcs / seal jts-allows water penetration			$ 800	$ 700	$ 500.00	ls	1	$ 500	1.210	$ 600	129%	$ 800	832
253		42	North HS	4.08	Painting and Plaster	PT	Locations vary	Lintels showing signs of rust	2		C1	Y3	2	2022	remove rust and repaint			$ 800	$ 700	$ 10.00	lf	48	$ 500	1.210	$ 600	129%	$ 800	832
254		42	North HS	4.08	Painting and Plaster	PT	S Greenhouse	Paint/coating finish peeling on aluminum framing	2		C1			2022	monitor for condition - difficult to repaint			$ -	$ -	$ -	sf	735	$ -	1.210	$ -	129%	$ -	-
255		42	North HS	4.08	Painting and Plaster	PT	Ext HM Dr / Fr at Various	Ext HM Dr / Fr Pt finish fading (X9 at 7'-4" x 3'-4" fr)	2		C1	Y3	2	2022	Repaint Doors and Frames			$ 3,300	$ 2,700	$ 238.00	ea	9	$ 2,100	1.210	$ 2,500	129%	$ 3,200	3,328
256		42	North HS	4.08	Painting and Plaster	PT	Loading Dock	Stl hand rails need repainting	2		C1	Y3	2	2022	Repaint steel handrails			$ 900	$ 800	$ 4.90	lf	123	$ 600	1.210	$ 700	129%	$ 900	936
257		42	North HS	4.08	Painting and Plaster	PT	Receiving OVHD dr	WD trim/lintel and wd panels faded, pt peeling	2		C1	Y3	2	2022	Replace wd lintel, rebuild soffit in front of overhead door - Replace/cover with flush metal panel			$ 2,900	$ 2,300	$ 55.00	sf	32	$ 1,800	1.210	$ 2,200	129%	$ 2,800	2,912
258		42	North HS	4.08	Painting and Plaster	PT	Ext HM Dr / Fr	Ext HM Dr / Fr Pt finish fading (7'-4" x 12'-0")	2		C1	Y3	2	2022	Repaint doors and frames			$ 1,600	$ 1,300	$ 238.00	ea	4	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
259		42	North HS	4.08	Painting and Plaster	PT	Ext HM Dr / Fr at Various	Ext HM Dr / Fr Pt finish fading (x2 at 7'-4" x 6'-4" fr)	2		C1	Y3	2	2022	Repaint doors and frames			$ 800	$ 700	$ 238.00	ea	2	$ 500	1.210	$ 600	129%	$ 800	832
260		42	North HS	4.08	Painting and Plaster	PT	Ext HM Dr / Fr	Ext HM Dr / Fr Pt finish fading (9'-4" x 7'-4")	2		C1	Y3	2	2022	Repaint doors and frames			$ 1,000	$ 900	$ 238.00	ea	3	$ 700	1.210	$ 800	129%	$ 1,000	1,040
261		42	North HS	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Field Access Metal Railing	Railing is bent & broken - threat of student being cut or	1		C1	Y3	1	2022	Repair in place Or Remove & Replace metal railing			$ 40,700	$ 31,500	$ 25,000.00	ls	1	$ 25,000	1.210	$ 30,300	129%	$ 39,100	40,664

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
262		42	North HS	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			Corroded/Rusting Metal Stair Railings	2		C1	Y3	2	2022	Grind Rust/Prime/Paint metal railings			$ 24,400	$ 18,900	$ 12.50	lf	1,200	$ 15,000	1.210	$ 18,200	129%	$ 23,500	24,440
263		42	North HS	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
264		42	North HS	5.01	Doors / Hardware	DR	Throughout	damaged wood doors with knob hardware	2		C1	Y3	2	2022	Replace door and hardware, paint frame			$ 143,800	$ 111,500	$ 2,532.31	ea	35	$ 88,600	1.210	$ 107,200	129%	$ 138,300	143,832
265		42	North HS	5.01	Doors / Hardware	DR	Ext Dr 13	Rusting HM doors and frame	2		C1	Y3	2	2022	Replace with aluminum doors. Paint interior doors and frame.			$ 47,000	$ 36,400	$ 14,452.40	ea	2	$ 28,900	1.210	$ 35,000	129%	$ 45,200	47,008
266		42	North HS	5.01	Doors / Hardware	DR	Locker Rooms	hm doors with knob hardware	2		C1	Y3	2	2022	Replace with lever hardware			$ 2,000	$ 1,600	$ 306.00	ea	4	$ 1,200	1.210	$ 1,500	129%	$ 1,900	1,976
267		42	North HS	5.01	Doors / Hardware	DR	locker room	paint scrapes/chips on hm doors and frames	2		C1	Y3	2	2022	Paint HM doors/frames			$ 5,400	$ 4,200	$ 238.10	ea	14	$ 3,300	1.210	$ 4,000	129%	$ 5,200	5,408
268		42	North HS	5.03	Flooring / Base	CPT	Auditorium and associated	Broadloom carpet	2		C1	Y3	2	2022	Replace broadloom carpet with modular			$ 37,500	$ 29,100	$ 5.60	sf	4,127	$ 23,100	1.210	$ 28,000	129%	$ 36,100	37,544
269		42	North HS	5.03	Flooring / Base	FLR	Learning center suite, staff room	Sheet linoleum	2		C1	Y3	2	2022	Replace sheet linoleum with modular resilient flooring			$ 39,200	$ 30,400	$ 6.90	sf	3,490	$ 24,100	1.210	$ 29,200	129%	$ 37,700	39,208
270		42	North HS	5.03	Flooring / Base	VAT	677D, 677C, 667E, 600.31, 665, 667, 600.32, 609, 607, 617,435	VAT flooring	2		C1	Y3	2	2022	Abate VAT and replace with modular resilient flooring			$ 59,100	$ 45,900	$ 12.70	sf	2,866	$ 36,400	1.210	$ 44,000	129%	$ 56,800	59,072
271		42	North HS	5.03	Flooring / Base	CPT	Choir Room	Broadloom carpet	3		C1	Y8	3	2022	Replace broadloom carpet with modular			$ 6,100	$ 4,800	$ 5.60	sf	670	$ 3,800	1.210	$ 4,600	129%	$ 5,900	6,136
272		42	North HS	5.03	Flooring / Base	CPT	Band, Orchestra, practice rooms, 661, 661A, 659, 600.26, 656, 658	Broadloom carpet	3		C1	Y8	3	2022	Replace broadloom carpet with modular			$ 75,000	$ 58,200	$ 5.60	sf	8,257	$ 46,200	1.210	$ 55,900	129%	$ 72,100	74,984
273		42	North HS	5.03	Flooring / Base	EPOXY	Ext Door 13A, cracks in team	cracked, missing epoxy flooring	2		C1	Y3	2	2022	Patch epoxy flooring			$ 8,200	$ 6,300	$ 5,000.00	ea	1	$ 5,000	1.210	$ 6,100	129%	$ 7,900	8,216
274		42	North HS	5.03	Flooring / Base	FLR	Team locke room offices	Sheet linoleum	2		C1	Y3	2	2022	Replace sheet linoleum with modular resilient flooring			$ 5,900	$ 4,600	$ 6.90	sf	518	$ 3,600	1.210	$ 4,400	129%	$ 5,700	5,928
275		42	North HS	5.03	Flooring / Base	CPT	Administration and guidance	Broadloom carpet	2		C1	Y3	2	2022	Replace broadloom carpet with modular			$ 67,200	$ 52,100	$ 5.60	sf	7,400	$ 41,400	1.210	$ 50,100	129%	$ 64,600	67,184
276		42	North HS	5.03	Flooring / Base	FLR	Science Rooms: 219, 221, 223, 225, 227, 229, 222, 252, 256, 934, 231	Sheet linoleum	2		C1	Y3	2	2022	Replace sheet linoleum with modular resilient flooring			$ 120,400	$ 93,400	$ 6.90	sf	10,749	$ 74,200	1.210	$ 89,800	129%	$ 115,800	120,432
277		42	North HS	5.03	Flooring / Base	EPOXY	Rms 241, 449, 459	cracked epoxy flooring	2		C1	Y3	2	2022	Patch epoxy flooring			$ 3,700	$ 2,900	$ 750.00	ea	3	$ 2,300	1.210	$ 2,800	129%	$ 3,600	3,744
278		42	North HS	5.03	Flooring / Base	TZ	Corridors	Damaged/Cracked TZ base and floor	2		C1	Y3	2	2022	Patch TZ base and floor			$ 38,900	$ 30,300	$ 48.00	sf	500	$ 24,000	1.210	$ 29,000	129%	$ 37,400	38,896
279		42	North HS	5.03	Flooring / Base	FLR	TECH ED: 638, 636, 637, 631, 612,608	Sheet linoleum	2		C1	Y3	2	2022	Replace sheet linoleum with modular resilient flooring			$ 60,400	$ 46,900	$ 6.90	sf	5,390	$ 37,200	1.210	$ 45,000	129%	$ 58,100	60,424
280		42	North HS	5.03	Flooring / Base	CPT	Misc Room: 616	Broadloom carpet	2		C1	Y3	2	2022	Replace broadloom carpet with modular			$ 1,500	$ 1,200	$ 5.60	sf	154	$ 900	1.210	$ 1,100	129%	$ 1,400	1,456
281		42	North HS	5.03	Flooring / Base	CPT	classroom: 405, 407, 409, 411, 417, 419, 406, 408, 412, 431, 429, 427, 442, 445	Broadloom carpet	2		C1	Y3	2	2022	Replace broadloom carpet with modular			$ 94,000	$ 72,900	$ 5.60	sf	10,333	$ 57,900	1.210	$ 70,100	129%	$ 90,400	94,016
282		42	North HS	5.04	Ceiling / Acoustic Panels	CLG	100.01	ACT in vestibules 100.01, 300.00	3		C1	Y8	3	2022	Replace ACT with VACT			$ 2,400	$ 1,900	$ 3.50	sf	422	$ 1,500	1.210	$ 1,800	129%	$ 2,300	2,392
283		42	North HS	5.04	Ceiling / Acoustic Panels	VACT	RR 684C, 684B	VACT near end of life	2		C1	Y3	2	2022	Replace VACT			$ 4,100	$ 3,200	$ 4.07	sf	620	$ 2,500	1.210	$ 3,000	129%	$ 3,900	4,056
284		42	North HS	5.04	Ceiling / Acoustic Panels	CLG	Choir Room	2x4 ACT	3		C1	Y8	3	2022	Replace with 2x42specialty ceiling			$ 12,900	$ 10,000	$ 5.50	sf	1,434	$ 7,900	1.210	$ 9,600	129%	$ 12,400	12,896
285		42	North HS	5.04	Ceiling / Acoustic Panels	VACT	Girls team locker room	2x4 VACT	2		C1	Y3	2	2022	Replace with 2x2 VACT			$ 11,900	$ 9,200	$ 3.70	sf	1,971	$ 7,300	1.210	$ 8,800	129%	$ 11,400	11,856
286		42	North HS	5.04	Ceiling / Acoustic Panels	CLG	Commons	dirty/damaged ACT	2		C1	Y3	2	2022	Replace ACT with VACT			$ 7,000	$ 5,500	$ 4.07	sf	1,060	$ 4,300	1.210	$ 5,200	129%	$ 6,700	6,968
287		42	North HS	5.04	Ceiling / Acoustic Panels	CLG	Weight Room 605	Ceiling texture makes room dark	3		C1	Y8	3	2022	Replace with 2x2 ceiling			$ 23,300	$ 18,200	$ 3.70	sf	3,880	$ 14,400	1.210	$ 17,400	129%	$ 22,400	23,296
288		42	North HS	5.04	Ceiling / Acoustic Panels	CLG	Gym 604	Dirty acoustic spray	2		C1	Y3	2	2022	Dry fall paint ceiling			$ 14,800	$ 11,500	$ 0.90	sf	10,064	$ 9,100	1.210	$ 11,000	129%	$ 14,200	14,768

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
289		42	North HS	5.04	Ceiling / Acoustic Panels	CLG	Kitchen	flaking paint on ceiling	1		C1	Y3	1	2022	Repaint			$ 2,000	$ 1,600	$ 0.90	sf	1,292	$ 1,200	1.210	$ 1,500	129%	$ 1,900	1,976
290		42	North HS	5.05	Wall Finishes (PT, VWC, etc)	CT	RR 684C, 684B	cracks in CT	2		C1	Y3	2	2022	patch CT			$ 1,600	$ 1,300	$ 1,000.00	EA	1	$ 1,000	1.210	$ 1,200	129%	$ 1,500	1,560
291		42	North HS	5.05	Wall Finishes (PT, VWC, etc)	frp	kitchen	not cleanable surface at dishwash and handsink	2		C1	Y3	2	2022	FRP to wall			$ 800	$ 700	$ 2.20	sf	207	$ 500	1.210	$ 600	129%	$ 800	832
292		42	North HS	5.10	REMODELING / ADDITIONS	RPLUM	Rm 449A, 609A, 454M,	Not ADA single user restroom	2		C1	Y3	2	2022	Remodel/Expand room to meet ADA standarads			$ 253,300	$ 196,400	$ 252.00	sf	550	$ 138,600	1.362	$ 188,800	129%	$ 243,600	253,344
293		42	North HS	5.10	REMODELING / ADDITIONS	RMOD	Dark Room: 612, 612C,	Not utilized as dark room	2		C1	Y3	2	2022	Remodel to suite usage			$ 192,900	$ 149,600	$ 89.00	sf	1,186	$ 105,600	1.362	$ 143,800	129%	$ 185,500	192,920
294		42	North HS	5.10	REMODELING / ADDITIONS	RMOD	Media: 503, 505B, 507,	carpet, little daylight, tall shelves	2		C1	Y3	2	2022	Remodel to suite usage			$ 1,622,700	$ 1,257,900	$ 89.00	sf	9,977	$ 888,000	1.362	$ 1,209,500	129%	$ 1,560,300	1,622,712
295		42	North HS	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
296		42	North HS	6.03	Lockers - Corridor	LKR	kitchen	rusting food service lockers	2		C1	Y3	2	2022	Replace			$ 3,100	$ 2,400	$ 269.00	ea	7	$ 1,900	1.210	$ 2,300	129%	$ 3,000	3,120
297		42	North HS	6.03	Lockers - Corridor	LKR	corridor lockers outside	chipped paint	2		C1	Y3	2	2022	repaint - electrostatic			$ 2,300	$ 1,800	$ 30.00	ea	48	$ 1,400	1.210	$ 1,700	129%	$ 2,200	2,288
298		42	North HS	6.05	Stage Curtains		Auditorium	Padlock for rigging per Gopher stage inspection	2		C1	Y3	2	2022	Per Gopher Stage			$ 100	$ 200	$ 75.00	ls	1	$ 100	1.210	$ 100	129%	$ 100	104
299		42	North HS	6.07	gym divider wall	GD	east gym	old gym divider wall	2		C1	Y3	2	2022	replace divider wall - check wall or curtain			$ 276,600	$ 214,500	$ 71.00	sf	2,400	$ 170,400	1.210	$ 206,200	129%	$ 266,000	276,640
300		42	North HS	6.07	back board operators	BBO	east gym	old back board operators	2		C1	Y3	2	2022				$ 20,300	$ 15,800	$ 1,560.00	sf	8	$ 12,500	1.210	$ 15,100	129%	$ 19,500	20,280
301	combo	42	North HS	6.13	Cabinetry / Counter Tops / Stools	FE2a	Classrooms: 440, 438	Poor condition casework	2		C1	Y3	2	2022	flooring (VT basis), HS casework			$ 33,800	$ 26,200	$ 13.89	sf	1,500	$ 20,800	1.210	$ 25,200	129%	$ 32,500	33,800
302	combo	42	North HS	6.13	Cabinetry / Counter Tops / Stools	FE3	Art/Life Skills: 443, 441, 441A, 441B, 441A, 437, 735, 433	Casework in poor condition	2		C1	Y3	2	2022	ACT clg + flooring (VT basis) + wall painting, art/facs casework, sinks			$ 551,100	$ 427,300	$ 41.83	sf	8,115	$ 339,500	1.210	$ 410,800	129%	$ 529,900	551,096
303		42	North HS	6.13	Cabinetry / Counter Tops / Stools	CSWK	Classroos: 457, 459, 461	Poor condition small LF of casework (exg epoxy floor OK, touch up paint around)	2		C1	Y3	2	2022	Replace casework, touch up paint around			$ 8,600	$ 6,700	$ 296.00	lf	18	$ 5,300	1.210	$ 6,400	129%	$ 8,300	8,632
304	combo	42	North HS	6.13	Cabinetry / Counter Tops / Stools	FE4a	Science Rooms 331, 333, 335	VCT has multiple patches, casework drawers are stiff	2		C1	Y3	2	2022	Finishes (less clg) + Sci Cswk +MB/TB, inc cost for 3 sink repl per room			$ 350,400	$ 271,700	$ 60.71	sf	3,556	$ 215,900	1.210	$ 261,200	129%	$ 336,900	350,376
305		42	North HS	6.18	Kitchen Equipment		F201 Serving, F105 Kitchen, F203 Dishwashing, F104 Dry Food Storage	2 Heated cabinets	2		C1	Y3	2	2022	Replace equipment listed in 2 years			$ 24,400	$ 18,900	$15,000	ls	1	$ 15,000	1.210	$ 18,200	129%	$ 23,500	24,440
306		42	North HS	6.18	Kitchen Equipment		F201 Serving	Serving	3		C1	Y8	3	2022	Replace equipment listed in 10 years			$ 113,700	$ 88,100	$70,000	ls	1	$ 70,000	1.210	$ 84,700	129%	$ 109,300	113,672
307		42	North HS	6.18	Kitchen Equipment		F201 Serving	No cooking hood fire protection present	2		C1	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
308		42	North HS	6.18	Kitchen Equipment		F105 Kitchen	No cooking hood fire protection present	2		C1	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
309		42	North HS	6.18	Kitchen Equipment		F105 Kitchen	Kitchen hood has interior rust and open pentrations through its top and side approx 10' long double island style	2		C1	Y3	2	2022	Replace exhaust ventilator (hood)			$ 174,700	$ 135,500	$107,600	ls	1	$ 107,600	1.210	$ 130,200	129%	$ 168,000	174,720
310		42	North HS	6.19	Cold Storage Rooms		F105 Cooler 1, F105 Freezer, F105 Cooler 2		2		C1	Y3	2	2022	Replace refrigeration in 4 years at Cooler 1 and Frreezer, Repair cooler panel open seams			$ 48,700	$ 37,800	$30,000	ls	1	$ 30,000	1.210	$ 36,300	129%	$ 46,800	48,672
311		42	North HS	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
312		42	North HS	7.01	Boilers		Boiler Room	(3) Fulton Vantage Dual Fuel (NG + Oil)Condensing Boilers, 6M input capacity each	4	2017	C1			2022	Maintain Boilers into the future, replace with new when Maintenance is too great.	30		$ -	$ -	$ -	MB H	1	$ -	1.100	$ -	129%	$ -	-
313		42	North HS	7.03	fuel oil systems (storage, piping, burners)		Boiler Room	Fuel Oil Tanks are present and unknown condition below ground.	2	1959	C1	Y3	2	2022		30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
314		42	North HS	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Boiler Room	Hot Water heating pipe runs throughout the building, there are various years of the pipe and it also varies in condition from fair to good.	3	Varies	C1	Y3	2	2022		30		$ -	$ -	$ -	lf	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
315		42	North HS	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Boiler Room	Glycol Chilled Water system is present and was installed in 2001 when ventilation upgrades occurred & additions.	3	2001	C1	Y8	3	2022		30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
316		42	North HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Fuel Oil Pumping System (2 pumps)	3	1959	C1	Y8	3	2022		30		$ -	$ -	$ 12,000.00	sf		$ -	1.254	$ -	129%	$ -	-
317		42	North HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	B&G Heating Pumps (6 total) installed when new boiler system was put in. System is variable Primary.	3	2017	C1			2022		30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
318		42	North HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	Taco Chilled Water Pumps (4) installed when chiller system was put in.	4	2001	C1	Y8	3	2022	Replace in future	30		$ -	$ -	$ 65,000.00	ea		$ -	1.254	$ -	129%	$ -	-
319		42	North HS	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Pool Mezz	Taco recirculation pump for heat recovery system.	3	2002	C1	Y8	3	2022	Replace in future	30		$ -	$ -	$ 12,000.00	ea		$ -	1.254	$ -	129%	$ -	-
320		42	North HS	7.06	Energy Management Systems (24 volt low voltage)		Boiler Room	Building is controlled with an Automated Logic system from WHV	3	Varies	C1	Y3	2	2022	Controls system is approaching its life expectancy	15		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
321		42	North HS	7.07	Air handler units / ERU - dampers		Band/Orchestra Area 654/655	AHU-112 Area A; Constant Volume System, Chilled water cooling at unit only, heating is at reheat coils downstream	3	2001	C1			2022		40		$ -	$ -		CFM	10,700	$ -	1.254	$ -	129%	$ -	-
322		42	North HS	7.07	Air handler units / ERU - dampers		Stage Left area 670	AHU-113 Area A; Constant Volume System, Hot water heating with Chilled water cooling at unit	3	2001	C1			2022		40		$ -	$ -		CFM	5,000	$ -	1.254	$ -	129%	$ -	-
323		42	North HS	7.07	Air handler units / ERU - dampers		Stage Right area 670	AHU-114 Area A; Constant Volume System, Hot water heating with Chilled water cooling at unit	3	2001	C1			2022		40		$ -	$ -		CFM	4,000	$ -	1.254	$ -	129%	$ -	-
324		42	North HS	7.07	Air handler units / ERU - dampers		Choir 677/679 and surrounding spaces	AHU-208 Area A; VAV system, Chilled water cooling at unit only, all heating is at VAV's downstream. Chilled water coil is dirty.	3	2001	C1			2022	Clean coil	40		$ -	$ -		CFM	13,500	$ -	1.254	$ -	129%	$ -	-
325		42	North HS	7.07	Air handler units / ERU - dampers		Auditorium 690	AHU-209 Area A; Energy recovery unit with hot water heating and chilled water cooling, appears to be constant volume unit.	3	2001	C1			2022		40		$ -	$ -		CFM	24,000	$ -	1.254	$ -	129%	$ -	-
326		42	North HS	7.07	Air handler units / ERU - dampers		Located below pool deck area	AHU-003/004 services the Pool Area, AHU-3 is a single coil with fan for heat recovery of pool exhaust. AHU-004 provides outdoor air to the	3	2007	C1			2022	Would recommend putting in an actual dehumidification unit to serivce the pool area for proper humidity control within the pool area.	40				$ -	CFM	6,400	$ -	1.254	$ -	129%	$ -	-
327		42	North HS	7.07	Air handler units / ERU - dampers		West Gym B 635B	AHU-005 has a Face & By-Pass system with pressure relief fans located on the roof. Unit is heating only constant volume system.	2	1980	C1	Y3	2	2022	Replace AHU when it fails or area is renovated.	40		$ 378,600	$ 293,500	$ 15.00	CFM	15,000	$ 225,000	1.254	$ 282,200	129%	$ 364,000	378,560
328		42	North HS	7.07	Air handler units / ERU - dampers		West Gym A 635A	AHU-006 has a Face & By-Pass system with pressure relief fans located on the roof. Unit is heating only constant volume system.	2	1980	C1	Y3	2	2022	Replace AHU when it fails or area is renovated.	40		$ 378,600	$ 293,500	$ 15.00	CFM	15,000	$ 225,000	1.254	$ 282,200	129%	$ 364,000	378,560
329		42	North HS	7.07	Air handler units / ERU - dampers		Wrestling Room	AHU-007, Unit is heating only constant volume system with pressure relief fan on the roof.	2	1980	C1	Y3	2	2022	Replace system when it fails or area is renovated.	40		$ 113,500	$ 88,100	$ 15.00	CFM	4,500	$ 67,500	1.254	$ 84,600	129%	$ 109,100	113,464
330		42	North HS	7.07	Air handler units / ERU - dampers		Computer Lab 608	AHU-104, Unit has hot water heating and chilled water cooling, constant volume unit with a pressure relief fan on the roof.	3	2001	C1			2022		40		$ -	$ -		CFM	960	$ -	1.254	$ -	129%	$ -	-
331		42	North HS	7.07	Air handler units / ERU - dampers		Girls Locker Area 645	AHU-110 has a Face & By-Pass system with pressure relief fans located on the roof. Unit is heating only constant volume system.	3	2001	C1			2022		40		$ -	$ -		CFM	4,000	$ -	1.254	$ -	129%	$ -	-
332		42	North HS	7.07	Air handler units / ERU - dampers		Pool Office	AHU-111 has a Face & By-Pass system with pressure relief fans located on the roof. Unit is heating only constant volume system.	3	2001	C1			2022		40		$ -	$ -		CFM	1,100	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**				**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
333		42	North HS	7.07	Air handler units / ERU - dampers		East Gym 604B	AHU-205 Has a return/relief fan, relief fan was rebuilt in 2014, Hot water heating and Face/By-pass at heating coil/ Unit is single zone constant volume. Supply fan motor appears to have been replaced.	2	1959	C1	Y3	2	2022	Clean and comb coils. Replace AHU when it fails or area is renovated.	40		$ 497,200	$ 385,400	$ 15.00	CFM	19,700	$ 295,500	1.254	$ 370,600	129%	$ 478,100	497,224
334		42	North HS	7.07	Air handler units / ERU - dampers		East Gym 604A	AHU-206 Has a return/relief fan, relief fan was rebuilt in 2014, Hot water heating and Face/By-pass at heating coil/ Unit is single zone constant volume. Supply fan motor appears to have been replaced.	2	1959	C1	Y3	2	2022	Clean and comb coils. Replace AHU when it fails or area is renovated.	40		$ 497,200	$ 385,400	$ 15.00	CFM	19,700	$ 295,500	1.254	$ 370,600	129%	$ 478,100	497,224
335		42	North HS	7.07	Air handler units / ERU - dampers		Team Locker Spaces between Pool & East Gym	AHU-207 has a belt drive supply fan with VFD. Hot water heating and Face/By-pass at heating coil. Unit is single zone constant volume. Unit smells like locker room. Unit has associated Heat Recovery Unit and exhaust fan.	3	2002	C1			2022		40		$ -	$ -		CFM	8,450	$ -	1.254	$ -	129%	$ -	-
336		42	North HS	7.07	Air handler units / ERU - dampers		Storage 611	AHU-101 Unit has Hot Water Heating with chilled water cooling, single zone unit, constant volume.	3	2001	C1			2022		40		$ -	$ -		CFM	2,160	$ -	1.254	$ -	129%	$ -	-
337		42	North HS	7.07	Air handler units / ERU - dampers		Weight Room 605	AHU-102 Unit has Hot Water Heating with chilled water cooling, single zone unit, constant volume. Unit has pressure relief fans in the space served.	3	2001	C1			2022		40		$ -	$ -		CFM	6,000	$ -	1.254	$ -	129%	$ -	-
338		42	North HS	7.07	Air handler units / ERU - dampers		WorkRoom 619	AHU-103 Unit has Hot Water Heating with face & By-Pass dampers at coil, single zone unit, constant volume.	3	1975	C1	Y3	2	2022		40		$ 151,400	$ 117,400	$ 15.00	CFM	6,000	$ 90,000	1.254	$ 112,900	129%	$ 145,600	151,424
339		42	North HS	7.07	Air handler units / ERU - dampers		Graphics Lab 612	AHU-105 Unit has Hot Water Heating, single zone unit, constant volume. Unit has pressure relief fans in the space served.	3	2001	C1			2022		40		$ -	$ -		CFM	2,640	$ -	1.254	$ -	129%	$ -	-
340		42	North HS	7.07	Air handler units / ERU - dampers		Computer/CAD Classrooms 631/636/637/638/641	AHU-106 Unit has Hot Water Heating with chilled water cooling, VAV AHU.	3	2001	C1			2022		40		$ -	$ -		CFM	6,700	$ -	1.254	$ -	129%	$ -	-
341		42	North HS	7.07	Air handler units / ERU - dampers		639/612C	AHU-107 Unit has Hot Water Heating with face & By-Pass dampers at coil, single zone unit, constant volume.	3	2001	C1			2022		40		$ -	$ -		CFM	3,000	$ -	1.254	$ -	129%	$ -	-
342		42	North HS	7.07	Air handler units / ERU - dampers		Woodshop 640	AHU-201 Unit has Hot Water Heating with face & By-Pass dampers at coil with chilled water cooling, single zone unit constant volume.	3	2001	C1			2022		40		$ -	$ -		CFM	9,000	$ -	1.254	$ -	129%	$ -	-
343		42	North HS	7.07	Air handler units / ERU - dampers		Metalshop 643	AHU-202 Unit has Hot Water Heating with face & By-Pass dampers at coil with chilled water cooling, single zone unit constant volume.	3	2001	C1			2022		40		$ -	$ -		CFM	8,000	$ -	1.254	$ -	129%	$ -	-
344		42	North HS	7.07	Air handler units / ERU - dampers		Paint Booth Area	AHU-103 Unit has Hot Water Heating with face & By-Pass dampers at coil, single zone unit, constant volume.	2	1959	C1	Y3	2	2022	Replace AHU when it fails or area is renovated.	40		$ 58,100	$ 45,000	$ 15.00	CFM	2,300	$ 34,500	1.254	$ 43,300	129%	$ 55,900	58,136
345		42	North HS	7.07	Air handler units / ERU - dampers		Cafeteria/Commons 130	AHU-210 Unit has Hot Water Heating with face & By-Pass dampers at coil with chilled water cooling, single zone unit constant volume.	3	2001	C1			2022		40		$ -	$ -		CFM	18,000	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
346		42	North HS	7.07	Air handler units / ERU - dampers		Main Office Area	AHU-211 Unit has Hot Water Heating with chilled water cooling, VAV AHU. The coils are very dirty.	3	2001	C1			2022	Clean coils	40		$ -	$ -		CFM	4,800	$ -	1.254	$ -	129%	$ -	-
347		42	North HS	7.07	Air handler units / ERU - dampers		Kitchen & Serving 140	AHU-212 Unit has Hot Water Heating with face & By-Pass dampers at coil with chilled water cooling, single zone unit constant volume.	3	2001	C1			2022		40		$ -	$ -		CFM	7,500	$ -	1.254	$ -	129%	$ -	-
348		42	North HS	7.07	Air handler units / ERU - dampers		Classrooms 201 - 257	AHU-115 Unit has Hot Water Heating with chilled water cooling, VAV AHU. Chilled water coil is extremely dirty.	3	2001	C1			2022	Clean coil	40		$ -	$ -		CFM	38,320	$ -	1.254	$ -	129%	$ -	-
349		42	North HS	7.07	Air handler units / ERU - dampers		Classrooms 305 - 354	AHU-116 Unit has Hot Water Heating with chilled water cooling, VAV AHU. Coils are building up dust. Unit has some leakage.	3	2001	C1			2022	Clean coils and seal leaks.	40		$ -	$ -		CFM	21,180	$ -	1.254	$ -	129%	$ -	-
350		42	North HS	7.07	Air handler units / ERU - dampers		Classrooms 438 - 461	AHU-117 Unit has Hot Water Heating with chilled water cooling, VAV AHU.	3	2001	C1			2022		40		$ -	$ -		CFM	9,725	$ -	1.254	$ -	129%	$ -	-
351		42	North HS	7.07	Air handler units / ERU - dampers		Classrooms 405 - 437	AHU-118 Unit has Hot Water Heating with chilled water cooling, VAV AHU.	3	2001	C1			2022		40		$ -	$ -		CFM	16,040	$ -	1.254	$ -	129%	$ -	-
352		42	North HS	7.07	Air handler units / ERU - dampers		Classroom 441	AHU-119 Unit has Hot Water Heating with chilled water cooling, Constant Volume AHU	3	1998	C1	Y3	2	2022	Replace AHU when it fails or area is renovated.	40		$ 39,300	$ 30,600	$ 15.00	CFM	1,560	$ 23,400	1.254	$ 29,300	129%	$ 37,800	39,312
353		42	North HS	7.07	Air handler units / ERU - dampers		Classroom 443	AHU-120 Unit has Hot Water Heating with chilled water cooling, Constant Volume AHU	3	1998	C1	Y3	2	2022	Replace AHU when it fails or area is renovated.	40		$ 39,300	$ 30,600	$ 15.00	CFM	1,560	$ 23,400	1.254	$ 29,300	129%	$ 37,800	39,312
354		42	North HS	7.07	Air handler units / ERU - dampers		Classrooms 141/142/449/451/500/502/504	AHU-213 Unit has Hot Water Heating with chilled water cooling, VAV AHU.	3	2001	C1			2022		40		$ -	$ -		CFM	10,200	$ -	1.254	$ -	129%	$ -	-
355		42	North HS	7.07	Air handler units / ERU - dampers		Media Center 503	AHU-001 Unit has Hot Water Heating with DX cooling, Constant Volume AHU	2	1989	C1	Y3	2	2022	Old AHU, still in tunnel area, DX cooling R-22 unit. Controls have been updated on unit over time. Would recommend replacing and putting onto the chilled water system.	40		$ 302,800	$ 234,800	$ 18.00	CFM	10,000	$ 180,000	1.254	$ 225,700	129%	$ 291,200	302,848
356		42	North HS	7.07	Air handler units / ERU - dampers		Workroom 511 next to Media Center	AHU-002 Unit has Hot Water Heating with DX cooling, Constant Volume AHU	3	1989	C1	Y3	2	2022	Old AHU, still in tunnel area, DX cooling R-22 unit. Controls have been updated on unit over time. Would recommend replacing and putting onto the chilled water system.	40		$ 75,700	$ 58,700	$ 18.00	CFM	2,500	$ 45,000	1.254	$ 56,400	129%	$ 72,800	75,712
357		42	North HS	7.07	Air handler units / ERU - dampers		Printroom & Media Offices 501	AHU-121 Unit has Hot Water Heating with DX cooling, Constant Volume AHU	3	1989	C1	Y3	2	2022		40		$ 96,800	$ 75,200	$ 18.00	CFM	3,200	$ 57,600	1.254	$ 72,200	129%	$ 93,100	96,824
358		42	North HS	7.07	Air handler units / ERU - dampers		Unit serves classroms in Autoshop remote building	AHU-108 Unit has Hot Water Heating with DX cooling, VAV AHU	3	2001	C1	Y8	3	2022		40		$ 90,800	$ 70,500	$ 18.00	CFM	3,000	$ 54,000	1.254	$ 67,700	129%	$ 87,300	90,792
359		42	North HS	7.07	Air handler units / ERU - dampers		Serves Autoshop 800	AHU-109 Unit has Hot Water Heating with face & By-Pass dampers at coil with a gas fired pre-heat coil, single zone unit, constant volume.	3	2001	C1	Y8	3	2022		40		$ 131,200	$ 101,800	$ 15.00	CFM	5,200	$ 78,000	1.254	$ 97,800	129%	$ 126,200	131,248
360		42	North HS	7.07	Air handler units / ERU - dampers		Roof	Majority of AHU systems have Gravity Relief Hoods.	3	2001	C1	Y3	2	2022	Add more relief fan capacity.			$ 504,700	$ 391,300	$ 15,000.00	CFM	20	$ 300,000	1.254	$ 376,200	129%	$ 485,300	504,712
361		42	North HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	Cabinet Unit Heaters were mostly replaced in 2001 with the HVAC systems upgrades	3	2001	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
362		42	North HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	VAV Boxes throughout the building were put into place in 2001 with the HVAC systems upgrades, Should review condition of tubing inside of the boxes as a maintenance issue for future	3	2001	C1			2022		25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
363		42	North HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Building	FTR throughout building varies from 1989-2001	2	2002	C1			2022		30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
364		42	North HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Bookstore	Unit ventilator serving book store. 1000 CFM, 150 OACFM, Hot water heating DX cooling	3	2002	C1	Y8	3	2022		30		$ 50,400	$ 39,200	$ 30,000.00	ls	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
365		42	North HS	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		Mech Mezz	HRC-1 & HRC-2: Heat recovery coils associated with CP-3. Coils are VERY dirty and show damage.	3	2002	C1			2022	Clean and comb coils.	25		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
366		42	North HS	7.09	Make-up air units		Roof (Serves Culinary)	Thermotek T3-D.750-G18-MPU	4	2019	C1			2022		25		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
367		42	North HS	7.09	Make-up air units		Roof (Serves Baking Lab)	Accurex XDG-112-H20-8	4	2020	C1			2022		25		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
368		42	North HS	7.09	Make-up air units		AutoShop	Titan Gas fired make up air unit is In very good condition.	4	2017	C1			2022		20		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
369		42	North HS	7.10	Exhaust fans - PRV / utility sets		Roof	Exhaust fans on the roof were in general Ok condition. Based on review of the controls system there may be a few with broken belts that may need attention.	3	2001	C1			2022	Perform repiars as needed to maintain operational.	25		$ -	$ -	$ -	lf	-	$ -	1.254	$ -	129%	$ -	-
370		42	North HS	7.10	Exhaust fans - PRV / utility sets		Pool Mech Mezz	EF-40 & SF-1: 6000 CFM supply and exhaust. Both fans are a part of heat recovery circulation system.	4	2002	C1			2022		0		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
371		42	North HS	7.10	Exhaust fans - PRV / utility sets		Roof	Cullinary Hood Fans PH1	4	2019	C1			2022		0		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
372		42	North HS	7.10	Exhaust fans - PRV / utility sets		Roof	Cullinary Hood Fans PH2	5	2021	C1			2022		0		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
373		42	North HS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Chiller Room	York Water Cooled Centrifugal Chillers (2); Model, 300 Tons each. 56 Degree EWT, 44 Degree LWT.	3	2018	C1			2022		25		$ -	$ 939,000	$ 1,200.00	ton	600	$ 720,000	1.254	$ 902,900	129%	$ 1,164,700	-
374		42	North HS	7.17	Cooling systems - chillers / pumps / ice storage / cooling towers / gas fired absorbers		Outside Chiller Room	BAC Cooling Tower, Baltimore Aircoil Company, Model: 33620R 1800 GPM, 95 Degree EWT, 85 Degree LWT coil shows wear.	3	2001	C1	Y8	3	2022	Replace 6-10 yrs	25		$ 336,400	$ 260,900	$ 200,000.00	ea	1	$ 200,000	1.254	$ 250,800	129%	$ 323,500	336,440
375		42	North HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (AHU-001)	Trane 279 MBH R-22 Refrigerant Acceptable condition	2	1989	C1	Y3	2	2022	R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water	30		$ 48,500	$ 37,600	$ 1,200.00	ton	24	$ 28,800	1.254	$ 36,100	129%	$ 46,600	48,464
376		42	North HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (AHU-002)	Trane 69.8 MBH R-22 Refrigerant Acceptable condition	2	1989	C1	Y3	2	2022	R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water	30		$ 12,100	$ 9,400	$ 1,200.00	ton	6	$ 7,200	1.254	$ 9,000	129%	$ 11,600	12,064
377		42	North HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (AHU-121)	Trane 95 MBH R-22 Refrigerant Acceptable condition	2	1989	C1	Y3	2	2022	R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water	30		$ 16,100	$ 12,600	$ 1,200.00	ton	8	$ 9,600	1.254	$ 12,000	129%	$ 15,500	16,120
378		42	North HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (UV that serves 516)	Trane 39.6 MBH R-22 Refrigerant Acceptable condition	2	1989	C1	Y3	2	2022	R22 is no longer produced, recommend upgrading unit to new refrigerant or put system onto chilled water	30		$ 8,000	$ 6,300	$ 1,200.00	ton	4	$ 4,800	1.254	$ 6,000	129%	$ 7,700	8,008
379		42	North HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Evaporator in 617)	Mitsubishi Condensing unit and evaporator.	3	2001	C1	Y8	3	2022		30		$ 20,200	$ 15,700	$ 1,200.00	sf	10	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
380		42	North HS	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Roof (Computer Lab)	Trane TTA090A3 88 MBH with hot gas bypass	2	2001	C1	Y8	3	2022		25		$ 177,600	$ 137,800	$ 1,200.00	sf	88	$ 105,600	1.254	$ 132,400	129%	$ 170,800	177,632

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
381		42	North HS	7.19	dust collection		Outside wood shop	DuctKop Dust Collector System, 9600 CFM, 40HP	2	2001	C1	Y3	2	2022	System does not have an explosion vent, would recommend adding one for safety/code compliance	30		$ 168,300	$ 130,500	$ 100,000.00	sf	1	$ 100,000	1.254	$ 125,400	129%	$ 161,800	168,272
382		42	North HS	7.20	Pools - ventilation / dehumidification / plate exchanger		POOL 648	AHU-204 Has a run-around energy recovery coil, face & by-pass and (4) fan units, Unit is single zone constant volume. Associated with HRC-1 & HRC-2 heat recovery coils.	2	1959	C1	Y3	2	2022	Would recommend putting in an actual dehumidification unit to serivce the pool area for proper humidity control within the pool area.	40		$ 1,498,000	$ 1,161,300	$ 28.00	CFM	31,800	$ 890,400	1.254	$ 1,116,600	129%	$ 1,440,400	1,498,016
383		42	North HS	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
384		42	North HS	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Boiler Room	Domestic Water circ pumps adjacent to tanks below pool area	3	2001	C1	Y3	2	2022	Replace when replacing water heater.	30		$ 40,400	$ 31,300	$ 12,000.00	sf	2	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
385		42	North HS	8.02	Piping (domestic) / labeling / conditioning		Building	Piping is a mix of galvanized and copper. The main toilet groups were re-piped mostly with copper during various remodeling over the years, still some old valves that are un-operable on the original piping.	3	Varies	C1	Y3	2	2022	Complete replacement of old galvanized pipe and replace remainder of existing valves, mostly in tunnel areas.	40		$ -	$ -		lf		$ -	1.254	$ -	129%	$ -	-
386		42	North HS	8.06	Sump pumps / lift stations		Pool Equipment Room in Tunnel	Storm sump pump in acceptable condition	3	1959	C1	Y3	2	2022	Further investigate sump pump for issues.	30		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
387		42	North HS	8.06	Sump pumps / lift stations		Gym Mech Room in basement.	Sanitary sump pump in good condition	3	1980	C1	Y8	3	2022	Further investigate sump pump for issues.	30		$ 25,300	$ 19,600	$ 15,000.00	ea	1	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272
388		42	North HS	8.06	Sump pumps / lift stations		Tunnel Area G below media center	Sanitary sump pump in acceptable condition condition	3	1980	C1	Y3	2	2022	Further investigate sump pump for issues.	30		$ 25,300	$ 19,600	$ 15,000.00	ea	1	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272
389		42	North HS	8.08	Plumbing Fixtures		649W & 649M	Water closets and urinals are wall mounted with manual flush valve. Lavs are wall mounted with sensor faucet.	3	1980	C1			2022	Plumbing fixtures have exceeded their life expectancy.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
390		42	North HS	8.08	Plumbing Fixtures		684B/684G	Water closets and urinals are wall mounted with manual flush valve. Lavs are wall mounted with sensor faucet.	3	2001	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
391		42	North HS	8.08	Plumbing Fixtures		127M/127W	Wall mounted water closet with manual flush valve. Lav is wall mounted with maunal faucet with handles.	4	2001	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
392		42	North HS	8.08	Plumbing Fixtures		217/219/221/220/225/226/229/252A/250/256	Science classroom sinks are in good condition.	3	2001	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
393		42	North HS	8.08	Plumbing Fixtures		208 Staff Bathrooms/234 Staff Bathrooms/448 Staff Bathrooms/609A	Water Closets and water lavs are in acceptable condition	2	1959	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
394		42	North HS	8.08	Plumbing Fixtures		258M/258W/228B/228W	Water closets are wall mounted with manual flush valves, urinal is floor mounted with hardwired flush sensors. Lavs are wall mounted with sensor faucets.	3	2012	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
395		42	North HS	8.08	Plumbing Fixtures		303	Water closet is wall mounted with a battery powered sensor flush. Lav	3	2001	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
396		42	North HS	8.08	Plumbing Fixtures		441/443	Art sinks are in good condtiion.	3	1998	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
397		42	North HS	8.08	Plumbing Fixtures		680M/680W	Plumbing fixtures in restroom are in acceptable condition	2	1980	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
398		42	North HS	8.08	Plumbing Fixtures		locker rooms	Plumbing fixtures in the locker rooms were replaced in 2002.	3	2002	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
399		42	North HS	8.08	Plumbing Fixtures		606M/606W	Plumbing fixtures are in acceptable condition	2	1980	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
400		42	North HS	8.08	Plumbing Fixtures		424W/424M/454M/454W	Water closets are wall mounted with manual flush valves, urinal is floor mounted with hardwired flush sensors. Lavs are wall mounted with sensor faucets.	4	2002	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
401		42	North HS	8.08	Plumbing Fixtures		634/634A/634B/650/650E/650F	Showers, water closets, sinks, lavs are all in good condition	4	2018	C1			2022		30		$ -	$ -		ea	-	$ -	1.254	$ -	129%	$ -	-
402		42	North HS	8.08	Plumbing Fixtures		612C Dark Room	two faucet stainless steel sink is in good condition.	3	2002	C1			2022	Clean sink	30		$ -	$ -		ea	-	$ -	1.254	$ -	129%	$ -	-
403		42	North HS	8.08	Plumbing Fixtures		Auto Shop Restroom	Water Closets are tank type and in acceptable condition. Urinals are floor mounted with no visible flush mechanism. Wash fountain is half circle wash fountain with foot pedal, drinking fountain and emergency eye wash drain into wash fountain.	2	1959-1975	C1			2022	Replace plumbing fixtures as they have exceeded life expectancy.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
404		42	North HS	8.09	Wash Fountains / showers		634B/650E/660C/630C	Showers are in good condition and were replaced in 2002-2012	3	2002-2012	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
405		42	North HS	8.09	Wash Fountains / showers		640/642	Wash fountains are in good condition	3	2001	C1			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
406		42	North HS	8.10	Drinking Fountains		100.02/600.25/605/200.06/200.03	Water coolers are in good condition.	3	2001	C1			2022		30		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
407		42	North HS	8.10	Drinking Fountains		600.19	Water Coolers are acceptable.	2	1980	C1			2022	Replace with new water coolers with bottle fill.	30		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
408		42	North HS	8.10	Drinking Fountains		400.08/400.06	Water coolers are in good condition.	4	2018	C1			2022		30		$ -	$ -		sf	-	$ -	1.254	$ -	129%	$ -	-
409		42	North HS	8.12	Compressed air system		252C Serves Science Classrooms	Air Compressor Gast model number: 7HDD-7OTA-M750X	3	2001	C1	Y8	3	2022	Replace 6-10 yrs	30		$ 10,100	$ 7,900	$ 6,000.00	ea	1	$ 6,000	1.254	$ 7,500	129%	$ 9,700	10,088
410		42	North HS	8.14	Pools - pumps / heat exchangers / filter systems / drainage / chemical feed		Tunnel by pool	Pool system/pumps/filter system/ chemical feeds are from 1999. Pool drains were repalced in 2009	3	varies	C1	Y8	3	2022		30		$ 302,800	$ 234,800	$ 180,000.00	ls	1	$ 180,000	1.254	$ 225,700	129%	$ 291,200	302,848
411		42	North HS	8.15	Domestic Water Heaters		Boiler Room	Domestic Hot Water is created from a Boiler Hot Water to Domestic Hot Water Heat Exchanger system, It requires the boiler system operations to create hot water for the building.	2	1959	C1	Y3	2	2022	Remove, Replace with condensing Hot Water Heating Plant in/Near Boiler Room	25		$ 201,900	$ 156,500	$ 120,000.00	ls	1	$ 120,000	1.254	$ 150,500	129%	$ 194,100	201,864
412		42	North HS	8.15	Domestic Water Heaters		Kitchen Mezz	AO Smith Water heater	3	2001	C1	Y8	3	2022		25		$ 33,700	$ 26,100	$ 20,000.00	sf	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
413		42	North HS	8.15	Domestic Water Heaters		659A	AO Smith Water heater Model: PEC30918 30 Gallons.	3	2001	C1	Y8	3	2022		25		$ 33,700	$ 26,100	$ 20,000.00	sf	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
414		42	North HS	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
415		42	North HS	9.03	Electric panels - distribution / labeling			3000 amp switchboard MSB2 - 4 section swbd with main breaker and 2 distribution sections	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		**n**	$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
416		42	North HS	9.03	Electric panels - distribution / labeling			800 amp switchboard MDP - 3 section swbd with main breaker and 2 distribution sections	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		**n**	$ 84,100	$ 65,300	$ 50,000.00	ea	1	$ 50,000	1.254	$ 62,700	129%	$ 80,900	84,136
417		42	North HS	9.03	Electric panels - distribution / labeling			1000 amp 480 volt distribution cabinets: (10) 3p breakers - DP12 & DP17	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		**n**	$ 67,400	$ 52,200	$ 20,000.00	ea	2	$ 40,000	1.254	$ 50,200	129%	$ 64,800	67,392
418		42	North HS	9.03	Electric panels - distribution / labeling			800 amp 480 volt distribution cabinets: (8) 3p breakers - DP19 & DP21	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		**n**	$ 50,400	$ 39,200	$ 15,000.00	ea	2	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
419		42	North HS	9.03	Electric panels - distribution / labeling			400 amp 480 volt panels: 42 breakers - BP78,EMDP,BP68	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		**n**	$ 25,300	$ 19,600	$ 5,000.00	ea	3	$ 15,000	1.254	$ 18,800	129%	$ 24,300	25,272

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**				**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
420		42	North HS	9.03	Electric panels - distribution / labeling			250 amp 480 volt panels: 42 breakers - BP66,EGA,PNL-L,DPB2,EMH2,BP55,DP18	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 53,000	$ 41,100	$ 4,500.00	ea	7	$ 31,500	1.254	$ 39,500	129%	$ 51,000	53,040
421		42	North HS	9.03	Electric panels - distribution / labeling			100 amp 480 volt panels: 42 breakers - DLP1,EMH1,BP50,BP60	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 30,400	$ 23,500	$ 4,500.00	ea	4	$ 18,000	1.254	$ 22,600	129%	$ 29,200	30,368
422		42	North HS	9.03	Electric panels - distribution / labeling			1000 amp 208 volt distribution cabinets: (14) 3p breakers - DP20	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 67,400	$ 52,200	$ 20,000.00	ea	2	$ 40,000	1.254	$ 50,200	129%	$ 64,800	67,392
423		42	North HS	9.03	Electric panels - distribution / labeling			800 amp 208 volt distribution cabinets: (12) 3p breakers - DP10 & DP1	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 50,400	$ 39,200	$ 15,000.00	ea	2	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
424		42	North HS	9.03	Electric panels - distribution / labeling			600 amp 208 volt distribution cabinets: 42 breakers - BP70 & DP13	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 16,700	$ 13,100	$ 5,000.00	ea	2	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
425		42	North HS	9.03	Electric panels - distribution / labeling			400 amp 208 volt panels: 42 breakers - DP11 & DP13	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 16,700	$ 13,100	$ 5,000.00	ea	2	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
426		42	North HS	9.03	Electric panels - distribution / labeling			400 amp 208 volt panels: 84 breakers, double tub BP81	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 11,000	$ 8,500	$ 6,500.00	ea	1	$ 6,500	1.254	$ 8,200	129%	$ 10,600	11,024
427		42	North HS	9.03	Electric panels - distribution / labeling			400 amp 208 volt distribution cabinets: 42 breakers DP11	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 8,400	$ 6,600	$ 5,000.00	ea	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
428		42	North HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: 42 breakers - BP100,DP3,BP6, BP52,BP51,BP2	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 45,400	$ 35,300	$ 4,500.00	ea	6	$ 27,000	1.254	$ 33,900	129%	$ 43,700	45,448
429		42	North HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panel: TVSS -42breakers - BP65,BP69,BP76,BP3	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 43,800	$ 34,000	$ 6,500.00	ea	4	$ 26,000	1.254	$ 32,600	129%	$ 42,100	43,784
430		42	North HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: double tub -84 breakers - BP67,BP59,BP62,356B,BP56	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 43,800	$ 34,000	$ 6,500.00	ea	4	$ 26,000	1.254	$ 32,600	129%	$ 42,100	43,784
431		42	North HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: double tub -TVSS-84 breakers - BP80,DP77BP73,BP83	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 50,400	$ 39,200	$ 7,500.00	ea	4	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
432		42	North HS	9.03	Electric panels - distribution / labeling			100 amp 208 volt panels: 30 breakers - EP1,BP31,BP80C,BP53,BP22,EP4,CONCESSION,BP71,BP23,BP79,EP1,EPBB,pnlR,EML1,DP53A,EML2,BP441,BP4,EP2,BP85,BP14,BP72,BP57,EML3,BP61,pnl15A,EPDP	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 204,500	$ 158,500	$ 4,500.00	ea	27	$ 121,500	1.254	$ 152,400	129%	$ 196,600	204,464
433		42	North HS	9.03	Electric panels - distribution / labeling			75KV or less transformers - TR21(30)TR26(30),TR9(30), TR27(45),TR1(15),TUNNEL	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 131,200	$ 101,800	$ 6,000.00	ea	13	$ 78,000	1.254	$ 97,800	129%	$ 126,200	131,248
434		42	North HS	9.03	Electric panels - distribution / labeling			112.5 & 150KV transformers - TR3(112.5),TR8(150)	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 19,400	$ 15,200	$ 5,800.00	ea	2	$ 11,600	1.254	$ 14,500	129%	$ 18,700	19,448
435		42	North HS	9.03	Electric panels - distribution / labeling			250KV transformers -TR2	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 11,000	$ 8,500	$ 6,500.00	ea	1	$ 6,500	1.254	$ 8,200	129%	$ 10,600	11,024
436		42	North HS	9.03	Electric panels - distribution / labeling			600 amp 208 volt distribution cabinet: DP16 (6) 3P SW'S	2		C1	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the		n	$ 8,400	$ 6,600	$ 5,000.00	ea	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
437		42	North HS	9.03	Electric panels - distribution / labeling			400 amp 208 volt distribution cabinets: DP9 (10)3P breakers	2		C1	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the		n	$ 8,400	$ 6,600	$ 5,000.00	ea	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
438		42	North HS	9.03	Electric panels - distribution / labeling			100 amp 208 volt panels: 30 breakers - BP618,DE,BP24,BP29A,BP34,BP9,BP12A	2		C1	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the next 3 years.		n	$ 47,100	$ 36,600	$ 4,000.00	ea	7	$ 28,000	1.254	$ 35,100	129%	$ 45,300	47,112
439		42	North HS	9.03	Electric panels - distribution / labeling			250 amp 208 volt panels: 42 breakers - BP35,DP611,BP28,BP26,BP27,BP24A,BP5,BP8,BP12,BP16,BP15B,DP18,BP19	2		C1	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the next 3 years.		n	$ 98,500	$ 76,300	$ 4,500.00	ea	13	$ 58,500	1.254	$ 73,400	129%	$ 94,700	98,488
440		42	North HS	9.03	Electric panels - distribution / labeling			100 amp 480 volt panels: 24 breakers - BP36,BP25,AA,BP4,BP13,DP17,BP7	2		C1	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the next 3 years.		n	$ 47,100	$ 36,600	$ 4,000.00	ea	7	$ 28,000	1.254	$ 35,100	129%	$ 45,300	47,112
441		42	North HS	9.03	Electric panels - distribution / labeling			2000 AMP-480 VOLT MOTOR CONTROL CENTER	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		n	$ 42,100	$ 32,700	$ 25,000.00	ea	1	$ 25,000	1.254	$ 31,400	129%	$ 40,500	42,120

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**North High School**				**337,334**	**SF**	Ron S- Brent - Pete - John J - Alex - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 15,974,088										
201										**Install**						**Life**		**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
442		42	North HS	9.03	Electric panels - distribution / labeling			600 AMP-480 VOLT MOTOR CONTROL CENTER	3		C1	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.		**n**	$ 33,700	$ 26,100	$ 20,000.00	ea	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
443		42	North HS	9.05	Fire Alarm			no action			C1			2022				$ -	$ -	$ -	ls		$ -	1.254	$ -	129%	$ -	-
444		42	North HS	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
445		42	North HS	10.01	Lighting - Lamps / ballasts / controls			building lighting is fluorescent	2		C1	Y3	2	2022	Replace with LED and provide occupancy sensors and switches			$ 2,270,000	$ 1,759,800	$ 4.00	sf	337,334	$ 1,349,300	1.254	$ 1,692,000	129%	$ 2,182,700	2,270,008
446		42	North HS	10.02	Emergency Lighting / Exit signs			code requires exterior emergency lighting at all exits. There are none on this building	1		C1	Y3	1	2022	provide exterior emergency lighting at required locations			$ 113,500	$ 88,100	$ 2,500.00	ea	27	$ 67,500	1.254	$ 84,600	129%	$ 109,100	113,464
447		42	North HS	10.03	Special purpose lighting - theaters				2		C1	Y3	2	2022	replace with LED fixtures.			$ 3,300	$ 2,700	$ 2,000.00	ea	1	$ 2,000	1.254	$ 2,500	129%	$ 3,200	3,328
448		42	North HS	10.04	Security Lighting (Exterior)				2		C1	Y3	2	2022	replace with LED fixtures.			$ 18,500	$ 14,400	$ 1,000.00	ea.	11	$ 11,000	1.254	$ 13,800	129%	$ 17,800	18,512
449		42	North HS	10.04	Security Lighting (Exterior)				2		C1	Y3	2	2022	replace with LED fixtures.			$ 8,000	$ 6,300	$ 600.00	ea.	8	$ 4,800	1.254	$ 6,000	129%	$ 7,700	8,008
450		42	North HS	10.06	Exterior athletic lighting - lamps / standards / bases				2		C1	Y3	2	2022	replace			$ 50,400	$ 39,200	$ 3,000.00	sf	10	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

NORTH HIGH SCHOOL

SITE: 47.0 ACRES
BUILDING: 337,334 SF
ENROLLMENT: 1446

CLASSROOMS:
IDEAL CAPICTY:

EDUCATIONAL ADEQUACY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



GENERAL NOTES

1 - SCHOOL NEEDS TO EXPAND CAPCITY INCLUDING ENLARGING CORE AREAS

2 - DESIRE TO ADD A FORUM/FLEXIBLE ROOM

3 - NUMBER OF CORRIDOR LOCKERS COULD BE REDUCED

KEY NOTES

(1) CLASSROOM BELOW RECOMMENDED SIZE

(2) INTERIOR ROOM WITH NO/LITTLE NATURAL LIGHT

(3) COMMONS IS BELOW RECOMMENDED SIZE

(4) WORKSHOPS ARE OUTDATED/DO NOT MEET CURRENT PROGRAM NEEDS

ATSR

PRAIRIE RIDGE ECASD EARLY LEARNING

SITE: 16.9 ACRES
BUILDING: 42,354 SF

SITE ANALYSIS

EDUCATIONAL ADEQUACY

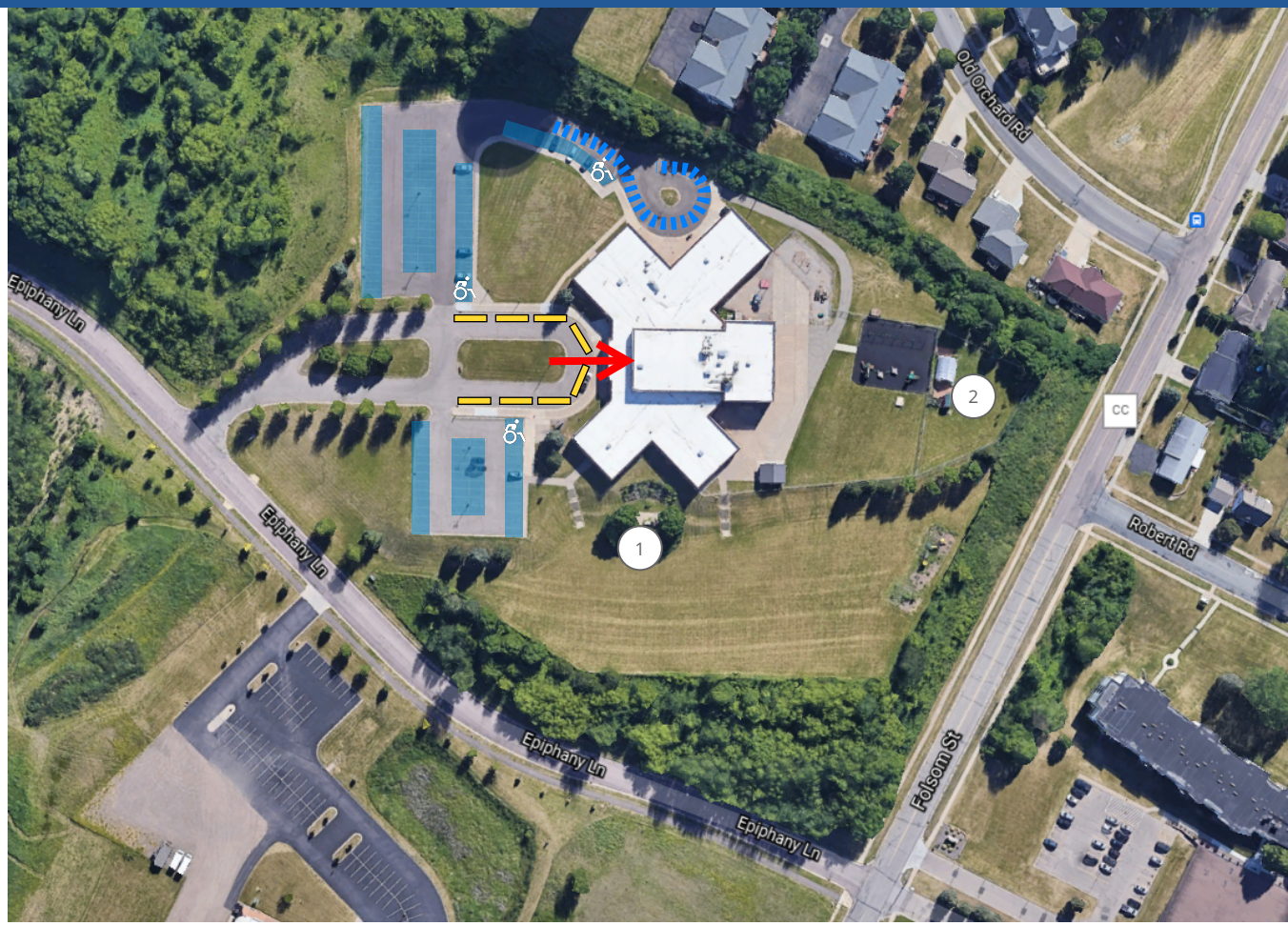
- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- EC PLAY AREA
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

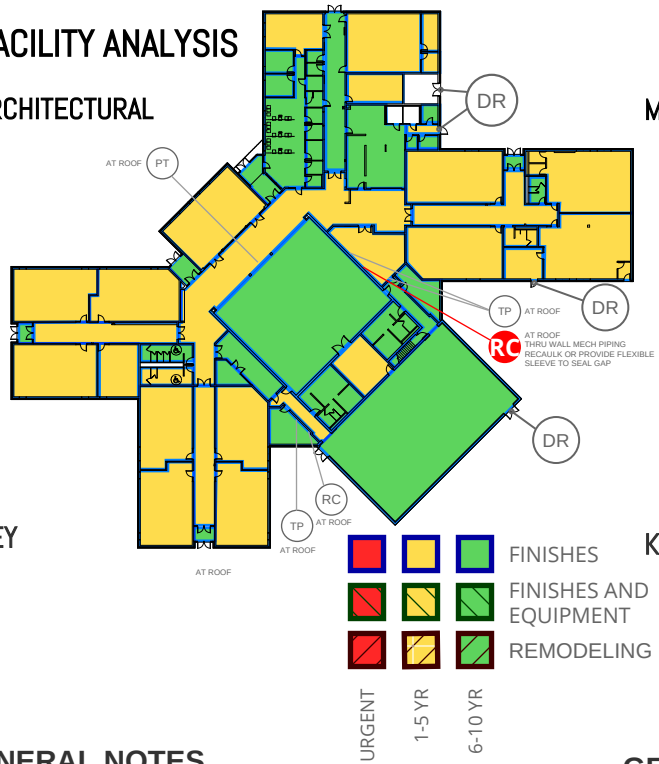
1. TERRACED SEATING COULD BE UPDATED TO BE USED AS AN OUTDOOR CLASSROOM
2. SCHOOL GARDEN

ATSR

PRAIRIE RIDGE ECASD EARLY LEARNING

FACILITY ANALYSIS

ARCHITECTURAL



KEY

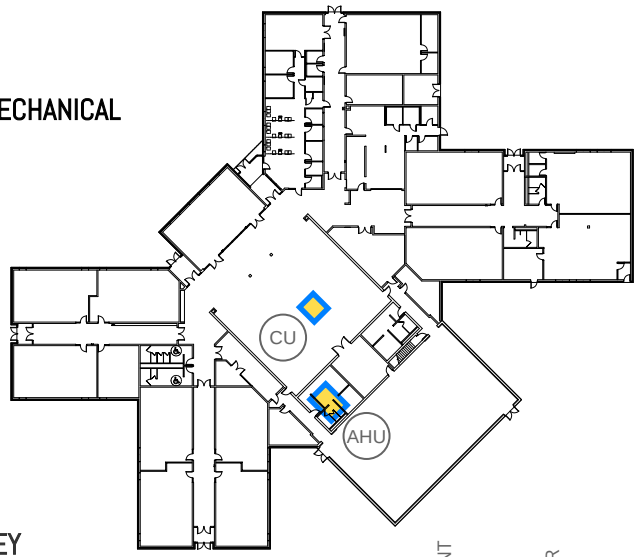
FINISHES

FINISHES AND EQUIPMENT

REMODELING

URGENT | 1-5 YR | 6-10 YR

MECHANICAL



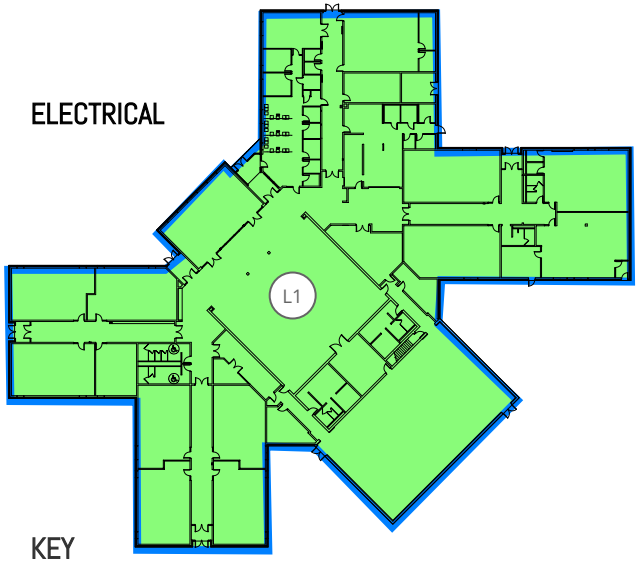
KEY

URGENT | 1-5 YR | 6-10 YR

EQUIPMENT

SYSTEM DISTRIBUTION

ELECTRICAL



KEY

URGENT | 1-5 YR | 6-10 YR

LIGHTING

GENERAL NOTES

1 - DOOR AND WINDOW LINTELS SHOWING SIGNS OF RUST. REPAIR AND REPAINT

2 - FACEBRICK REPAIRS REQUIRED AT SOME DOOR HEADS WHERE LINTELS BEAR ON FACEBRICK

3 - SEALANT REPLACEMENT REQUIRED AT BUILDING CONTROL JOINTS AND SOME DOORS

KEY NOTES

(PT) PAINT WALLS

(RC) RECAULK

(TP) TUCK POINTING

(DR) REPLACE DOOR/FRAME

GENERAL NOTES

1 - PROVIDE WET BASED FIRE PROTECTION SYSTEM

KEY NOTES

(AHU) REPLACE AHU-03

(CU) REPLACE CU-03

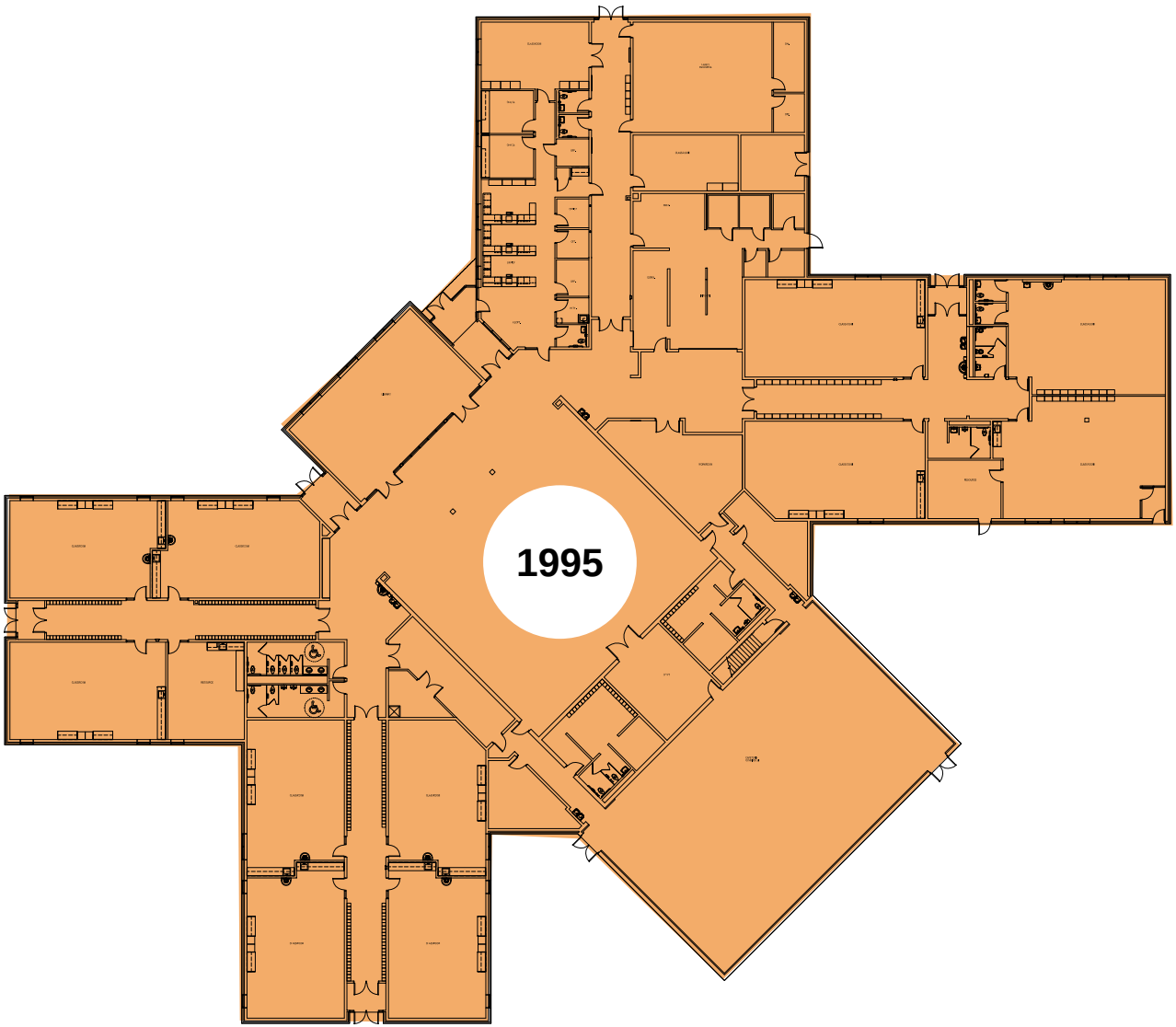
KEY NOTES

(L1) LIGHTING IS ALL FLUORESCENT FIXTURES RETOFITTED WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10YEARS.

ATSR

PRAIRIE RIDGE ECASD EARLY LEARNING

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						6%	$ 12.36	523,300	1,2	Cond.					Priority High (1)			$ 154,232										$ 154,232
198							$ 16.10	681,800	3	Cond.					Priority Med (2)			$ 361,296										$ 361,296
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 689,728										$ 689,728
200	**Priaire Ridge Early Learning Ctr**				**42,354**	**SF**	Ron S - Phil -Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,205,256										
201										**Install**								**FUTURE**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**Project**	**Construction**	**Unit**			**Const**	**Cost**		**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**Cost**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**	**Cost**
204		**50**									**CI**	**Y3**		**2022**														
205		50	Prairie Ridge Early Learning	1.04	0				2		CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		50	Prairie Ridge Early Learning	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		50	Prairie Ridge Early Learning Ctr	1.01	Asphalt paving		**Playground Asphalt Reconst 20XX**				CI			2022				$ -	$ -	$ -	sy	-	$ -	1.292	$ -	129%	$ -	-
208		50	Prairie Ridge Early Learning	1.01	Asphalt paving		West Prkng Lot & Drive	On Going Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 3,100	$ 2,500	$ 1.25	lf	1,400	$ 1,800	1.292	$ 2,300	129%	$ 3,000	3,120
209		50	Prairie Ridge Early Learning	1.01	Asphalt paving		West Prkng Lot & Drive	On Going Maint Item	2		CI	Y3	2	2022	sealcoating			$ 7,800	$ 6,100	$ 0.90	sy	5,000	$ 4,500	1.292	$ 5,800	129%	$ 7,500	7,800
210		50	Prairie Ridge Early Learning	1.01	Asphalt paving		NE Prkng Lot Turnaround -	On Going Maint Item	2		CI	Y8	3	2022	clean/fill pavement cracks (2024+)			$ 1,000	$ 900	$ 1.25	lf	500	$ 600	1.292	$ 800	129%	$ 1,000	1,040
211		50	Prairie Ridge Early Learning	1.01	Asphalt paving		NE Prkng Lot Turnaround -	On Going Maint Item	2		CI	Y8	3	2022	sealcoating (2024+)			$ 7,000	$ 5,400	$ 0.90	sy	4,400	$ 4,000	1.292	$ 5,200	129%	$ 6,700	6,968
212		50	Prairie Ridge Early Learning	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 3,600	$ 2,900	$ 9.60	lf	220	$ 2,100	1.292	$ 2,700	129%	$ 3,500	3,640
213		50	Prairie Ridge Early Learning Ctr	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 69,900	$ 54,200	$ 15.50	sf	2,600	$ 40,300	1.292	$ 52,100	129%	$ 67,200	69,888
214		50	Prairie Ridge Early Learning	1.03	Curb / Gutter		B624	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove Replace			$ 15,600	$ 12,100	$ 45.00	lf	200	$ 9,000	1.292	$ 11,600	129%	$ 15,000	15,600
215		50	Prairie Ridge Early Learning	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
216		50	Prairie Ridge Early Learning Ctr	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Amphitheater Screen Fencing	Weathered and Faded In fairly good shape - Concrete in good cond.	2		CI	Y3	2	2022	Sand and stain fence to prevent costly repairs			$ 3,700	$ 3,000	$ 3.50	sf	640	$ 2,200	1.292	$ 2,800	129%	$ 3,600	3,744
217		50	Prairie Ridge Early Learning Ctr	2.04	Exterior Bleachers - grandstands		Amphitheater Seating	Weathered and broken **Danger of Injury Exist**	1		CI	Y3	1	2022	Remove Completely - Regrade slope, add erosion control mats, seed & cover			$ 9,600	$ 7,400	$ 5,500.00	ls	1	$ 5,500	1.292	$ 7,100	129%	$ 9,200	9,568
218		50	Prairie Ridge Early Learning	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
219		50	Prairie Ridge Early Learning Ctr	3.02	Trees, Shrubs, Planting		Amphitheater	Scrub trees / brush growing in through fence, amphitheather & surrounding area	2		CI	Y3	2	2022	Remove Scrub trees and brush - trim up amphitheater trees			$ 4,300	$ 3,400	$ 2,500.00	ls	1	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
220		50	Prairie Ridge Early Learning	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
221		50	Prairie Ridge Early Learning Ctr	4.01	Roofs		Not Reviewed Per District				CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
222		50	Prairie Ridge Early Learning	4.02	Wall systems		Exterior	Door 3,4,9,10 Rusty lintels	2		CI	Y3	2	2022	Repair and repaint to prevent further damage			$ 5,900	$ 4,600	$ 100.00	lf	36	$ 3,600	1.210	$ 4,400	129%	$ 5,700	5,928
223		50	Prairie Ridge Early Learning	4.02	Wall systems		Exterior	Window lintels rusting	2		CI	Y3	2	2022	Repair and repaint to prevent further damage			$ 21,800	$ 17,000	$ 100.00	lf	135	$ 13,500	1.210	$ 16,300	129%	$ 21,000	21,840
224		50	Prairie Ridge Early Learning	4.02	Wall systems		Exterior	Door 9 - Face brick above door needs repairs	2		CI	Y3	2	2022	Repair FB to prevent further damage			$ 1,400	$ 1,100	$ 49.00	sf	16	$ 800	1.210	$ 1,000	129%	$ 1,300	1,352
225		50	Prairie Ridge Early Learning Ctr	4.03	Tuck pointing / Sealant		Lower Exterior Perimeter	Portions of mortar at FB / Mas missing	2		CI	Y3	2	2022	Tuck point to match adj			$ 3,200	$ 2,600	$ 26.00	sf	90	$ 2,300	1.050	$ 2,400	129%	$ 3,100	3,224
226		50	Prairie Ridge Early Learning	4.03	Tuck pointing / Sealant		Exterior	Building control joints hard/cracked	2		CI	Y3	2	2022	replace sealant at control joint			$ 3,800	$ 3,100	$ 9.60	lf	288	$ 2,800	1.050	$ 2,900	129%	$ 3,700	3,848
227		50	Prairie Ridge Early Learning	4.03	Tuck pointing / Sealant		Exterior	gym wall control joint hard/cracked	2		CI	Y3	2	2022	replace sealant at control joint			$ 800	$ 700	$ 9.60	lf	60	$ 600	1.050	$ 600	129%	$ 800	832
228		50	Prairie Ridge Early Learning	4.03	Tuck pointing / Sealant		Exterior	window sealant hard/cracked	2		CI	Y3	2	2022	replace sealant around window			$ 6,100	$ 4,900	$ 9.60	ea	459	$ 4,400	1.050	$ 4,600	129%	$ 5,900	6,136
229		50	Prairie Ridge Early Learning	4.03	Tuck pointing / Sealant		Exterior	Door 3,6,7 caulking missing/cracking	2		CI	Y3	2	2022	Replace around doors			$ 900	$ 800	$ 9.60	ea	72	$ 700	1.050	$ 700	129%	$ 900	936
230		50	Prairie Ridge Early Learning Ctr	4.03	Tuck pointing / Sealant		Ext SW CMU High Wall	Caulk at round wall vents separated from piping (X2 at 8" Dia)	1		CI		1	2022	Recaulk to prevent water penetration into ext wall system			$ 100	$ 200	$ 9.60	lf	10	$ 100	1.050	$ 100	129%	$ 100	104
231		50	Prairie Ridge Early Learning Ctr	4.03	Tuck pointing / Sealant		Ext CMU High Wall	Caulk at per of mech louver cracking / dried (10 LF) Sim at (1) inside corner jt (10 LF)	2		CI	Y3	2	2022	Remove exg and recaulk			$ 300	$ 300	$ 9.60	lf	20	$ 200	1.050	$ 200	129%	$ 300	312
232		50	Prairie Ridge Early Learning	4.03	Tuck pointing / Sealant		Ext CMU High Wall	Portions of mortar at CMU missing	2		CI	Y3	2	2022	Tuck point to match adj			$ 300	$ 300	$ 26.00	sf	7	$ 200	1.050	$ 200	129%	$ 300	312
233		50	Prairie Ridge Early Learning	4.04	Doors / Hardware		Door 4	HM dr/fr rusting	2		CI	Y3	2	2022	Replace with alum dr/fr			$ 13,400	$ 10,500	$ 3,400.00	ea	2	$ 8,300	1.210	$ 10,000	129%	$ 12,900	13,416
234		50	Prairie Ridge Early Learning	4.04	Doors / Hardware		Door 5	HM dr/fr rusting	2		CI	Y3	2	2022	Replace with alum dr/fr			$ 7,100	$ 5,600	$ 3,400.00	sf	1	$ 4,400	1.210	$ 5,300	129%	$ 6,800	7,072

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Priaire Ridge Early Learning Ctr**				**42,354**	**SF**	Ron S - Phil -Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,205,256										
201										Install						Life		FUTURE	2022									2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	Project	Construction	Unit			Base	Est.		Proj.	Base	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	Cost	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
235		50	Prairie Ridge Early Learning	4.04	Doors / Hardware		Door 8	HM dr/fr rusting	2		CI	Y3	2	2022	Replace with alum dr/fr			$ 7,100	$ 5,600	$ 3,400.00	sf	1	$ 4,400	1.210	$ 5,300	129%	$ 6,800	7,072
236		50	Prairie Ridge Early Learning	4.04	Doors / Hardware		Door 9	HM dr/fr rusting	2		CI	Y3	2	2022	Replace with alum dr/fr			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
237		50	Prairie Ridge Early Learning	4.08	Painting and Plaster	HM dr / fr	Dr 10 Cafeteria /	HM dr fr marked (6'-4" frame)	2		CI	Y3	2	2022	Repaint dr / fr pair			$ 800	$ 700	$ 238.10	ea	2	$ 500	1.210	$ 600	129%	$ 800	832
238		50	Prairie Ridge Early Learning	4.08	Painting and Plaster	HM dr / fr	Dr 5 Kit Receiving	HM dr fr marked	2		CI	Y3	2	2022	Repaint single dr / fr			$ 300	$ 300	$ 238.10	ea	1	$ 200	1.210	$ 200	129%	$ 300	312
239		50	Prairie Ridge Early Learning	4.08	Painting and Plaster	PT	CMU High Wall	No PT finish where exg gable roof removed (16x8 SF)	2		CI	Y3	2	2022	PT to match adj (Wall SF)			$ 300	$ 300	$ 1.70	sf	128	$ 200	1.210	$ 200	129%	$ 300	312
240		50	Prairie Ridge Early Learning	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Stair Railings	Corroded/Rusting Metal Stair Railings	2		CI	Y3	2	2022	Grind Rust/Prime/Paint metal railings			$ 12,600	$ 9,900	$ 30.00	lf	260	$ 7,800	1.210	$ 9,400	129%	$ 12,100	12,584
241		50	Prairie Ridge Early Learning	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
242		50	Prairie Ridge Early Learning	5.01	Doors / Hardware	WD	Clsrm drs at Corr-Typ /	Bott of drs scuffed / marked (X12 at 5'-4" frame)	3		CI			2022	Monitor for future replacement			$ -	$ -	$ -	ea	12	$ -	1.210	$ -	129%	$ -	-
243		50	Prairie Ridge Early Learning	5.01	Doors / Hardware	WD	Clsrm drs at Corr-Typ /	Bott of drs scuffed / marked (X5 at 3'-4" frame)	3		CI			2022	Monitor for future replacement			$ -	$ -	$ -	ea	5	$ -	1.210	$ -	129%	$ -	-
244		50	Prairie Ridge Early Learning	5.03	Flooring / Base		Classrooms	Flooring: Cpt 7-10 yrs old, orig VCT	3		CI	Y8	3	2022	In 6-10 yrs, replace w/ new flooring (VT Basis)			$ 137,800	$ 106,900	$ 6.70	sf	12,671	$ 84,900	1.210	$ 102,700	129%	$ 132,500	137,800
245		50	Prairie Ridge Early Learning	5.03	Flooring / Base	CPT	Rm 106 / Multi Purpose 101 /	CPT worn / stained	2		CI	Y3	2	2022	Replace w/ new modular carpet			$ 48,900	$ 37,900	$ 5.60	sf	5,380	$ 30,100	1.210	$ 36,400	129%	$ 47,000	48,880
246	Combo	50	Prairie Ridge Early Learning	5.03	Flooring / Base	F1	Library 100,Clsrm 425	2x2 ACT edges curling / CPT in poor condition	2		CI	Y3	2	2022	Replace w/ 2x2 ACT. Replace w/ new flooring			$ 28,400	$ 22,100	$ 10.60	sf	1,655	$ 17,500	1.210	$ 21,200	129%	$ 27,300	28,392
247		50	Prairie Ridge Early Learning	5.04	Ceiling / Acoustic Panels	ACT	SE Corr	ACT grid dirty	2		CI	Y3	2	2022	Clean if can or replace			$ 7,000	$ 5,500	$ 3.70	sf	1,156	$ 4,300	1.210	$ 5,200	129%	$ 6,700	6,968
248		50	Prairie Ridge Early Learning	5.04	Ceiling / Acoustic Panels	ACT	Main Corr C102 /	2x2 ACT edges curling	2		CI	Y3	2	2022	Replace w/ 2x2 ACT			$ 10,200	$ 8,000	$ 3.70	sf	1,695	$ 6,300	1.210	$ 7,600	129%	$ 9,800	10,192
249		50	Prairie Ridge Early Learning	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
250		50	Prairie Ridge Early Learning	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
251		50	Prairie Ridge Early Learning Ctr	6.18	Kitchen Equipment		409 Serving, Kitchen, & Dishwashing 412 Dry Food Storage	Convection oven, ice machine, (4) shelving (bottom shelves abnd post flaking), serving equip	3		CI	Y8	3	2022	Replace equipment listed in 6 years			$ 95,800	$ 74,300	$59,000	ls	1	$ 59,000	1.210	$ 71,400	129%	$ 92,100	95,784
252		50	Prairie Ridge Early Learning Ctr	6.18	Kitchen Equipment		409 Kitchen	No hood over residential range	1		CI	Y3	1	2022	Remove range, install hood, or relocate range to under existing kitchen hood - verify			$ -	$ -		ls	1	$ -	1.210	$ -	129%	$ -	-
253		50	Prairie Ridge Early Learning Ctr	6.18	Kitchen Equipment		409 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 27,700	$ 21,400	$17,000	ls	1	$ 17,000	1.210	$ 20,600	129%	$ 26,600	27,664
254		50	Prairie Ridge Early Learning	6.19	Cold Storage Rooms		409 Cooler, 409 Freezer		2		CI	Y3	2	2022	Replace freezer refrigeration in 4 years			$ 8,200	$ 6,300	$5,000	ls	1	$ 5,000	1.210	$ 6,100	129%	$ 7,900	8,216
255		50	Prairie Ridge Early Learning	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
256		50	Prairie Ridge Early Learning	7.01	Boilers			B-1, PK Mach, C-1050, 1050 MBH input	5	2013	CI					0		$ -	$ -	$ -	MBH	4,200	$ -	1.100	$ -	129%	$ -	-
257		50	Prairie Ridge Early Learning	7.01	Boilers			B-2, PK Modu-fire, N1000-MFD, 1000MBH input/	5	2013	CI					10		$ -	$ -	$ -	mbh	800	$ -	1.100	$ -	129%	$ -	-
258		50	Prairie Ridge Early Learning	7.02	Motors / controllers / pumps / systems / VFDs and electrical			Primary pump for B-1, 1/2HP, 100GPM@25ft	5	2013	CI							$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
259		50	Prairie Ridge Early Learning	7.02	Motors / controllers / pumps / systems / VFDs and electrical			Primary pump for B-2, 1/2HP, 100GPM@25ft	5	2013	CI							$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
260		50	Prairie Ridge Early Learning Ctr	7.02	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Secondary heating pumps, Inline Taco V12508, 130GPM@45Ft, 5HP	5	2013	CI							$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
261		50	Prairie Ridge Early Learning Ctr	7.06	Energy Management Systems (24 volt low voltage)			Bartingale, DDC	5	2018	CI							$ -	$ -	$ -	sf	397,052	$ -	1.254	$ -	129%	$ -	-
262		50	Prairie Ridge Early Learning Ctr	7.07	Air handler units / ERU - dampers		200s 300s	AHU-01, Daikin CAH024, Variable air volume VAV AHU, HW heating, DX cooling, 13500 CFM,	5	2018	CI							$ -	$ -	$ -	CFM	13,500	$ -	1.254	$ -	129%	$ -	-
263		50	Prairie Ridge Early Learning Ctr	7.07	Air handler units / ERU - dampers		100 101 400s 500s	AHU-02, Daikin CAH031, Variable air volume VAV AHU, HW heating, DX cooling, 13500 CFM,	5	2018	CI							$ -	$ -	$ -	CFM	16,000	$ -	1.254	$ -	129%	$ -	-
264		50	Prairie Ridge Early Learning Ctr	7.07	Air handler units / ERU - dampers		113	AHU-03, Constant volume AHU, HW heating, DX Cooling, 4200 CFM,	3	1995	CI	Y3	2		Replace with variable speed AHU with c02 demand control ventilation.			$ -	$ 98,600	$ 18.00	CFM	4,200	$ 75,600	1.254	$ 94,800	129%	$ 122,300	-
265		50	Prairie Ridge Early Learning Ctr	7.09	Make-up air units			Kitchen MAU, gas fired, integral upblast exhaust fan.	3		CI							$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Priaire Ridge Early Learning Ctr**				**42,354**	**SF**	Ron S - Phil -Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,205,256										
201										Install						Life		FUTURE	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	Project	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	Cost	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
266		50	Prairie Ridge Early Learning Ctr	7.10	Exhaust fans - PRV / utility sets			Powered Exhaust Fans	4		CI							$ -	$ -	$ -	ea	5	$ -	1.254	$ -	129%	$ -	-
267		50	Prairie Ridge Early Learning Ctr	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			CU-01, Daikin RCS045 Condensing Unit, R410A	5	2018	CI							$ -	$ -	$ -	tons	45	$ -	1.254	$ -	129%	$ -	-
268		50	Prairie Ridge Early Learning Ctr	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			CU-02, Daikin RCS072 Condensing Unit, R410A	5	2018	CI							$ -	$ -	$ -	tons	72	$ -	1.254	$ -	129%	$ -	-
269		50	Prairie Ridge Early Learning Ctr	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers			Cu-03, Carrier 38AKS024, Condensing Unit,R-22	2	1995	CI	Y3	2		Replace DX Unit when AHU is replaced.(included in ahu pricing)	5		$ -	$ -	$ -	tons	24	$ -	1.254	$ -	129%	$ -	-
270		50	Prairie Ridge Early Learning Ctr	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
271		50	Prairie Ridge Early Learning Ctr	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Kitchen Hot water recirc pump, Taco 007-BF5, 1/25HP	4	2016	CI					10		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
272		50	Prairie Ridge Early Learning Ctr	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Building Hot Water Recirc pump, B&G NBF-45	4	2018	CI					10		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
273		50	Prairie Ridge Early Learning Ctr	8.02	Piping (domestic) / labeling / conditioning			Piping appears to be copper w/ fiberglass insulation	4	1995/201 3/0218	CI					0		$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
274		50	Prairie Ridge Early Learning Ctr	8.08	Plumbing Fixtures			Plumbing fixtures appear updated throughout	4		CI							$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
275		50	Prairie Ridge Early Learning Ctr	8.15	Domestic Water Heaters			Kitchen Water Heater, AO Smith BTX-100, 100MBH input	4	2016	CI					0		$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
276		50	Prairie Ridge Early Learning Ctr	8.15	Domestic Water Heaters			Building Water Heater, Information covered up	4	2016	CI					0		$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
277		50	Prairie Ridge Early Learning Ctr	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
278		50	Prairie Ridge Early Learning Ctr	9.03	Electric panels - distribution / labeling			Existing 1600amp switchboard is in good condition	3		CI	Y8	3	2022	In good condition. Basedon life expectancy, Recommended to be replaced in the next 6-10 years.	25	n	$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
279		50	Prairie Ridge Early Learning Ctr	9.03	Electric panels - distribution / labeling			400 amp panels "A & C2" are in good condition	3		CI	Y8	3	2022	In good condition. Basedon life expectancy, Recommended to be replaced in the next 6-10 years.	25	n	$ 16,700	$ 13,100	$ 5,000.00	ea	2	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
280		50	Prairie Ridge Early Learning Ctr	9.03	Electric panels - distribution / labeling			225 amp panels "C,CP1,C1 are in good condition	3		CI	Y8	3	2022	In good condition. Basedon life expectancy, Recommended to be replaced in the next 6-10 years.	25	n	$ 20,200	$ 15,700	$ 4,000.00	ea	3	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
281		50	Prairie Ridge Early Learning Ctr	9.05	Fire Alarm						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
282		50	Prairie Ridge Early Learning Ctr	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
283		50	Prairie Ridge Early Learning Ctr	10.01	Lighting - Lamps / ballasts / controls			self contained LED lamps have been installed in the existing fluorescent fixtures	3		CI	Y8	3	2022	Replace existing fixtures with new LED fixtures within the next 6-10 years			$ 285,000	$ 221,000	$ 4.00	ea	42,354	$ 169,400	1.254	$ 212,400	129%	$ 274,000	284,960
284		50	Prairie Ridge Early Learning Ctr	10.01	Lighting - Lamps / ballasts / controls		Commons rm	commons room has HID cans. These are inefficiant fixtures	2		CI	Y3	2	2022	replace with LED fixtures.			$ 60,500	$ 47,000	$ 2,000.00	ea	18	$ 36,000	1.254	$ 45,100	129%	$ 58,200	60,528
285		50	Prairie Ridge Early Learning Ctr	10.02	Emergency Lighting / Exit signs			emergency lights and exit signs are past life expectancy	1		CI	Y3	1	2022	replace with LED fixtures.			$ 28,400	$ 22,100	$ 0.40	sf	42,354	$ 16,900	1.254	$ 21,200	129%	$ 27,300	28,392
286		50	Prairie Ridge Early Learning Ctr	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits. There are none on this building	1		CI	Y3	1	2022	provide exterior emergency lighting at required locations			$ 46,300	$ 35,900	$ 2,500.00	ea	11	$ 27,500	1.254	$ 34,500	129%	$ 44,500	46,280
287		50	Prairie Ridge Early Learning	10.04	Security Lighting (Exterior)			some of wall hung security lighting is old and HID type	2		CI	Y3	2	2022	replace with LED fixtures.			$ 18,500	$ 14,400	$ 1,000.00	ea.	11	$ 11,000	1.254	$ 13,800	129%	$ 17,800	18,512
288		50	Prairie Ridge Early Learning	10.04	Security Lighting (Exterior)			some of recessed security lighting is old and HID type	2		CI	Y3	2	2022	replace with LED fixtures.			$ 8,000	$ 6,300	$ 600.00	ea.	8	$ 4,800	1.254	$ 6,000	129%	$ 7,700	8,008
289		50	Prairie Ridge Early Learning	10.05	Parking lot lighting			parking lot lighting is old and HID type	2		CI	Y3	2	2022	replace with LED fixtures.			$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
290		50	Prairie Ridge Early Learning	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
291		50	Prairie Ridge Early Learning	11.01	Stuctured cabling		Bldg	Very good - mix, mostly Cat 6	5		CI			2022	no action			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
292		50	Prairie Ridge Early Learning Ctr	11.02	Classroom technology systems		Bldg	Good - ceiling projector, Teach Logic SE w/ (4) ceiling speakers, (1) WAP, (1) paging speaker, (1) ceiling-mounted document camera	5		CI			2022	no action			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Priaire Ridge Early Learning Ctr**				**42,354**	**SF**	Ron S - Phil -Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 1,205,256										
201										Install						Life		FUTURE	2022								Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	Project	Construction	Unit			Const	Est. Cost	Const.	Proj. Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**Cost**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
293		50	Prairie Ridge Early Learning Ctr	11.03	Local Sound systems		Gym	Okay - mix of Shure & Community; Speaker on its side	4		CI			2022	no action			$ -	$ -		sf	1	$ -	1.254	$ -	129%	$ -	-
294		50	Prairie Ridge Early Learning Ctr	11.04	Master Clock Systems		Bldg	Good - American Time Site Sync system	5		CI			2022	no action			$ -	$ -		sf	1	$ -	1.254	$ -	129%	$ -	-
295		50	Prairie Ridge Early Learning Ctr	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021 "not used very often"	2		CI	Y3	2	2022	replace with updated system headend			$ 8,400	$ 6,600	$ 5,000.00	sf	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
296		50	Prairie Ridge Early Learning Ctr	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX main entrance	5		CI			2022	no action			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
297		50	Prairie Ridge Early Learning Ctr	11.07	Burgler Alarm System		Bldg	Good - DMP motion detectors and DC's (also fire)	5		CI			2022	no action			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
298		50	Prairie Ridge Early Learning Ctr	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

PRAIRIE RIDGE ECASD EARLY LEARNING

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

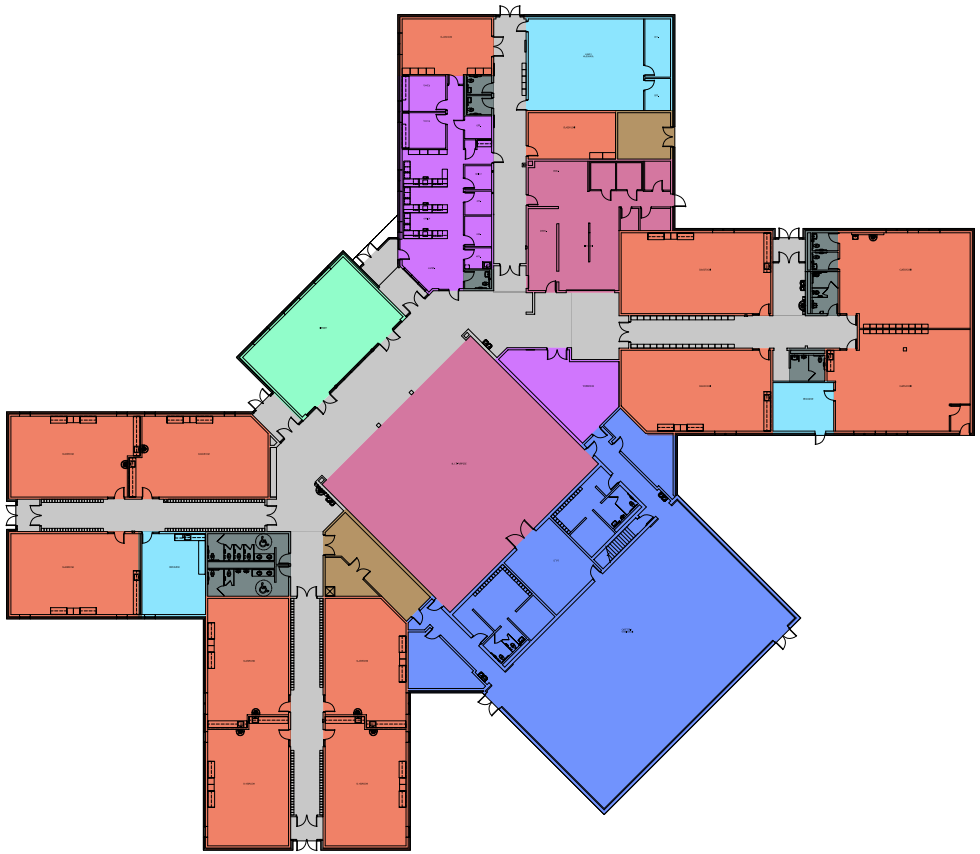
- ONE ON ONE
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



GENERAL NOTES

1 - MORE BATHROOMS REQUIRED, PREFERABLY IN CLASSROOMS

2 - NEED STAFF LOUNGE

3 - NEED CHANGING ROOMS

4 - NEED MORE SPECIALIST ROOMS AND OFFICES

ATS+R

CHIPPEWA VALLEY MONTESSORI CHARTER SCHOOL

SITE: 2.9 ACRES
BUILDING: 56,202 SF
ENROLLMENT: 300

SITE ANALYSIS

EDUCATIONAL ADEQUACY

- SITE SIZE

SITE SAFETY

- TRAFFIC FLOW
- SEPARATE TRAFFIC FLOW
- BUS DROP-OFF
- CAR DROP-OFF
- PEDESTRIAN
- BIKE TRAFFIC

SITE AMENITIES

- ADEQUATE PARKING
- ATHLETIC FIELDS
- PLAYGOUNDS
- OUTDOOR CLASSROOM
- ENVIRONMENTAL LEARNING
- BIKE RACKS
- LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING



KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

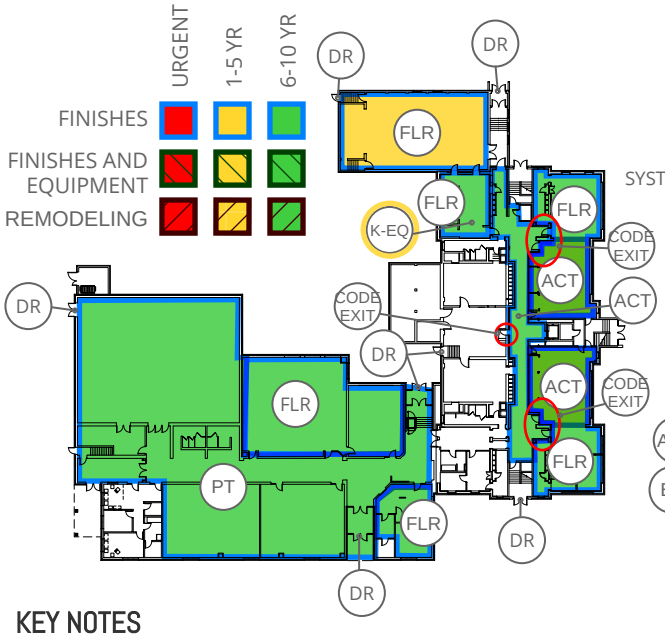
1. NOT ENOUGH STAFF PARKING
2. NO OFF STREET PARENT DROP OFF
3. NO OFF-STREET BUS DROP OFF
4. COMPLAINTS ABOUT PARENTS BLOCKING DRIVEWAYS

ATSR

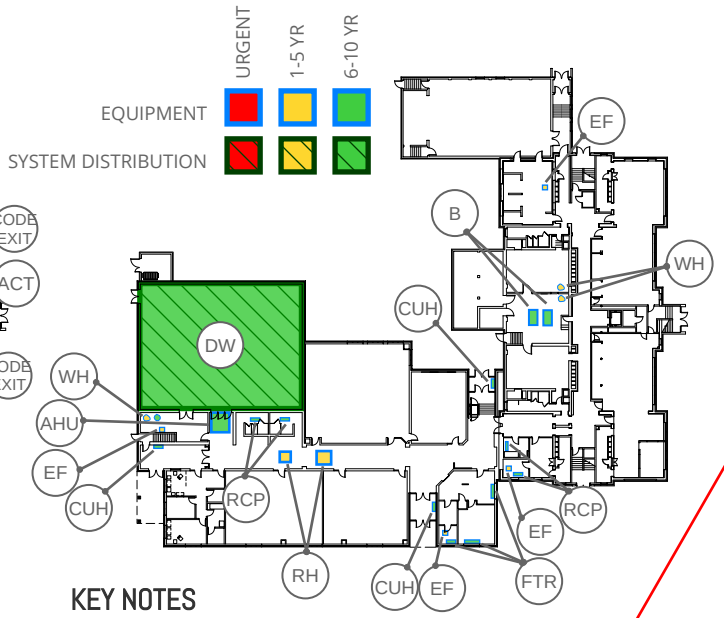
CHIPPEWA VALLEY MONTESSORI CHARTER SCHOOL

FACILITY ANALYSIS - L1

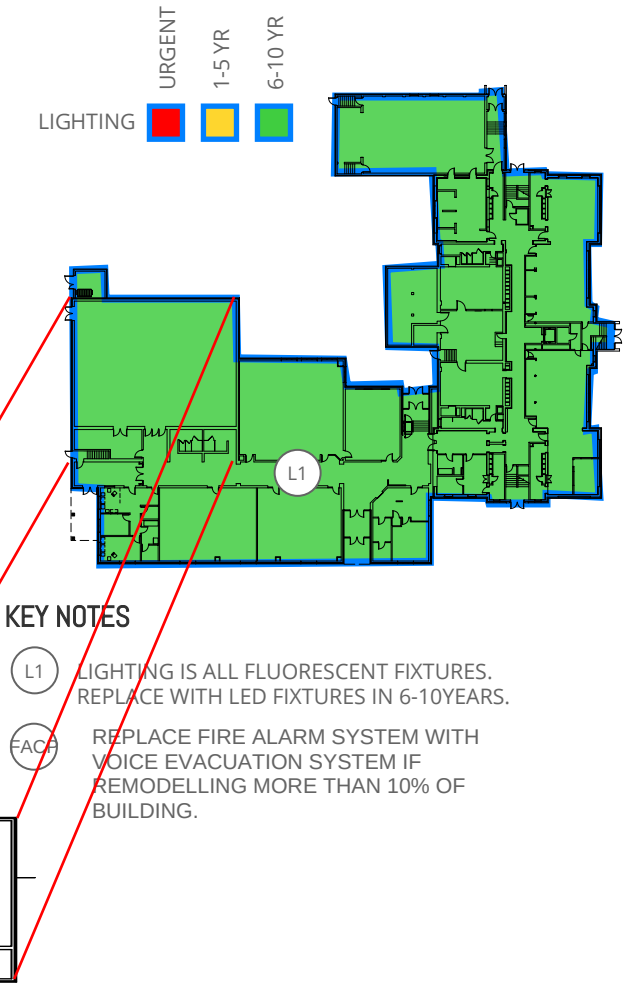
ARCHITECTURAL



MECHANICAL



ELECTRICAL



KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- ACT — ACT REPLACMENT
- DR — REPLACE DOOR
- K-EQ — KITCHEN EQUIPMENT
- CODE EXIT — CODE - NEED TO SEPARATE / ADD EXITS IN LARGE RM

KEY NOTES

- AHU — REPLACE AHU
- DW — REPLACE DUCTWORK AND DIFFUSERS/GRILLES
- B — REPLACE BOILERS
- FTR — REPLACE FINNED TUBE RADIATION
- CUH — REPLACE CABINET UNIT HEATER
- RCP — REPLACE RADIANT CEILING PANEL
- WH — REPLACE WATER HEATER AND STORAGE TANK AND RECIRC PUMP
- RH — REPLACE RELIEF HOOD W/ RELIEF FAN
- EF — REPLACE EXHAUST FAN

KEY NOTES

- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 6-10YEARS.
- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORE THAN 10% OF BUILDING.

GENERAL NOTES

1 - 1919 WING REPLACE ORIG DOORS

2 - 1919 WING REPLACE KNOB HDWR WITH LEVERS ON NEWER DOORS

3 - 1919 STAIRWELLS AND CAFETERIA - REPLACE NON-ADA COMPLIANT HANDRAILS

4 - 1919 WING REQUIRES EXTENSIVE TUCKPOINTING AND MASONRY RESTORATION

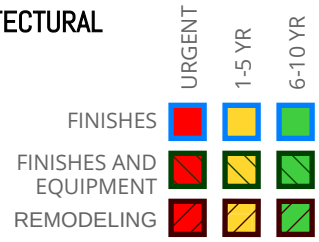
5 - CONTROL JOINT AND WINDOW SEALANT REPLACMENT REQUIRED

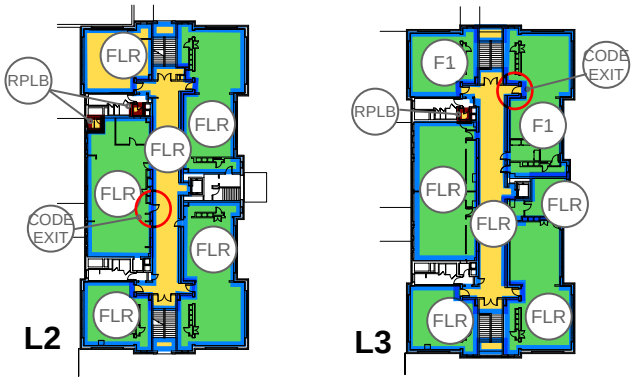
ATSR

CHIPPEWA VALLEY MONTESSORI CHARTER SCHOOL

FACILITY ANALYSIS - L2 & L3

ARCHITECTURAL

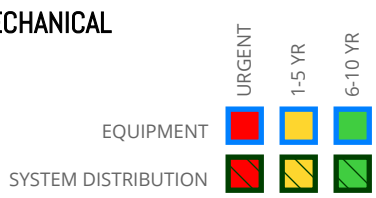


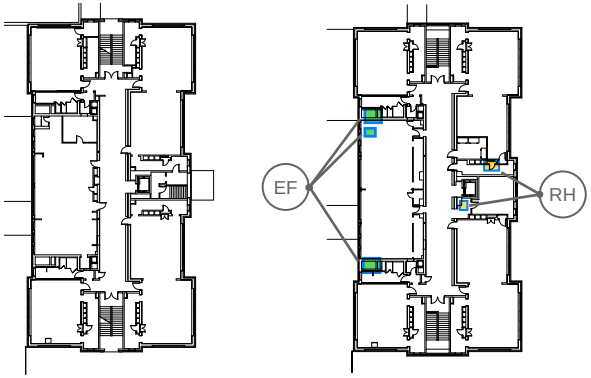


KEY NOTES

- FLR — REPLACE FLOORING
- F1 — CEILING + FLOORING
- RPLB — REMODEL MAJOR WITH PLUMBING
- CODE EXIT — CODE - NEED TO SEPARATE / ADD EXITS IN LARGE RM

MECHANICAL



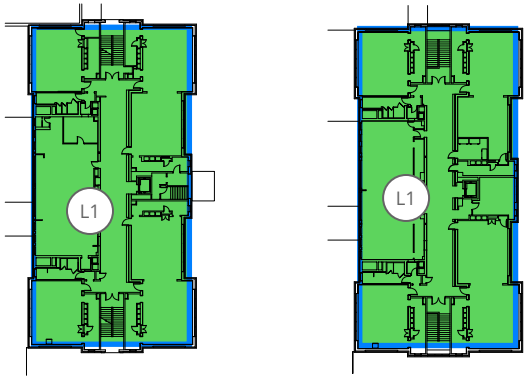


KEY NOTES

- RH — REPLACE RELIEF HOOD W/ RELIEF FAN
- EF — REPLACE EXHAUST FAN

ELECTRICAL





KEY NOTES

- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 6-10YEARS.

GENERAL NOTES

1 - 1919 WING REPLACE ORIG DOORS

2 - 1919 WING REPLACE KNOB HDWR WITH LEVERS ON NEWER DOORS

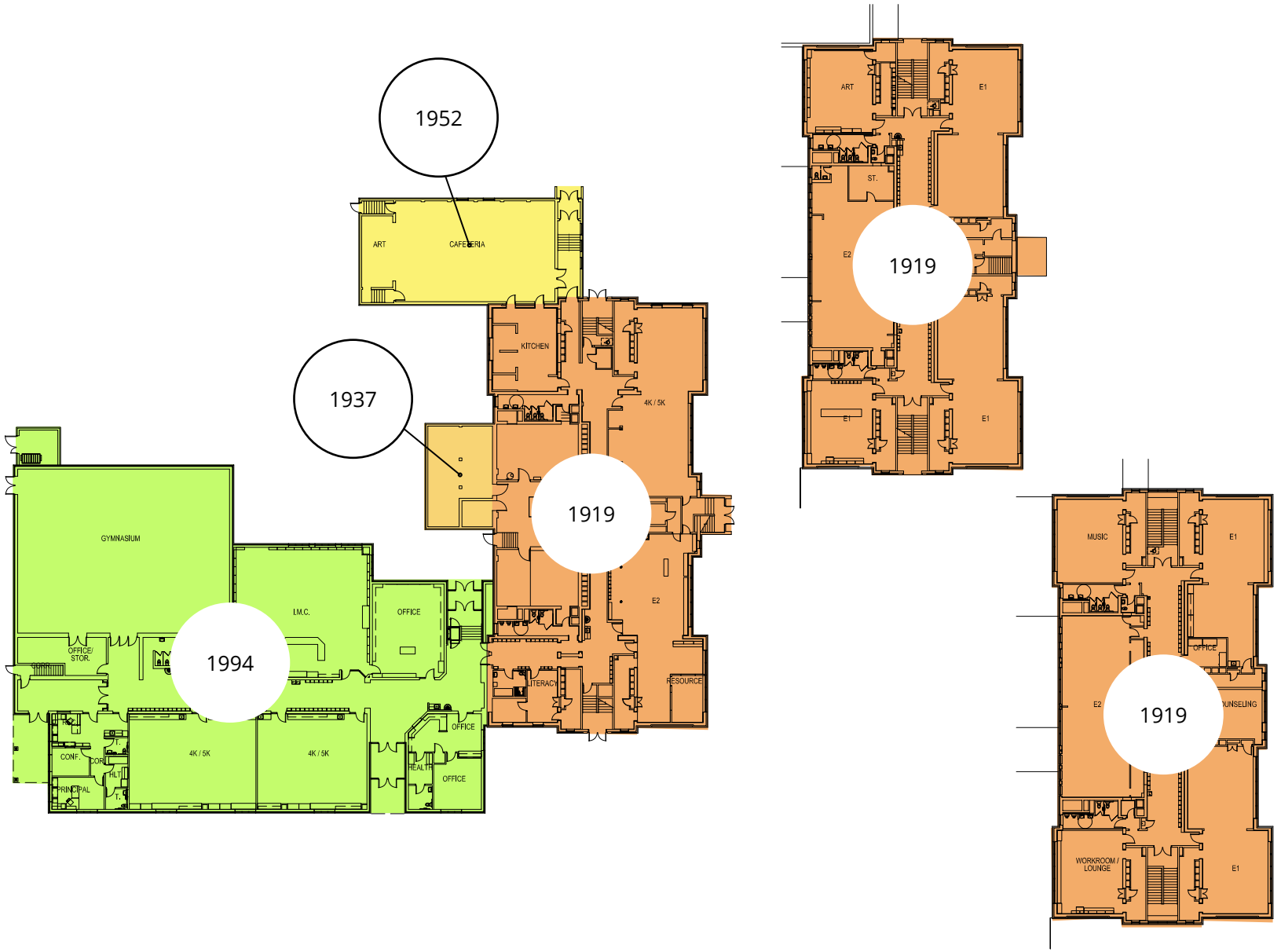
3 - 1919 STAIRWELLS AND CAFETERIA - REPLACE NON-ADA COMPLIANT HANDRAILS

ATSR

MONTESSORI ELEMENTARY SCHOOL

SITE:	2.9 ACRES		
BUILDING:	56,202 SF	CLASSROOMS:	12
ENROLLMENT:	188	IDEAL CAPICTY:	360

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						15%	$ 30.63	1,721,500	1.2	Cond.					Priority High (1)			$ 65,832										$ 65,832
198							$ 21.60	1,213,700	3	Cond.					Priority Med (2)			$ 1,556,048										$ 1,556,048
199							$ -	-	4.5	Cond.					Priority Low (3)			$ 1,313,520										$ 1,313,520
200	**Chippewa Valley Montessori Charte**				**56,202**	**SF**	Ron S- Phil - Nancy - John J -							2022	TOTAL PRIORITIES			$ 2,935,400										
201										**Install**								**Projected**						**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**PROJECT**	**2022**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**COST**	**Construction Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
204		**46**									**CI**	**Y3**		**2022**														
205		46	Chip Valley Montessori	1.04	0						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
206		46	Chip Valley Montessori	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		46	Chip Valley Montessori	1.01	Asphalt paving		**Asphalt Pvmnt Replaced 20XX**	Asphalt Pmnt Recently Replaced - Is in Good Shape	5		CI			2022				$ -	$ -	$ 30.00	sy	-	$ -	1.292	$ -	129%	$ -	-
208		46	Chip Valley Montessori	1.01	Asphalt paving			Ongoing Maint Item	4		CI	Y3	2	2022	clean/fill pavement cracks			$ -	$ -	$ 1.25	lf	-	$ -	1.292	$ -	129%	$ -	-
209		46	Chip Valley Montessori	1.01	Asphalt paving			Ongoing Maint Item	4		CI	Y3	2	2022	sealcoating			$ -	$ -	$ 0.90	sy	-	$ -	1.292	$ -	129%	$ -	-
210		46	Chip Valley Montessori	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 2,900	$ 2,300	$ 9.60	lf	175	$ 1,700	1.292	$ 2,200	129%	$ 2,800	2,912
211		46	Chip Valley Montessori	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip Hazard	1		CI	Y3	1	2022	Remove / Replace Conc + Remove (1) Stump			$ 32,200	$ 25,000	$ 15.50	sf	1,200	$ 18,600	1.292	$ 24,000	129%	$ 31,000	32,240
212		46	Chip Valley Montessori	1.03	Curb / Gutter		B618	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace Curb & Gutter			$ 2,800	$ 2,200	$ 40.00	lf	40	$ 1,600	1.292	$ 2,100	129%	$ 2,700	2,808
213		46	Chip Valley Montessori	1.04	0			Wood deck weathered showing signs from lack of maintenance	2		CI	Y3	2	2022	Sand/Seal Repair Deck			$ 21,700	$ 16,800	$ 12.50	sf	1,000	$ 12,500	1.292	$ 16,200	129%	$ 20,900	21,736
214		46	Chip Valley Montessori	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
215		46	Chip Valley Montessori	2.01	Playgrounds		No comments this section				CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
216		46	Chip Valley Montessori	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
217		46	Chip Valley Montessori	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush			$ -	$ -	$ -	sf	-	$ -	1.292	$ -	129%	$ -	-
218		46	Chip Valley Montessori	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
219		46	Chip Valley Montessori	4.01	Roofs		Not Reviewed Per District				CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
220		46	Chip Valley Montessori	4.02	Wall systems		1994 Addition	stone below window stained and dirty	2		CI	Y3	2	2022	clean stone			$ 8,300	$ 6,500	$ 3.60	sf	1,410	$ 5,100	1.210	$ 6,200	129%	$ 8,000	8,320
221		46	Chip Valley Montessori	4.02	Wall systems		1952 Addition	stone sill below windows stained and dirty	2		CI	Y3	2	2022	clean stone			$ 100	$ 200	$ 3.60	sf	16	$ 100	1.210	$ 100	129%	$ 100	104
222		46	Chip Valley Montessori	4.02	Wall systems		1952 addition	abandoned grilles damaged	2		CI	Y3	2	2022	infill grilles with FB			$ 600	$ 600	$ 49.00	sf	8	$ 400	1.210	$ 500	129%	$ 600	624
223		46	Chip Valley Montessori	4.02	Wall systems		Door 6	Wing wall FB cracked/damaged	2		CI	Y3	2	2022	repair FB			$ 8,600	$ 6,700	$ 49.00	sf	108	$ 5,300	1.210	$ 6,400	129%	$ 8,300	8,632
224		46	Chip Valley Montessori	4.02	Wall systems		Door 6, Door 8	Wood soffit panels missing and paint peeling	2		CI	Y3	2	2022	replace with metal soffit panels			$ -	$ -	$ -	sf	69	$ -	1.210	$ -	129%	$ -	-
225		46	Chip Valley Montessori	4.02	Wall systems		Door 6, Door 8	wood fascia paint peeling	2		CI	Y3	2	2022	cover exposed wood with metal fascia			$ 500	$ 400	$ 10.00	lf	33	$ 300	1.210	$ 400	129%	$ 500	520
226		46	Chip Valley Montessori	4.02	Wall systems		1919 W elev	FB cracked & damaged	2		CI	Y3	2	2022	repair FB			$ 3,600	$ 2,800	$ 49.00	sf	44	$ 2,200	1.210	$ 2,700	129%	$ 3,500	3,640
227		46	Chip Valley Montessori	4.02	Wall systems		1919 N elev	FB cracked & damaged	2		CI	Y3	2	2022	repair FB			$ 9,200	$ 7,100	$ 49.00	sf	115	$ 5,600	1.210	$ 6,800	129%	$ 8,800	9,152
228		46	Chip Valley Montessori	4.02	Wall systems		1919 E elev	FB cracked & damaged	2		CI	Y3	2	2022	repair FB			$ 19,600	$ 15,300	$ 49.00	sf	246	$ 12,100	1.210	$ 14,600	129%	$ 18,800	19,552
229		46	Chip Valley Montessori	4.02	Wall systems		1919 S elev	FB cracked & damaged	2		CI	Y3	2	2022	repair FB			$ 18,400	$ 14,300	$ 49.00	sf	230	$ 11,300	1.210	$ 13,700	129%	$ 17,700	18,408
230		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1994 Addition	stone base/sill sealant cracked/missing	2		CI	Y3	2	2022	replace sealant			$ 800	$ 700	$ 9.60	lf	60	$ 600	1.050	$ 600	129%	$ 800	832
231		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1994 Addition Exterior	CJ sealant cracked missing/	2		CI	Y3	2	2022	replace sealant			$ 1,800	$ 1,400	$ 9.60	lf	128	$ 1,200	1.050	$ 1,300	129%	$ 1,700	1,768
232		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1994 Addition Exterior	window sealant cracked/hard	2		CI	Y3	2	2022	replace sealant			$ 5,000	$ 3,900	$ 9.60	lf	364	$ 3,500	1.050	$ 3,700	129%	$ 4,800	4,992
233		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1994 Addition Exterior	Louver sealant cracked/hard	2		CI	Y3	2	2022	replace sealant			$ 1,000	$ 900	$ 9.60	lf	87	$ 800	1.050	$ 800	129%	$ 1,000	1,040
234		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		Door 1	Sealant missing where soffit meets lintel	2		CI	Y3	2	2022	install sealant			$ 300	$ 300	$ 9.60	lf	16	$ 200	1.050	$ 200	129%	$ 300	312
235		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1994 Addtion	FB joints cracked at lintel bearing	2		CI	Y3	2	2022	repair FB joints			$ 500	$ 500	$ 26.00	sf	15	$ 400	1.050	$ 400	129%	$ 500	520
236		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1952 Addition west,south,	FB joints cracked & crumbling	2		CI	Y3	2	2022	repair FB joints			$ 30,400	$ 23,500	$ 26.00	sf	826	$ 21,500	1.050	$ 22,600	129%	$ 29,200	30,368

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Chippewa Valley Montessori Charte**				**56,202**	**SF**	Ron S- Phil - Nancy - John J -							2022	TOTAL PRIORITIES			$ 2,935,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
237		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1919 Bldg W elev	FB joints cracked & crumbling	2		CI	Y3	2	2022	repair FB joints			$ 69,500	$ 53,900	$ 26.00	sf	1,898	$ 49,300	1.050	$ 51,800	129%	$ 66,800	69,472
238		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1919 Bldg N elev	FB joints cracked & crumbling	2		CI	Y3	2	2022	repair FB joints			$ 4,300	$ 3,300	$ 26.00	sf	115	$ 3,000	1.050	$ 3,200	129%	$ 4,100	4,264
239		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1919 Bldg E elev	FB joints cracked & crumbling	2		CI	Y3	2	2022	repair FB joints			$ 57,800	$ 44,800	$ 26.00	sf	1,577	$ 41,000	1.050	$ 43,100	129%	$ 55,600	57,824
240		46	Chip Valley Montessori	4.03	Tuck pointing / Sealant		1919 Bldg S elev	FB joints cracked & crumbling	2		CI	Y3	2	2022	repair FB joints			$ 42,200	$ 32,800	$ 26.00	sf	1,152	$ 30,000	1.050	$ 31,500	129%	$ 40,600	42,224
241		46	Chip Valley Montessori	4.04	Doors / Hardware		Door 1,Door 3, Door 4, Door 5, Door 6, Door 9	HM dr/fr rusting (dr 9 pair 12' high)	2		CI	Y3	2	2022	replace with alum entrance system (cost per leaf)			$ 93,800	$ 72,800	$ 3,400.00	ea	17	$ 57,800	1.210	$ 69,900	129%	$ 90,200	93,808
242		46	Chip Valley Montessori	4.04	Doors / Hardware		Boiler Rm Door 4A	HM dr/fr rusting	2		CI	Y3	2	2022	replace with HM dr/fr			$ 5,600	$ 4,500	$ 2,800.00	ea	1	$ 3,500	1.210	$ 4,200	129%	$ 5,400	5,616
243		46	Chip Valley Montessori	4.08	Painting and Plaster		1919 Bldg w elev	Metal pipe cover shows surface rust	2		CI	Y3	2	2022	repaint pipe cover			$ 100	$ 200	$ 2.00	sf	60	$ 100	1.210	$ 100	129%	$ 100	104
244		46	Chip Valley Montessori	4.08	Painting and Plaster		Door 3, Door 4	lintel paint showing surface rust	2		CI	Y3	2	2022	repaint lintel			$ 100	$ 200	$ 5.00	lf	22	$ 100	1.210	$ 100	129%	$ 100	104
245		46	Chip Valley Montessori	4.09	Loading Dock / Ext. Stairs / Railings / Bollards			Corroded/Rusting Metal Stair Railings	2		CI	Y3	2	2022	Grind Rust/Prime/Paint metal railings			$ 2,400	$ 1,900	$ 30.00	lf	50	$ 1,500	1.210	$ 1,800	129%	$ 2,300	2,392
246		46	Chip Valley Montessori	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
247		46	Chip Valley Montessori	5.01	Doors / Hardware		1925 building, 3 floors	Classroom doors original, worn, non-safety glass, knobs, should have panics for room sizes	2		CI	Y3	2	2022	Replace with wood doors with panic hardware, paint frame			$ 67,000	$ 51,900	$ 2,572.00	ea	16	$ 41,200	1.210	$ 49,900	129%	$ 64,400	66,976
248		46	Chip Valley Montessori	5.01	Doors / Hardware		1925 building, 3 floors	Other doors this wing, original, worn, non-safety glass, knobs, should have levers	2		CI	Y3	2	2022	Replace with wood doors with lever hardware, paint frame			$ 86,600	$ 67,200	$ 1,405.00	ea	38	$ 53,400	1.210	$ 64,600	129%	$ 83,300	86,632
249		46	Chip Valley Montessori	5.01	Doors / Hardware		1925 buidling	Newer Classroom doors with knobs - replace knobs with panic hardware	2		CI	Y3	2	2022	Replace knobs with panic hardware			$ 9,400	$ 7,300	$ 1,167.00	ea	5	$ 5,800	1.210	$ 7,000	129%	$ 9,000	9,360
250		46	Chip Valley Montessori	5.01	Doors / Hardware		1925 buidling	Newer Classroom doors with knobs - replace knobs with lever hardware	2		CI	Y3	2	2022	Replace knobs with lever hardware			$ 2,900	$ 2,300	$ 306.00	ea	6	$ 1,800	1.210	$ 2,200	129%	$ 2,800	2,912
251		46	Chip Valley Montessori	5.03	Flooring / Base		1994 building, Media #155, couns # 170, 180, 190	Broadloom carpet - media newer but large gaps bet 6' roll seams will increase wear, older in old office area	3		CI	Y8	3	2022	Replace with modular carpet			$ 26,300	$ 20,400	$ 5.60	sf	2,897	$ 16,200	1.210	$ 19,600	129%	$ 25,300	26,312
252		46	Chip Valley Montessori	5.03	Flooring / Base		1925 bldg CR's #240,260, and Rm 165	Flooring - Linoleum fair/poor condition, carpet OK for now - replace both yrs 6-10	3		CI	Y8	3	2022	Replace with hard flooring (VT cost basis) / modular carpet, plus moisture mitigation (assume hard flooring 1/3 for mit)			$ 106,900	$ 83,000	$ 14.23	sf	4,634	$ 65,900	1.210	$ 79,700	129%	$ 102,800	106,912
253		46	Chip Valley Montessori	5.03	Flooring / Base		1925 bldg CR's level 2 & 3 (except art)	Flooring - Linoleum/VCT fair/poor condition, carpet OK for now - replace both yrs 6-10	3		CI	Y8	3	2022	Replace with hard flooring (VT cost basis) / modular carpet			$ 140,100	$ 108,600	$ 6.90	sf	12,510	$ 86,300	1.210	$ 104,400	129%	$ 134,700	140,088
254		46	Chip Valley Montessori	5.03	Flooring / Base		Cafeteria	VCT flooring old, seams separating	2		CI	Y3	2	2022	Replace with hard flooring (VT cost basis), plus moisture mitigation			$ 51,700	$ 40,100	$ 13.90	sf	2,290	$ 31,800	1.210	$ 38,500	129%	$ 49,700	51,688
255		46	Chip Valley Montessori	5.03	Flooring / Base		Kitchen	Red poured flooring starting to wear, grease trap cover is raised up above floor level - tripping hazard, but kids walk around it, sloping area around may be worse	3		CI	Y8	3	2022	Replace with quarry tile flooring, 6-10 yrs, $3000 LS to move equip, $6/sf for moisture mitigation			$ 25,800	$ 20,100	$ 25.13	sf	634	$ 15,900	1.210	$ 19,200	129%	$ 24,800	25,792
256		46	Chip Valley Montessori	5.03	Flooring / Base		1925 wing L2-3 corridors and stair landings, Art Rm	L2 old linoleum, L3 badly stained B-Cpt, old VCT in art rm	2		CI	Y3	2	2022	Replace with hard flooring (VT cost basis) Note: per district abatement needed for 3rd floor corr			$ 46,600	$ 36,200	$ 6.90	sf	4,160	$ 28,700	1.210	$ 34,700	129%	$ 44,800	46,592
257		46	Chip Valley Montessori	5.04	Ceiling / Acoustic Panels		1925 bldg CR's # 240, 260	Partial ceiling areas are 2 x 4 ACT, older (other parts of rms are good 2x2)	2		CI	Y3	2	2022	Replace with 2 x 2 ACT ceiling			$ 12,100	$ 9,400	$ 3.70	sf	2,000	$ 7,400	1.210	$ 9,000	129%	$ 11,600	12,064
258		46	Chip Valley Montessori	5.04	Ceiling / Acoustic Panels		1925 bldg CR's #480, 485	2 x 4 act ceiling fair condition - repl year 6-10	3		CI	Y8	3	2022	Replace with 2 x 2 ACT ceiling			$ 16,500	$ 12,900	$ 3.70	ls	2,753	$ 10,200	1.210	$ 12,300	129%	$ 15,900	16,536
259		46	Chip Valley Montessori	5.04	Ceiling / Acoustic Panels		1925 bldg, L1 corridor	2x2 ACT ceiling just starting to sag - repl in 6-10 yrs	3		CI	Y8	3	2022	Replace with 2 x 2 ACT ceiling			$ 8,300	$ 6,500	$ 3.70	sf	1,387	$ 5,100	1.210	$ 6,200	129%	$ 8,000	8,320
260		46	Chip Valley Montessori	5.05	Wall Finishes (PT, VWC, etc)		1994 addition	Repaint in 6-10 years	3		CI	Y8	3	2022	Repaint (gross SF cost)			$ 38,700	$ 30,000	$ 1.60	sf	14,900	$ 23,800	1.210	$ 28,800	129%	$ 37,200	38,688

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Chippewa Valley Montessori Charte**				**56,202**	**SF**	Ron S- Phil - Nancy - John J -							2022	TOTAL PRIORITIES			$ 2,935,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
261		46	Chip Valley Montessori	5.07	Hand, Guardrail / Code Deficiencies		1925 Wing Large CR's # 240, 260, 331,480	Doors (two in 3 rms, only one in rm 480) are too close together - rooms are much over 1000 sf (larger portion of some rms are over 1000), need two exits with panics, separated by 1/2 diag length of room	2		CI	Y3	2	2022	Cut in a new door in each room, infill one of the older ones - lintel, patching, new frames (doors covered in door replacements), demo one door and infill			$ 49,500	$ 38,400	$ 7,628.00	ea	4	$ 30,500	1.210	$ 36,900	129%	$ 47,600	49,504
262		46	Chip Valley Montessori	5.07	Hand, Guardrail / Code Deficiencies		1925 Wing door to cust/boiler/fan rm	Exg door to custodial area/boiler/fan room (only interior acess to these spaces) is original heavy metal, non-standard door, old rope pull closer hardware, too small door, swings in	2		CI	Y3	2	2022	Demo old door and frame, Cut in a new standard size rated door/frame at this location - demo, lintel, patching, frame, door, rated panic			$ 13,700	$ 10,600	$ 8,386.00	ea	1	$ 8,400	1.210	$ 10,200	129%	$ 13,200	13,728
263		46	Chip Valley Montessori	5.07	Hand, Guardrail / Code Deficiencies		1925 stairwells and cafeteria back and front	Handrails too large of grasping dia, no extensions	2		CI	Y3	2	2022	Replace with painted steel handails - 2 stairwells, 3-story			$ 13,900	$ 10,900	$ 39.00	lf	220	$ 8,600	1.210	$ 10,400	129%	$ 13,400	13,936
264		46	Chip Valley Montessori	5.08	Accessibility (ADA)		casework	No ADA sinks in cswk (pull-under)	2		CI			2022	Correct when casework is replaced			$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
265		46	Chip Valley Montessori	5.10	REMODELING / ADDITIONS		1925 Wing tiny staff toilets #337, 343, 473	Staff toilets with original fixtures, tiling, etc, some tile cracking, plaster ceilings cracking	2		CI	Y3	2	2022	Remodel (variance for non-ADA - no room) (for accessible toilet - must go to L1 1990's addition)- consider finding another space on L 2 to create an accessible staff toilet.			$ 41,500	$ 32,200	$ 252.00	sf	90	$ 22,700	1.362	$ 30,900	129%	$ 39,900	41,496
266		46	Chip Valley Montessori	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
267		46	Chip Valley Montessori	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
268		46	Chip Valley Montessori	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
269		46	Chip Valley Montessori	6.13	Cabinetry / Counter Tops / Stools		1925 Wing Storage Rms	Orig casework remaining on ext wall, poor condition	2		CI	Y3	2	2022	Replace with new base cab (under wdw), replace when flooring is replaced			$ 14,200	$ 11,100	$ 244.00	lf	36	$ 8,800	1.210	$ 10,600	129%	$ 13,700	14,248
270		46	Chip Valley Montessori	6.15	Restroom Partitions		1994 Boys Toilet	Partitions some marks, wear	3		CI	Y8	3	2022	Replace partitions 6-10 years (inc accessories)			$ 8,200	$ 6,300	$ 1,250.00	ls	4	$ 5,000	1.210	$ 6,100	129%	$ 7,900	8,216
271		46	Chip Valley Montessori	6.18	Kitchen Equipment		275 Serving, 281 Kitchen, 275 Dish Washing, 277 Dry Food	Convection oven, freezer, heated cabinet, milk cooler, refrigerator, serving equip, booster heater, dishmachine	2		CI	Y3	2	2022	Replace equipment listed (booster included in dishmacihne pricing) I n 3 years			$ 198,000	$ 153,600	$122,000	ls	1	$ 122,000	1.210	$ 147,600	129%	$ 190,400	198,016
272		46	Chip Valley Montessori	6.18	Kitchen Equipment		281 Kitchen	No cooking hood fire protection present	2		CI	Y3	2	2022	Fire protection recommened due to potential use of equipment for grease producing products			$ 16,200	$ 12,600	$10,000	ls	1	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
273		46	Chip Valley Montessori	6.19	Cold Storage Rooms		200l Cooler		2		CI	Y3	2	2022	Replace Cooler in 3 years			$ 28,400	$ 22,100	$17,520	ls	1	$ 17,500	1.210	$ 21,200	129%	$ 27,300	28,392
274		46	Chip Valley Montessori	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
275		46	Chip Valley Montessori	7.01	Boilers		Boiler Room	(2) Burnham Commercial Boilers Model: 4FL.209A.50.GO.GP 1400 MBH Output, 1750 MBH Boiler was steam but was then converted to hot water in 2010.	2	Before 1994 & After 1952	CI	Y3	2	2022	Replace boilers and hot water system to condensing boilers and 140 degree hot water plant.	25		$ 231,400	$ 179,400	$ 56,000.00	MB H	3	$ 156,800	1.100	$ 172,500	129%	$ 222,500	231,400
276		46	Chip Valley Montessori	7.03	fuel oil systems (storage, piping, burners)		Boiler Room 257	Fuel oil tanks in 257.	2	1994	CI	Y3	2	2022	Remove when boilers are upgraded	0		$ -	$ -		LS	1	$ -	1.254	$ -	129%	$ -	-
277		46	Chip Valley Montessori	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Whole building	System was converted from steam to hot water in 2010 so majority of piping is newer. Some hydronic branch and main piping in 1994 addition is from 1994. Tanks and valves are from from 2010 as well.	3	2010	CI			2022		40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
278		46	Chip Valley Montessori	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room Heating system pump	(2) B&G 1510 BFW 205BB, 220 GPM 70 ft. 7.5HP Base mounted.	3	2010	CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
279		46	Chip Valley Montessori	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		251 Boiler pump	(2) B&G 80 3x3x7B 130 GPM 20 ft 1.5HP Inline	3	2010	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
280		46	Chip Valley Montessori	7.06	Energy Management Systems (24 volt low voltage)			Building has Trane EMS.	3	Varies	CI	Y3	2	2022		15		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Chippewa Valley Montessori Charte**				**56,202**	**SF**	Ron S- Phil - Nancy - John J -							2022	TOTAL PRIORITIES			$ 2,935,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
281		46	Chip Valley Montessori	7.07	Air handler units / ERU - dampers		Mech Mezz Serve 1994 Gym	AHU-1: 1994 McQuay AHU, hot water heating, belt drive fan, No leakage, Return VERY dirty, Constant Volume, DDC Controls 4410 Total CFM, 300 OACFM Min	2	1994	CI	Y8	3	2022	Replace coils when boiler system is upgraded to condensing boiler plant.	40		$ 133,600	$ 103,600	$ 18.00	CFM	4,410	$ 79,400	1.254	$ 99,600	129%	$ 128,500	133,640
282		46	Chip Valley Montessori	7.07	Air handler units / ERU - dampers		259 (Serves North Side of Original Building)	AHU-2: McQuay: Hot water Heating, DX cooling, belt drive fan, VAV System Good condition. Total CFM: 9960 OA: 2100 CFM	3	2010	CI			2022	Replace coils when boiler system is upgraded to condensing boiler plant.	40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
283		46	Chip Valley Montessori	7.07	Air handler units / ERU - dampers		251(Serves South Side Of Original Building)	AHU-3: McQuay: Hot water Heating, DX cooling, belt drive fan, VAV System Good condition. Total CFM: 9920 OA: 2235 CFM	3	2010	CI			2022	Replace coils when boiler system is upgraded to condensing boiler plant.	40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
284		46	Chip Valley Montessori	7.07	Air handler units / ERU - dampers		Mech Mezz (Serves 1994 addition)	AHU-4: McQuay: Hot water Heating, DX cooling, belt drive fan, Slight Leakage in fan door, VAV System Good condition. Total CFM: 9500 OA: 1600 CFM	3	2010	CI			2022	Replace coils when boiler system is upgraded to condensing boiler plant.	40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
285		46	Chip Valley Montessori	7.07	Air handler units / ERU - dampers		Cafeteria	AHU-5:McQuay: Hot water Heating, belt drive fan, VAV System Good condition. Total CFM: 2900 OA: 1300 CFM	3	2010	CI			2022	Replace coils when boiler system is upgraded to condensing boiler plant.	40		$ -	$ -		CFM		$ -	1.254	$ -	129%	$ -	-
286		46	Chip Valley Montessori	7.07	Air handler units / ERU - dampers		Roof	Some AHUs have gravity reliefs	2	2010	CI	Y3	2	2022	add more relief fan capacity	40		$ 100,900	$ 78,300	$ 15,000.00	CFM	4	$ 60,000	1.254	$ 75,200	129%	$ 97,000	100,880
287		46	Chip Valley Montessori	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-2	VAV Boxes are in good condition and within their life expectancy	3	2010	CI			2022	Replace hot water coils when boilers are replaced.	25		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
288		46	Chip Valley Montessori	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-3	VAV Boxes are in good condition and are within their life expectancy	3	2010	CI			2022	Replace hot water coils when boilers are replaced.	25		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
289		46	Chip Valley Montessori	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-4	VAV Boxes are in good condition and are within their life expectancy	3	2010	CI			2022	Replace hot water coils when boilers are replaced.	25		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
290		46	Chip Valley Montessori	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		AHU-5	VAV Boxes are in good condition and are within their life expectancy	3	2010	CI			2022	Replace hot water coils when boilers are replaced.	25		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
291		46	Chip Valley Montessori	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		100E, 100I, 100A, 200O, 200M	Cabinet Unit Heaters are in good condition.	3	1994	CI	Y8	3	2022	Replace Cabinet Unit Heater with finned tube radiation when other work takes place in the area.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
292		46	Chip Valley Montessori	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		210,222,135,145,	Radiant Ceiling panels are in good condition	3	1994	CI	Y8	3	2022	Replace radiant ceiling panel with finned tube radiation when other work takes place in the area.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
293		46	Chip Valley Montessori	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit ventilators / unit heaters / etc.		190, 192, 180, 170	Finned Tube Radiation Is in good condition	3	1994	CI	Y8	3	2022	Replace finned tube radiation when other work takes place in the area.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
294		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 267/245/337/475)	EF-1 Centri Master PV120 E4, 1/4HP 825 CFM	3	1950?	CI			2022	Fan is approaching its life expectancy. Replace when work is done in the area.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
295		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		Roof (Serves 223/315/415)	EF-2 Centri Master PV135 E4, 1/4HP, 900 CFM	3	1950?	CI			2022	Fan is approaching its life expectancy. Replace when work is done in the area.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
296		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		192	EF-1 BROAN 360H, 50 CFM 0.7AMPS, Ceiling mounted fan	2	1994	CI			2022	Fan is approaching its life expectancy. Replace when work is done in the area.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
297		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		1994 Mezz.	EF-2 Greenheck BSQ-80-4, 1/4 HP, 500 CFM. Inline fan exhausting 135,145	2	1994	CI			2022	Fan is approaching its life expectancy. Replace when work is done in the area.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
298		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		115	EF-3 BROAN 365H, 3AMPS, 395 CFM Ceiling mounted fan	2	1994	CI			2022	Fan is approaching its life expectancy. Replace when work is done in the area.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Chippewa Valley Montessori Charte**				**56,202**	**SF**	Ron S- Phil - Nancy - John J -							2022	TOTAL PRIORITIES			$ 2,935,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
299		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		222 ceiling	EF-4 Inline fan in 222 ceiling. Rebalanced to 150 CFM in 2010. Greenheck CSP-127 2.5Amps	2	1994	CI			2022	Fan is approaching its life expectancy. Replace when work is done in the area.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
300		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		Kitchen	EF-5, Inline fan in kitchen ceiling. Was rebalance at 1490 CFM in 2010. Greenheck BSQ-100, 3/4 HP	2	1994	CI			2022	Fan is approaching its life expectancy. Replace when work is done in the area.	25		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
301		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		Ceiling (108)	CX-1, 95 CFM, 1.14 Amps	4	2018	CI			2020				$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
302		46	Chip Valley Montessori	7.10	Exhaust fans - PRV / utility sets		Ceiling (112)	CX-2, 95 CFM, 1.14 Amps	4	2018	CI			2020				$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
303		46	Chip Valley Montessori	7.13	MODERATE 1 (Replace HVAC ducts, VAVs, controls)		AHU-2	Ductwork on 1st and 2nd floor (not ground floor) is original from 1941. It was cleaned and resealed in 2010.		1941	CI			2022		30		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
304		46	Chip Valley Montessori	7.13	MODERATE 1 (Replace HVAC ducts, VAVs, controls)		AHU-3	Ductwork on 1st and 2nd floor (not ground floor) is original from 1941. It was cleaned and resealed in 2010.		1941	CI			2022		30		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
305		46	Chip Valley Montessori	7.13	MODERATE 1 (Replace HVAC ducts, VAVs, controls)		AHU-4	Supply ductwork after VAV boxes and all ductwork is original from 1994 and is acceptable. Supply ductwork from AHU to VAV is 2010.		1941	CI			2022		30		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
306		46	Chip Valley Montessori	7.15	Air outlets/inlets		AHU-5	Diffusers and grilles are in poor condition And dirty.	2	2010	CI	Y3	2	2022	Clean grilles. Replace when area is remodeled or system is upgraded.	30		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
307		46	Chip Valley Montessori	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-2	McQuay Condensing unit: Model: RCS025DSYY 410A Refrigerant. Showing signs of wear	3	2010	CI			2022		25		$ -	$ -	$ -	CFM	-	$ -	1.254	$ -	129%	$ -	-
308		46	Chip Valley Montessori	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-3	McQuay Condensing unit: Model: RCS025DSYY 410A Refrigerant. Showing signs of wear	3	2010	CI			2022		25		$ -	$ -	$ -	CFM	-	$ -	1.254	$ -	129%	$ -	-
309		46	Chip Valley Montessori	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		AHU-4	McQuay Condensing unit: Model: RCS025DSYY 410A Refrigerant. Showing signs of wear	3	2010	CI			2022		25		$ -	$ -	$ -	CFM	-	$ -	1.254	$ -	129%	$ -	-
310		46	Chip Valley Montessori	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
311		46	Chip Valley Montessori	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		Mech,. Mezz	Domestic Circ Pump, Model: NBF-22 103252LF. good condition	3	1994	CI	Y8	3	2022		30		$ 20,200	$ 15,700	$ 12,000.00	ea	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
312		46	Chip Valley Montessori	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		259	Domestic Circ Pump, Model: NBF-22 103252LF. Good condition Recirc Rheem storage tank in boiler room.	3	1994	CI	Y8	3	2022		30		$ 20,200	$ 15,700	$ 12,000.00	ea	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
313		46	Chip Valley Montessori	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate		259	Domestic Circ Pump, Model: NBF-22 103252LF. Good condition Recirc 2010 AO Smith Water Heater in 259	3	1994	CI	Y8	3	2022		30		$ 20,200	$ 15,700	$ 12,000.00	ea	1	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
314		46	Chip Valley Montessori	8.02	Piping (domestic) / labeling / conditioning			1994 section of the building and kitchen domestic water piping has copper piping. Piping to the original building appears to be original from 1941-1950 and is galvanized.	2	1940	CI			2022	Replace galvanized piping with copper piping.	40		$ -	$ -	$ -	sf	-	$ -	1.254	$ -	129%	$ -	-
315		46	Chip Valley Montessori	8.08	Plumbing Fixtures		Office Toilet Room	All Plumbing fixtures in this area of the building are original and in good condition. Water Closets in the student restrooms are floor mounted sensor flush valves. Lavs are Hardwired sensor faucets	4	2018	CI			2022	Replace fixtures when remodel takes place.	30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Chippewa Valley Montessori Charte**				**56,202**	**SF**	Ron S- Phil - Nancy - John J -							2022	TOTAL PRIORITIES			$ 2,935,400										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
316		46	Chip Valley Montessori	8.08	Plumbing Fixtures		1994 Toilet Groups	All Plumbing fixtures in this area of the building are original and in good condition. Urinals in restroom are floor mounted with hard wire sensor flush valve. Water Closets in the student restrooms are floor mounted manual flush valves. Lavs are plug-in sensor faucets. Wash fountain outside the restrooms are half circle wash fountain.	3	1994	CI			2022	Replace fixtures when remodel takes place.	30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
317		46	Chip Valley Montessori	8.08	Plumbing Fixtures		Health Toilet Room	All Plumbing fixtures in this area of the building are original and in good condition. Water Closets in the student restrooms are floor mounted gravity tank flush. Lav is a long neck faucet with long paddle levers.	3	1994	CI			2022	Replace fixtures when remodel takes place.	30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
318		46	Chip Valley Montessori	8.08	Plumbing Fixtures		Changing Room	Plumbing fixtures are in good condition. Water Closets in the student restrooms are floor mounted gravity tank flush. Lav hard wired sensor faucet.	3	1994	CI			2022	Plumbing fixtures have exceeded their life expectancy and should be replaced upon failure or when renovations occur	30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
319		46	Chip Valley Montessori	8.08	Plumbing Fixtures		3 story part of Building toilet Groups	Plumbing fixtures are in acceptable condition.	2	1950	CI			2022	Plumbing fixtures have exceeded their life expectancy and should be replaced upon failure or when renovations occur	30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
320		46	Chip Valley Montessori	8.08	Plumbing Fixtures		E2/4K/5K	Sinks are in acceptable condition.	2	1994	CI			2022	Plumbing fixtures are approaching their life expectancy.	30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
321		46	Chip Valley Montessori	8.08	Plumbing Fixtures		1994 4K/5K	Classrooms sinks are in good condition	4	1950	CI			2022		30		$ -	$ -	$ -	ls	-	$ -	1.254	$ -	129%	$ -	-
322		46	Chip Valley Montessori	8.10	Drinking Fountains		1994 Area	Water Coolers are in good condition in this area	4	1994	CI			2022		30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
323		46	Chip Valley Montessori	8.10	Drinking Fountains		original building	Drinking fountains are acceptable condition	2	1950	CI			2022	Replace drinking fountains with water coolers with bottle fills.	30		$ -	$ -	$ -	ea	-	$ -	1.254	$ -	129%	$ -	-
324		46	Chip Valley Montessori	8.15	Domestic Water Heaters		259	Rheem Hot Water Storage Tank RSS-120-4, 115 Gallons	2	1994	CI	Y3	2	2022	Replace hot water tank when water heater is replaced or tank fails.	40		$ 33,700	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
325		46	Chip Valley Montessori	8.15	Domestic Water Heaters		259	A.O. Smith: BTH 120 100 Nat Gas 120000 BTUH Input.	4	2010	CI			2022		25		$ -	$ -		ls	-	$ -	1.254	$ -	129%	$ -	-
326		46	Chip Valley Montessori	8.15	Domestic Water Heaters		255	AO Smith BT 80 930. 75 gallons, Nat Gas, 75,100 Input	2	1994	CI	Y3	2	2022	Replace water heater when fails.	25		$ 33,700	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
327		46	Chip Valley Montessori	8.15	Domestic Water Heaters		Mezz	RHEEM Water Heater: Model-210X50, 50 Gallons, 40K BTUH	3	1994	CI	Y3	2	2022	Replace water heater when fails.	25		$ 33,700	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
328		46	Chip Valley Montessori	8.15	Domestic Water Heaters		Mezz	Hot Water Storage Tank Model- RSS-120-4, 115 Gallon	3	1994	CI	Y8	3	2022		40		$ 33,700	$ 26,100	$ 20,000.00	ls	1	$ 20,000	1.254	$ 25,100	129%	$ 32,400	33,696
329		46	Chip Valley Montessori	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
330		46	Chip Valley Montessori	9.03	Electric panels - distribution / labeling		Main Electrical Room	800A, 208V, 3-phase Main Switchboard "MP"	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 126,300	$ 97,900	$ 75,000.00	ea	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
331		46	Chip Valley Montessori	9.03	Electric panels - distribution / labeling			200A, 208V, 3-phase Motor Control Center "MCC1"	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
332		46	Chip Valley Montessori	9.03	Electric panels - distribution / labeling			400A, 208V, 3-phasepanels	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
333		46	Chip Valley Montessori	9.03	Electric panels - distribution / labeling			200A, 208V, 3-phase panels	3	1994	CI	Y8	3	2022	Replace in 6-10 years	25		$ 40,400	$ 31,300	$ 4,000.00	ea	6	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
334		46	Chip Valley Montessori	9.03	Electric panels - distribution / labeling			100A, 208V, 3-phase panels	2	1952	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
335		46	Chip Valley Montessori	9.03	Electric panels - distribution / labeling			60A, 208V, 3-phase panels	2	1952	CI	Y3	1	2022	Past life expectancy	25		$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
336		46	Chip Valley Montessori	9.03	Electric panels - distribution / labeling			30A, 208V, 3-phase panels	2	1952	CI	Y3	1	2022	Past life expectancy	25		$ 13,400	$ 10,500	$ 4,000.00	ea	2	$ 8,000	1.254	$ 10,000	129%	$ 12,900	13,416
337		46	Chip Valley Montessori	9.04	branch circuits - computer / media (utilization voltage - 120			Power Devices	2		CI	Y3	2	2022	Per District - Add Receptacles - verfy locations	25		$ 50,400	$ 39,200	$ 30,000.00	ls	1	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Chippewa Valley Montessori Charte**				**56,202**	**SF**	Ron S- Phil - Nancy - John J -							2022	TOTAL PRIORITIES			$ 2,935,400										
201										Install						Life		Projected	2022									
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Base	Est.		Proj.	Base	2022
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Const Cost	Cost Factor	Const. Cost	Cost Factor	Project Cost	Project Cost
338		46	Chip Valley Montessori	9.05	Fire Alarm		Mechanical Rm	Addressable Simplex Fire Alarm Control Panel	3	2009	CI	Y8	3	2022	Replace with Voice Evacuation system(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
339		46	Chip Valley Montessori	9.08	Emergency generators / battery backup systems /			No Emergency Generator	3		CI	Y8	3	2022	Evaluate emergency power needs.(6-10years)	25		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
340		46	Chip Valley Montessori	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
341		46	Chip Valley Montessori	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Fluorescent Light Fixtures retrofitted with LED lamps	3	2018	CI	Y8	3	2022	Replace with LED Light Fixtures(6-10years)			$ 378,200	$ 293,200	$ 4.00	sf	56,202	$ 224,800	1.254	$ 281,900	129%	$ 363,700	378,248
342		46	Chip Valley Montessori	10.02	Emergency Lighting / Exit signs			LED Exit signs, Wall mounted battery packs	3	2018	CI	Y8	3	2022	Replace emergency lights with LED Fixtures(6-10years)	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
343		46	Chip Valley Montessori	10.04	Security Lighting (Exterior)			Wall mounted HID Fixtures	3	1994	CI	Y8	3	2022	Replace with LED fixtures(6-10years)	20		$ 20,200	$ 15,700	$ 600.00	sf	20	$ 12,000	1.254	$ 15,000	129%	$ 19,400	20,176
344		46	Chip Valley Montessori	10.05	Parking lot lighting			LED Fixtures	4	2018	CI			2022	No action required	20		$ -	$ -	$ -	sf	2	$ -	1.254	$ -	129%	$ -	-
345		46	Chip Valley Montessori	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
346		46	Chip Valley Montessori	11.01	Stuctured cabling		Bldg	Good - mostly Cat 5e	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
347		46	Chip Valley Montessori	11.02	Classroom technology systems		Bldg	Good - ceiling projector, (1) WAP, (1) paging speaker, no	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
348		46	Chip Valley Montessori	11.03	Local Sound systems		Gym	Good - mix of Peavey, EV, Musicaster, etc	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
349		46	Chip Valley Montessori	11.04	Master Clock Systems		Bldg	Good - American Time	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
350		46	Chip Valley Montessori	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021	2		CI	Y3	2	2022	replace with updated system headend			$ 8,400	$ 6,600	$ 5,000.00	sf	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
351		46	Chip Valley Montessori	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX main entrance	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
352		46	Chip Valley Montessori	11.07	Burglar Alarm System		Bldg	Good - DSC motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
353		46	Chip Valley Montessori	11.08	Video Security		Bldg	Good - newer AXIS. Could use additional camera	4		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

CHIPPEWA VALLEY MONTESSORI CHARTER SCHOOL

SITE:	2.9 ACRES	CLASSROOMS:	11
BUILDING:	56,202 SF	CAPACITY:	253
ENROLLMENT:	300	CURRENT SF/STUDENT	187

EDUCATIONAL ADEQUACY

SAFETY AND SECURITY

- SECURE ENTRY
- BUILDING ZONING
- RESTROOM SAFETY

VARIETY OF SPACES

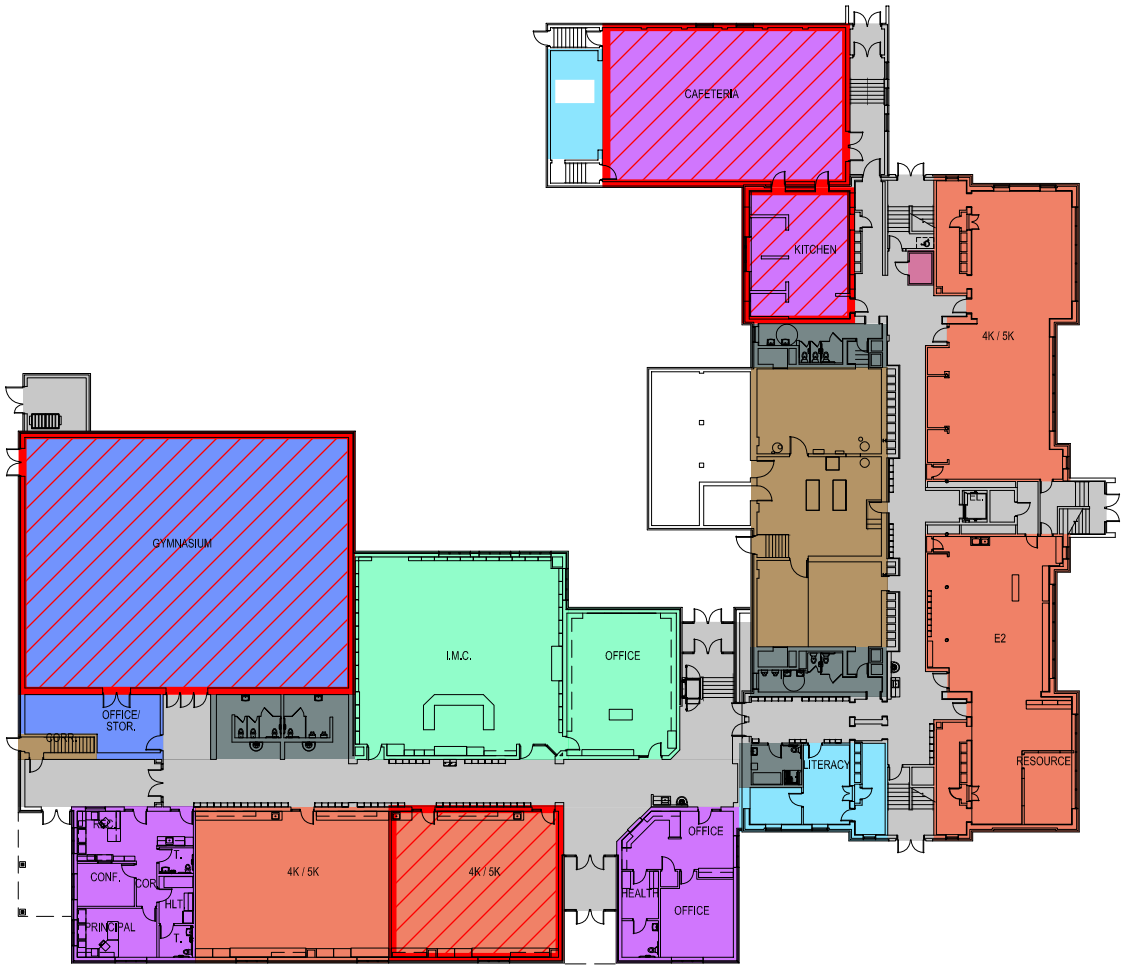
- INDIVDUAL
- ONE ON ONE
- TEAMING
- PRESENTATION
- LARGE GROUP
- CONECTION OF SPACES
- VARIETY OF FURNITURE
- FLEXIBLE FURNITURE

ENVIRONMENT

- DAYLIGHTING
- LIGHTING
- ACOUSTICS
- INDOOR AIR QUALITY
- TECHNOLOGY
- VARIETY OF FURNITURE

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



GENERAL NOTES

1 - LACK OF STORAGE AREA FOR MATERIALS

2 - NO AREA FOR ALL STAFF MEETINGS

3 - THE MONTESSORI PROGRAM IS ION DEMAND AND HAS A WAITING LIST

KEY NOTES

1. GYMNSIUM BELOW RECOMMENDED SIZE
2. CHILDREN'S HOUSE IS UNDERSIZED
5. KITCHEN IS UNDERSIZED
6. CAFETERIA IS BELOW RECOMMENDED SIZE
9. TESTING KEY NOTE SIZE
10. TESTING KEY NOTE SIZE

ATSR

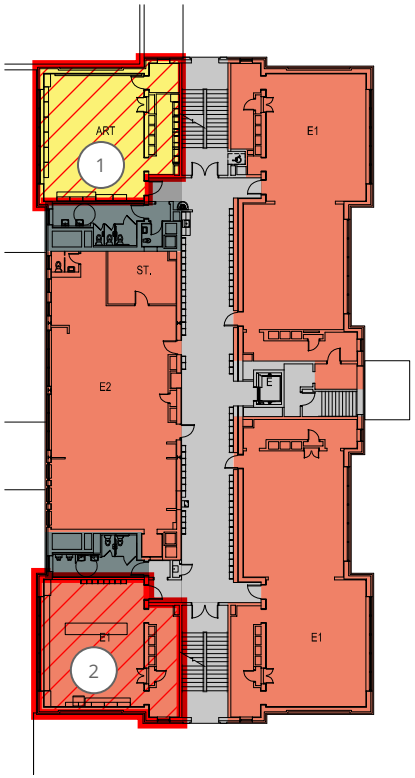
CHIPPEWA VALLEY MONTESSORI CHARTER SCHOOL

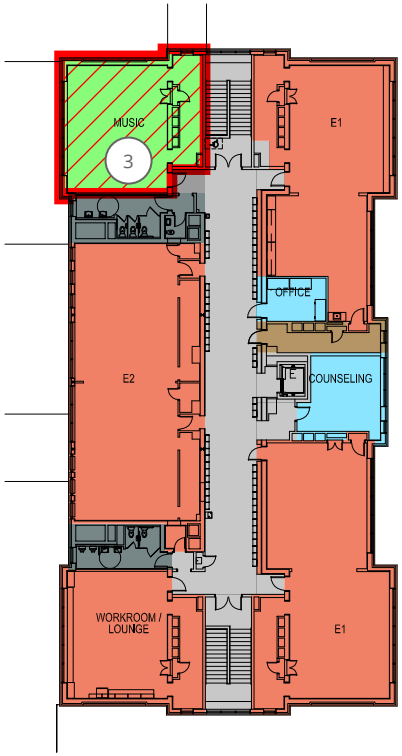
SITE:	2.9 ACRES	CLASSROOMS:	11
BUILDING:	56,202 SF	CAPACITY:	253
ENROLLMENT:	300	CURRENT SF/STUDENT	187

EDUCATIONAL ADEQUACY

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS
	CLASSROOMS
	SCIENCE
	ART
	FACS
	WORKSHOPS
	MUSIC
	LIBRARY
	SPECIAL EDUCATION
	GYMS / PE
	PERFORMANCE
	ADMINISTRATION
	FOOD SERVICE
	TOILETS
	CIRCULATION
	SUPPORT SPACES





KEY NOTES

1. ART ROOM IS BELOW RECOMMENDED SIZE
2. E1 IS BELOW RECOMMENDED SIZE
3. MUSIC ROOM IS BELOW RECOMMENDED SIZE

ATSR

MCKINLEY CHARTER SCHOOL

SITE: 3.8 ACRES
BUILDING: 14,409 SF
ENROLLMENT:

SITE ANALYSIS

KEY

- PARKING
- DROP-OFF/PICK-UP
- HEAVY TRAFFIC
- SCHOOL BUS
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

KEY NOTES

1. BALL FIELD UP STEEP PATH IS IN POOR CONDITION

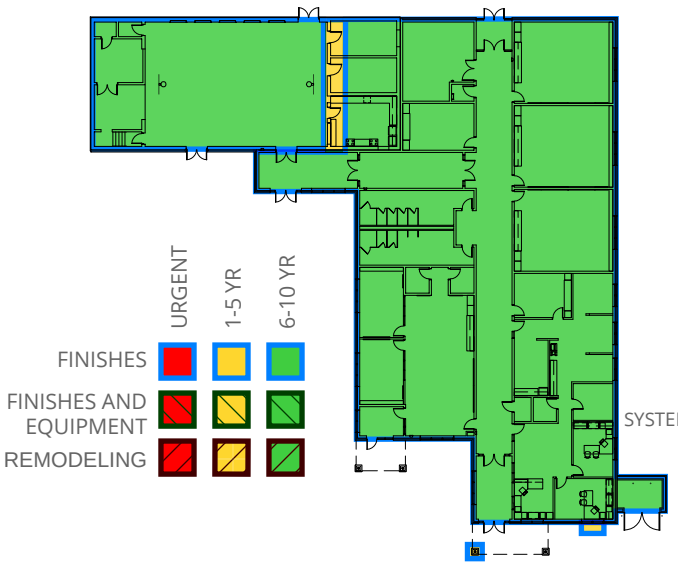


ATSR

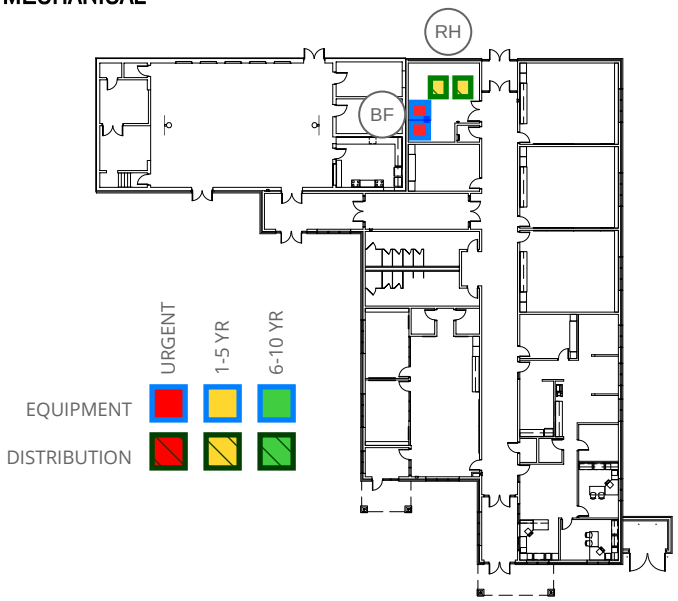
MCKINLEY CHARTER SCHOOL

FACILITY ANALYSIS

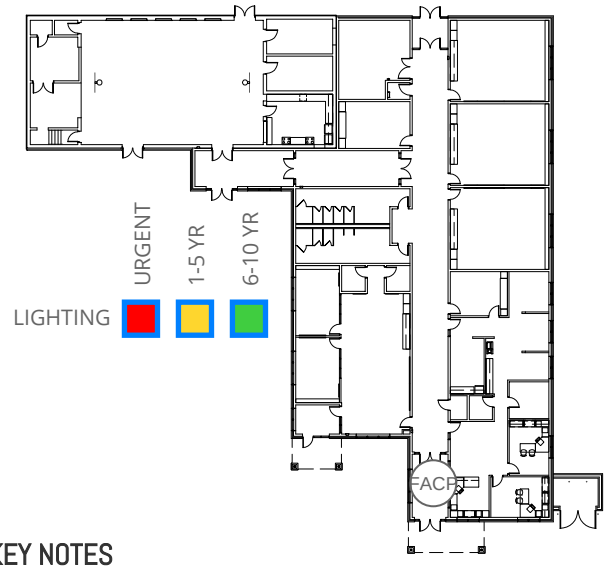
ARCHITECTURAL



MECHANICAL



ELECTRICAL



KEY NOTES

- FLR — REPLACE FLOORING
- PT — PAINT WALLS
- ACT — ACT REPLACMENT
- F1 — CEILING + FLOORING
- F2 — CEILING + FLOORING + WALL PAINT
- FE1 — FINISHES + BOARDS CASEWORK
- FE2 — FINISHES + BOARDS FOOD/ART CSWK
- FE3 — FINISHES + BOARDS SCIENCE CSWK
- FE4 — TOILET FINISHES AND EQUIPMENT
- FE5 — TOILET FINISHES AND EQUIPMENT, HARD CLG
- R-T — REMODEL TOILET ROOM
- RK — REMODEL KITCHEN
- RMIN — REMODEL MINOR
- RMOD — REMODEL MODERATE
- RMJR — REMODEL MAJOR

KEY NOTES

- BF — REPLACE PVC BOILER FLUES
- RH — REPLACE RELIEF HOODS WITH POWER ROOF FANS

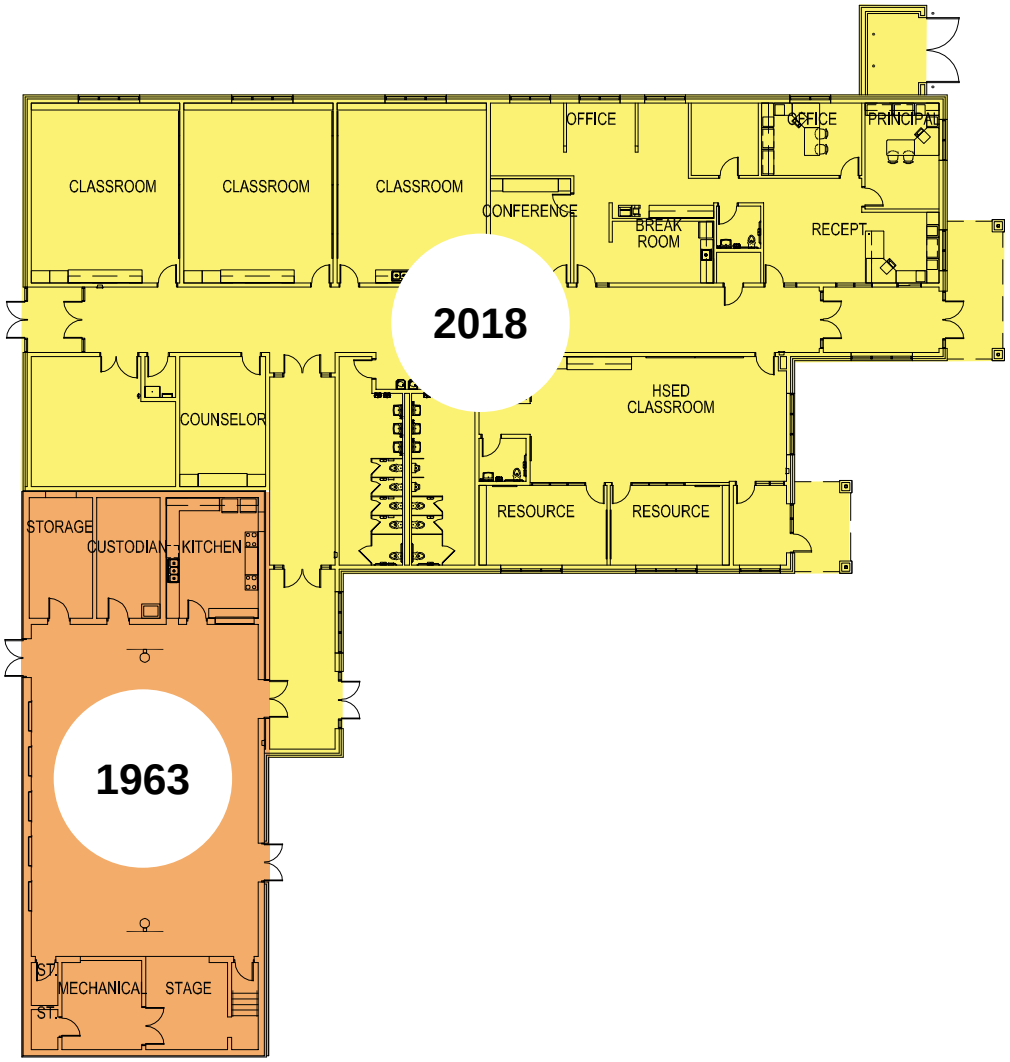
KEY NOTES

- FACP — REPLACE FIRE ALARM SYSTEM WITH VOICE EVACUATION SYSTEM IF REMODELLING MORETHAN 10% OF BUILDING.

ATSR

MCKINLEY CHARTER SCHOOL

BUILDING AGE



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						7%	$ 13.93	200,700	1,2	Cond.					Priority High (1)			$ 46,176										$ 46,176
198							$ 15.18	218,800	3	Cond.					Priority Med (2)			$ 327,496										$ 327,496
199							$ 4.52	65,200	4,5	Cond.					Priority Low (3)			$ 133,536										$ 133,536
200	**McKinley Charter School**				14,409	SF	Ron S - Brent - Brent - Gary - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 507,208										
201										Install								Projected	2022									
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Life	Reb.	PROJECT	Construction	Unit			Base	Est.		Proj.	Base	2022
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	Exp. (yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Const Cost	Factor	Const. Cost	Factor	Project Cost	Project Cost
204		**47**									**CI**	**Y3**		**2022**														
205		47	McKinley Charter School	1.04	0						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
206		47	McKinley Charter School	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		47	McKinley Charter School	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress Several Cracks, or Pot Holes Present *	3		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ 41,600	$ 32,300	$ 30.00	sy	800	$ 24,000	1.292	$ 31,000	129%	$ 40,000	41,600
208		47	McKinley Charter School	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	3		CI	Y3	2	2022	Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact subgrade, add new stone base & replace ag base			$ 25,600	$ 19,900	$ 59.00	sy	250	$ 14,800	1.292	$ 19,100	129%	$ 24,600	25,584
209		47	McKinley Charter School	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	3		CI	Y3	2	2022	Mill/Overlay - Min. 1.5" (Presume patched bit subgrade areas were corrected already)			$ 18,000	$ 14,000	$ 17.00	sy	610	$ 10,400	1.292	$ 13,400	129%	$ 17,300	17,992
210		47	McKinley Charter School	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	1		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 4,300	$ 3,400	$ 9.60	lf	260	$ 2,500	1.292	$ 3,200	129%	$ 4,100	4,264
211		47	McKinley Charter School	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
212		47	McKinley Charter School	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Chain Link Fencing	Threat of student accessing ret-wall tiered planting - Fall Issue	1		CI	Y3	1	2022	Add 5' high chain link fencing at north retaining wall			$ 7,000	$ 5,400	$ 57.00	lf	70	$ 4,000	1.292	$ 5,200	129%	$ 6,700	6,968
213		47	McKinley Charter School	2.03	Supporting Activity Structures (Dugouts, fences, etc.)		Chain Link Fencing	Hazard Exist, Loose or damaged - Potential Student being caught on fence	1		CI	Y3	1	2022	Upper Field Area - fencing & misc			$ 8,700	$ 6,800	$ 5,000.00	ls	1	$ 5,000	1.292	$ 6,500	129%	$ 8,400	8,736
214		47	McKinley Charter School	2.05	Hard surface play areas		Access to Upper Field	No ADA Access - Excessive Slope Existing bit cracked, trip hazards, failing surface	2		CI	Y3	2	2022	Create accessible and safer access to upper field - create better maint access			$ 52,100	$ 40,400	$ 30,000.00	ls	1	$ 30,000	1.292	$ 38,800	129%	$ 50,100	52,104
215		47	McKinley Charter School	2.02	Athletic Fields		Chain Link Fencing	Threat of student accessing ret-wall tiered planting - Fall Issue	1		CI	Y3	1	2022	Add 5' high chain link fencing at north retaining wall			$ 7,000	$ 5,400	$ 57.00	lf	70	$ 4,000	1.292	$ 5,200	129%	$ 6,700	6,968
216		47	McKinley Charter School	2.02	Athletic Fields		Chain Link Fencing	Hazard Exist, Loose or damaged - Potential Student being caught on fence	1		CI	Y3	1	2022	Upper Field Area - fencing & misc			$ 8,700	$ 6,800	$ 5,000.00	ls	1	$ 5,000	1.292	$ 6,500	129%	$ 8,400	8,736
217		47	McKinley Charter School	2.05	Hard surface play areas		Access to Upper Field	No ADA Access - Excessive Slope Existing bit cracked, trip hazards, failing surface	2		CI	Y3	2	2022	Create accessible and safer access to upper field - create better maint access			$ 52,100	$ 40,400	$ 30,000.00	ls	1	$ 30,000	1.292	$ 38,800	129%	$ 50,100	52,104
218		47	McKinley Charter School	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
219		47	McKinley Charter School	3.01	Grass / Turf		Retaining Walls	Wood timber retaining wall damaged & unsafe due to fire damage	1		CI	Y3	2	2022	Remove/Replace burnt timber retaining walls w/conc block ret-wall			$ 23,900	$ 18,600	$ 55.00	sf	250	$ 13,800	1.292	$ 17,800	129%	$ 23,000	23,920
220		47	McKinley Charter School	3.02	Trees, Shrubs, Planting			Ret-wall planters are overgrown & filled with weeds, scrub brush, invasive trees	2		CI	Y3	2	2022	Clean up ret-wall tiered landscape area before it is completely overtaken			$ 8,700	$ 6,800	$ 5,000.00	ls	1	$ 5,000	1.292	$ 6,500	129%	$ 8,400	8,736
221		47	McKinley Charter School	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
222		47	McKinley Charter School	4.01	Roofs		Not Reviewed Per District				CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
223		47	McKinley Charter School	4.02	Wall systems		W Ext Wall	Pt markings on FB (2 SF)	2	2018	CI	Y3	2	2022	Clean FB surface			$ 300	$ 300	$ 200.00	ls	1	$ 200	1.210	$ 200	129%	$ 300	312
224		47	McKinley Charter School	4.02	Wall systems		S Mas Column at Dr 2	FB at bottom chipped (1 SF)	2	2018	CI	Y3	2	2022	Repair to match adj			$ 800	$ 700	$ 500.00	ls	1	$ 500	1.210	$ 600	129%	$ 800	832
225		47	McKinley Charter School	4.06	Window systems		E Wdw adj to Dr 1	Sill flashing bent	2	2018	CI	Y3	2	2022	Straighten if possible / or replace			$ 500	$ 400	$ 50.00	lf	5	$ 300	1.210	$ 400	129%	$ 500	520
226		47	McKinley Charter School	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
227		47	McKinley Charter School	5.01	Doors / Hardware		Cust 131 / Kit 132 / Stor 130	HM Dr grille damaged	2	2018	CI	Y3	2	2022	Replace HM door -frame ok			$ 5,100	$ 4,000	$ 1,023.00	ea	3	$ 3,100	1.210	$ 3,800	129%	$ 4,900	5,096
228		47	McKinley Charter School	5.03	Flooring / Base		Cafeteria/ Gym	Existing VCT floor - OK condition in our opinion (on Distict list for repl)			CI	Y3	2	2022	Replace with new flooring TBD (VT basis for now)			$ 22,400	$ 17,400	$ 6.90	sf	2,004	$ 13,800	1.210	$ 16,700	129%	$ 21,500	22,360
229		47	McKinley Charter School	5.05	Wall Finishes (PT, VWC, etc)		Kit 132 / Conf 110 / Vest 100	Paint marked	2	2018	CI	Y3	2	2022	Repaint (Wall SF)			$ 900	$ 800	$ 0.70	sf	841	$ 600	1.210	$ 700	129%	$ 900	936

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	Note	Bldg No.	Location	Cat. Code	Category Description	Item Code	Room No.(s) / Area No.(s)	Item Description	1-5 Cond.	Install Orig. / Repl.	Fund	Yr	Fnl Pr.	Year	Action Recommended	Life Exp. (yrs)	Reb. (Y/N)	Projected PROJECT COST	2022 Construction Cost Basis	Unit Cost	Unit	Quantity	Base Const Cost	Est. Cost Factor	Const. Cost	Proj. Cost Factor	Base Project Cost	2022 Project Cost
200	**McKinley Charter School**		**14,409**	**SF**	Ron S - Brent - Brent - Gary - Dave B/Tyler									2022	TOTAL PRIORITIES			$ 507,208										
230		47	McKinley Charter School	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
231		47	McKinley Charter School	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
232		47	McKinley Charter School	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
233		47	McKinley Charter School	6.18	Kitchen Equipment		132 Kitchen	No hand sink, Need sneeze guard	3		CI	Y8	3	2022	Provide hand sink (includes plumbing) and sneeze guard			$ 7,300	$ 5,700	$4,500	ls	1	$ 4,500	1.210	$ 5,400	129%	$ 7,000	7,280
234		47	McKinley Charter School	6.19	Cold Storage Rooms		N/A				CI			2022				$ -	$ -	$0	ls	1	$ -	1.210	$ -	129%	$ -	-
235		47	McKinley Charter School	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
236		47	McKinley Charter School	7.01	Boilers		Boiler Room	Laars, G18426119, Gas Fired, HW boiler, 500 MBH input, 470 MBH out, PVC Flue (becoming brittle)	4	2018	CI	Y3	1	2022	Replace flue pipe with CPVC or AL29C	30		$ 7,400	$ 5,800	$ 5,000.00	LS	1	$ 5,000	1.100	$ 5,500	129%	$ 7,100	7,384
237		47	McKinley Charter School	7.01	Boilers		Boiler Room	Laars, G18426119, Gas Fired, HW boiler, 500 MBH input, 470 MBH out, PVC Flue (becoming brittle)	4	2018	CI	Y3	1	2022	Replace flue pipe with CPVC or AL29C	30		$ 7,400	$ 5,800	$ 5,000.00	LS	1	$ 5,000	1.100	$ 5,500	129%	$ 7,100	7,384
238		47	McKinley Charter School	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	No VFDs	4	2018	CI			2022		15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
239		47	McKinley Charter School	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat		Building	Heating piping is either threaded or welded Black steel and braized copper	4	2018	CI			2022		30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
240		47	McKinley Charter School	7.05	Pumps - condensing, hot water, chilled water, circulation, fuel oil		Boiler Room	BP-1 & BP-2: Boiler Pump, Taco inline. 31 gpm. 15 fthd. 1/6 hp. 30% PG	4	2018	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
241		47	McKinley Charter School	7.05	Pumps - condensing, hot water, chilled water,		Boiler Room	HWP-1 & 2: Heating Pump,Taco Inline. 90 gpm. 45	4	2018	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
242		47	McKinley Charter School	7.06	Energy Management Systems (24 volt low voltage)		Building	Controls are Automated Logic		2018	CI			2022		15		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
243		47	McKinley Charter School	7.07	Air handler units / ERU - dampers		Office Area	AHU-1 York, XTI-036X039 2,575 CFM, 3 HP, VFD, 9.9 GPM HW, 160 to 140, DX, R-410A, 77 MBH.	4	2018	CI			2022		25		$ -	$ -	$ 18.00	CFM		$ -	1.254	$ -	129%	$ -	-
244		47	McKinley Charter School	7.07	Air handler units / ERU - dampers		Classrooms	AHU-2 York, XTI-045X063, 6,250 CFM, 7.5 HP, VFD, 33.7 GPM @ 160 to 140, DX, R-410A, 223.3 MBH	4	2018	CI			2022		25		$ -	$ -	$ 18.00	CFM		$ -	1.254	$ -	129%	$ -	-
245		47	McKinley Charter School	7.07	Air handler units / ERU - dampers		Gym	AHU-3, York, XTI-036X063, 5,000 CFM, 7.5 HP, 30.7 GPM @ 160 to 132, DX, R-410A, 210.7 MBH	4	2018	CI			2022		25		$ -	$ -	$ 18.00	CFM		$ -	1.254	$ -	129%	$ -	-
246		47	McKinley Charter School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Convectors	Convector is hot water fed with DDC controls.	2	2018	CI			2022		20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
247		47	McKinley Charter School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Mechanical Room 2001	CUH & UH is 160 entering Hot Water with DDC Controls	3	2018	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
248		47	McKinley Charter School	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		VAV Boxes	VAV Boxes: currently hot water @ 160 to 142	4	2018	CI			2022		25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
249		47	McKinley Charter School	7.10	Exhaust fans - PRV / utility sets		Building	Exhaust fans were Installed in 2018 during HVAC upgrade.	4	2018	CI			2022		25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
250		47	McKinley Charter School	7.10	Exhaust fans - PRV / utility sets		Building	Relief is through two reilef hoods connected to return ductwork and a gym wall relief louver	4	2018	CI	Y3	2	2022	Provide powered relief fans controlled by space pressure	25		$ 50,400	$ 39,200	$ 15,000.00	ea	2	$ 30,000	1.254	$ 37,600	129%	$ 48,500	50,440
251		47	McKinley Charter School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves AHU-1	ACU-1 York, J07YCC00A2GLC5, 6.5 ton, R-410A	4	2018	CI			2022		30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
252		47	McKinley Charter School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves AHU-2	ACU-2 York, J20YDC00A2QAC4, 20 ton, R 410A	4	2018	CI			2022		30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
253		47	McKinley Charter School	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		Serves AHU-3	ACU-3 York, J20YDC00A2QAC4, 20 ton, R 410A	4	2018	CI			2022		30		$ -	$ -		ton		$ -	1.254	$ -	129%	$ -	-
254		47	McKinley Charter School	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
255		47	McKinley Charter School	8.01	Motors / controllers / pumps / systems / VFDs and electrical feeders to accommodate			Domestic Water Circ Pump is newer, could not get year, but in good condition.	4	2018	CI			2022		15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
256		47	McKinley Charter School	8.02	Piping (domestic) / labeling / conditioning		Building	The plumbing throughout the building is Copper pipe.	3	2018	CI			2022		40		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
257		47	McKinley Charter School	8.08	Plumbing Fixtures			No Classroom Sinks	3	2018	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**McKinley Charter School**				**14,409**	**SF**	Ron S - Brent - Brent - Gary - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 507,208										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
258		47	McKinley Charter School	8.08	Plumbing Fixtures		Boys & Girls	Toilet group has wall style urinals manual Flush, wall water closets w/ manual flush, And lavatories w/ manual H&C faucets	3	2018	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
259		47	McKinley Charter School	8.10	Drinking Fountains		Building	Water Coolers are electric w/ & w/o bottle fillers	3	2018	CI			2022		30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
260		47	McKinley Charter School	8.11	Fire suppression- source / pumps / distribution / heads		Building	Fire suppression system installed in 2011	4	2018	CI			2022		40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
261		47	McKinley Charter School	8.15	Domestic Water Heaters		Boiler Room	One (1)Domestic Water Heaters are Bradford White Natural Gas, Model RC2PV50H6N, 50 gallons storage, 75 MBH, with 73.7 GPH recovery.	3	2018	CI			2022		25		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
262		47	McKinley Charter School	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
263		47	McKinley Charter School	9.03	Electric panels - distribution / labeling		Room 131	800A, 208V, 3-phase Main Switchboard	4	2018	CI			2022	No action required	25		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
264		47	McKinley Charter School	9.03	Electric panels - distribution / labeling		Room 105	400A, 208V, 3-phase Distribution Panel	4	2018	CI			2022	No action required	25		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
265		47	McKinley Charter School	9.03	Electric panels - distribution / labeling		Room 131	400A, 208V, 3-phase Panel	4	2018	CI			2022	No action required	25		$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
266		47	McKinley Charter School	9.03	Electric panels - distribution / labeling		Room 105	200A, 208V, 3-phase Panel	4	2018	CI			2022	No action required	25		$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
267		47	McKinley Charter School	9.04	branch circuits - computer / media (utilization voltage - 120			Power Devices	2		CI	Y3	2	2022	Per District - Add Receptacles - verify locations	25		$ 3,300	$ 2,700	$ 2,000.00	ls	1	$ 2,000	1.254	$ 2,500	129%	$ 3,200	3,328
268		47	McKinley Charter School	9.05	Fire Alarm			Addressable Simplex Fire Alarm Control Panel	3	2018	CI	Y8	3	2022	Replace with Voice Evacuation System(6-10years)	20		$ 126,300	$ 97,900	$ 75,000.00	sf	1	$ 75,000	1.254	$ 94,100	129%	$ 121,400	126,256
269		47	McKinley Charter School	9.08	Emergency generators / battery backup systems /			No generator at building			CI	Y8	3	2022	Evaluate emergency power needs(6-10years)			$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
270		47	McKinley Charter School	9.05	Fire Alarm						CI	Y3		2022	No action required			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
271		47	McKinley Charter School	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
272		47	McKinley Charter School	10.01	Lighting - Lamps / ballasts / controls		All Spaces	LED Light Fixtures	4	2018	CI			2022	No action required	20		$ -	$ -	$ -	sf	14,409	$ -	1.254	$ -	129%	$ -	-
273		47	McKinley Charter School	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Lighting Controls	2	2018	CI	Y3	2	2022	Add Occupancy Sensors	20		$ 5,100	$ 4,000	$ 3,000.00	ls	1	$ 3,000	1.254	$ 3,800	129%	$ 4,900	5,096
274		47	McKinley Charter School	10.01	Lighting - Lamps / ballasts / controls		All Spaces	Lighting Controls	2	2018	CI	Y3	2	2022	Add Lighting Control System	20		$ 3,800	$ 3,000	$ 2,300.00	ls	1	$ 2,300	1.254	$ 2,900	129%	$ 3,700	3,848
275		47	McKinley Charter School	10.02	Emergency Lighting / Exit signs		All Spaces	LED Emergency Fixtures and Exit Signs	4	2018	CI			2022	No action required	20		$ -	$ -	$ -	sf	1	$ -	1.254	$ -	129%	$ -	-
276		47	McKinley Charter School	10.04	Security Lighting (Exterior)			LED Exterior light fixtures	4	2018	CI			2022	No action required	20		$ -	$ -	$ -	sf	14	$ -	1.254	$ -	129%	$ -	-
277		47	McKinley Charter School	10.05	Parking lot lighting			LED Pole mounted light fixtures	4	2018	CI			2022	No action required	20		$ -	$ -	$ -	sf	3	$ -	1.254	$ -	129%	$ -	-
278		47	McKinley Charter School	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
279		47	McKinley Charter School	11.01	Stuctured cabling		Bldg	Very good - mostly Cat 6	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
280		47	McKinley Charter School	11.02	Classroom technology systems		Bldg	Good - ceiling projector, (1) WAP, (1) wall paging speaker,	4		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
281		47	McKinley Charter School	11.03	Local Sound systems		Gym	None - don't need.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
282		47	McKinley Charter School	11.04	Master Clock Systems		Bldg	Good - newer American Time wireless system	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
283		47	McKinley Charter School	11.05	Building Paging sytems		Bldg	Bogen Quantum IP at end of product life End of 2021. "It is	2		CI	Y3	2	2022	replace with updated system headend			$ 8,400	$ 6,600	$ 5,000.00	sf	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
284		47	McKinley Charter School	11.06	Access Control		Bldg	Good - JCI card readers, Aiphone IX main entrance	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
285		47	McKinley Charter School	11.07	Burgler Alarm System		Bldg	Good - DMP motion detectors and DC's (also fire)	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
286		47	McKinley Charter School	11.08	Video Surveillance System		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

MCKINLEY CHARTER SCHOOL

EDUCATIONAL ADEQUACY

CORE SPACE SIZES

ADEQUATE	BELOW STANDARDS	
		CLASSROOMS
		SCIENCE
		ART
		FACS
		WORKSHOPS
		MUSIC
		LIBRARY
		SPECIAL EDUCATION
		GYMS / PE
		PERFORMANCE
		ADMINISTRATION
		FOOD SERVICE
		TOILETS
		CIRCULATION
		SUPPORT SPACES



KEY NOTES

1. POOR ACOUSTICS IN CAFETERIA

SERVICE CENTER

SITE: 3.0 ACRES
BUILDING: 41,154 SF

SITE ANALYSIS

KEY

- PARKING
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK



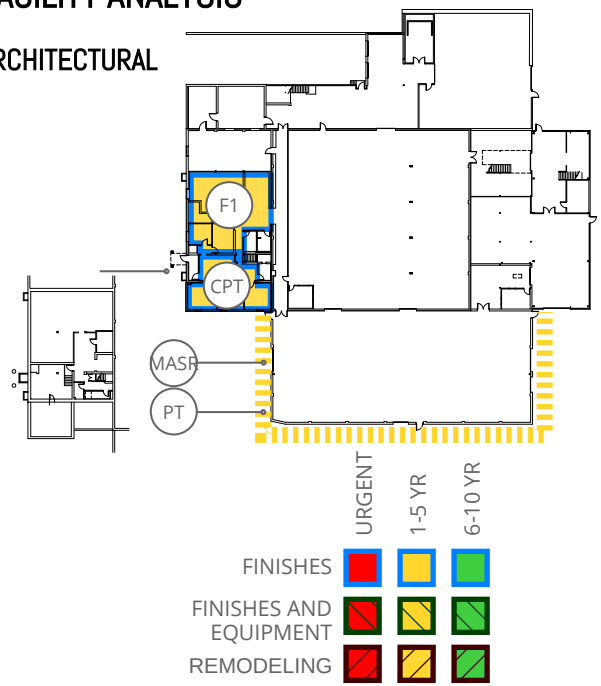
ATSR

SERVICE CENTER

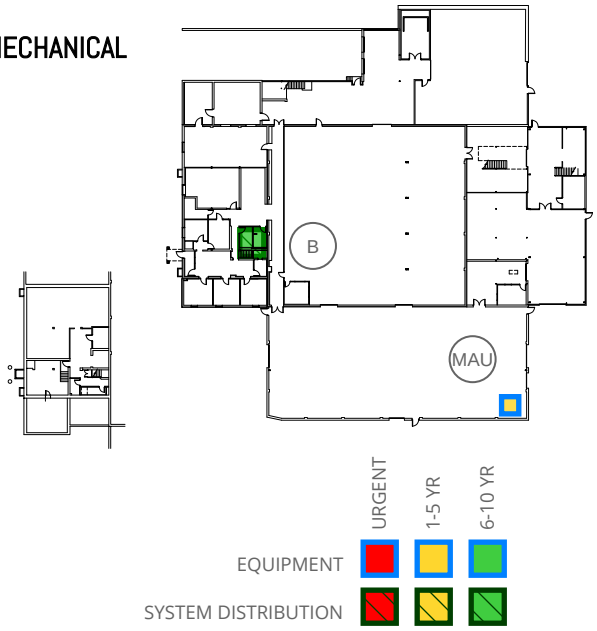
SITE: 3.0 ACRES
BUILDING: 41,154 SF

FACILITY ANALYSIS

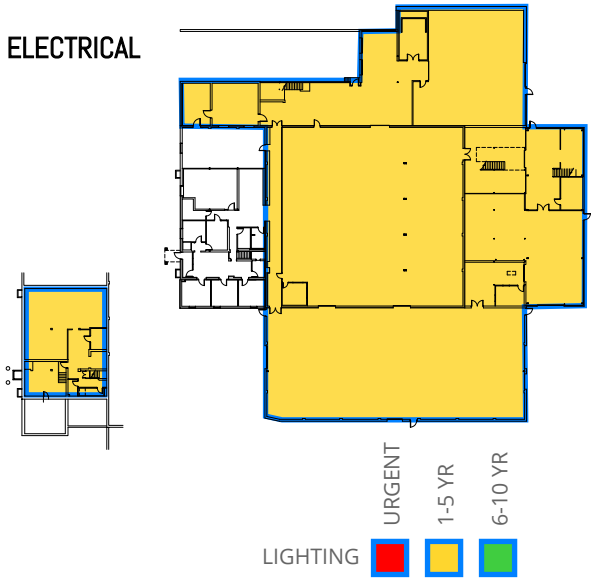
ARCHITECTURAL



MECHANICAL



ELECTRICAL



KEY NOTES

- CPT — REPLACE CARPET
- F1 — CEILING + FLOORING
- GR — PROVIDE GUARD RAIL AT MEZZANINES

KEY NOTES

- B — REPLACE BOILER
- MAU — REPLACE MAKE UP AIR UNIT

KEY NOTES

- L1 — LIGHTING IS ALL FLUORESCENT FIXTURES. REPLACE WITH LED FIXTURES IN 1-5 YEARS.

GENERAL NOTES

1- UPGRADE ENERGY MANAGEMENT SYSTEM.

ATSR

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						5%	$ 10.07	414,300	1.2	Cond.					Priority High (1)			$ 45,656										$ 45,656
198							$ 0.78	32,000	3	Cond.					Priority Med (2)			$ 377,208										$ 377,208
199							$ -	-	4.5	Cond.					Priority Low (3)			$ 23,608										$ 23,608
200	**Service Center**				**41,154**	**SF**	Ron S - Pete - Pete -Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 446,472										
201										**Install**								**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
204		**49**									**CI**	**Y3**		**2022**														
205		49	Service Center	1.04	0				2		CI	Y3	2	2022				$ -	$ -		sf		$ -	1.292	$ -	129%	$ -	-
206		49	Service Center	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		49	Service Center	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present	2		CI	Y3	2	2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ 13,000	$ 10,100	$ 30.00	sy	250	$ 7,500	1.292	$ 9,700	129%	$ 12,500	13,000
208		49	Service Center	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact			$ 25,600	$ 19,900	$ 59.00	sy	250	$ 14,800	1.292	$ 19,100	129%	$ 24,600	25,584
209		49	Service Center	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 2,800	$ 2,200	$ 1.25	lf	1,300	$ 1,600	1.292	$ 2,100	129%	$ 2,700	2,808
210		49	Service Center	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	sealcoating			$ 10,100	$ 7,800	$ 0.90	sy	6,450	$ 5,800	1.292	$ 7,500	129%	$ 9,700	10,088
211		49	Service Center	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 5,900	$ 4,600	$ 9.60	lf	350	$ 3,400	1.292	$ 4,400	129%	$ 5,700	5,928
212		49	Service Center	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
213		49	Service Center	2.01	Playgrounds		No items this section				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
214		49	Service Center	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
215		49	Service Center	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg	2		CI	Y3	2	2022	Clean out Scrub trees and brush			$ 800	$ 700	$ 500.00	ls	1	$ 500	1.292	$ 600	129%	$ 800	832
216		49	Service Center	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
217		49	Service Center	4.01	Roofs		Not Reviewed Per District				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
218		49	Service Center	4.02	Wall systems	MASR	Exterior cmu walls	Flaking, moldy paint	2		CI	Y3	2	2022	clean and paint CMU			$ 16,200	$ 12,600	$ 1.65	sf	6,053	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
219		49	Service Center	4.02	Wall systems	MASR	Exterior cmu walls		2					2022	Monitor condition of exterior CMU wall at Garage. Suggest replacing garage in 10-20 years			$ -	$ -				$ -	1.210	$ -	129%	$ -	-
220		49	Service Center	4.03	Tuck pointing / Sealant	TP	Exterior cmu walls	Cracking to masonry	2		CI	Y3	2	2022	tuck point masonry			$ 46,800	$ 36,300	$ 26.00	sf	1,275	$ 33,200	1.050	$ 34,900	129%	$ 45,000	46,800
221		49	Service Center	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Bollards	Corroded/Rusting Metal Bollards	2		CI	Y3	2	2022	Grind Rust/Prime/Paint steel bollards			$ 3,200	$ 2,600	$ 100.00	sf	20	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
222		49	Service Center	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
223		49	Service Center	5.03	Flooring / Base	F1	104, C101, 108, 114, C103, C105, 116, 107	Flooring and Ceiling	2		CI	Y3	2	2022	Replace ceiling and flooring (VT basis)			$ 26,000	$ 20,200	$ 10.60	sf	1,514	$ 16,000	1.210	$ 19,400	129%	$ 25,000	26,000
224		49	Service Center	5.03	Flooring / Base	CPT	100, 101, 103, 105	Broadloom Carpet	2		CI	Y3	2	2022	Replace broadloom carpet with modular			$ 8,400	$ 6,600	$ 5.60	sf	935	$ 5,200	1.210	$ 6,300	129%	$ 8,100	8,424
225		49	Service Center	5.04	Ceiling / Acoustic Panels		Warehouse	2 x 4 ACT starting to sag, not as much of an issue in this occupancy			CI			2022	Monitor condition of 2x4 ACT in warehouse. Consider removal or replacement if sagging becomes severe			$ -	$ -	$ -	sf		$ -	1.210	$ -	129%	$ -	-
226		49	Service Center	5.07	Hand, Guardrail / Code Deficiencies		Warehouse mezzanine	Guardrails	1		CI	Y3	1	2022	Construct gaurdrails at the edges of all mezzanines and stairs in warehouses			$ 16,200	$ 12,600	$ 166.00	lf	60	$ 10,000	1.210	$ 12,100	129%	$ 15,600	16,224
227		49	Service Center	5.08	Accessibility (ADA)	ramp	conference room	step up into conference room	2		CI	Y3	2	2022	ramp/handrails cut into conference room floor - cost from capital budget			$ -	$ -	$ -	sf	60,000	$ -	1.210	$ -	129%	$ -	-
228		49	Service Center	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-
229		49	Service Center	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
230		49	Service Center	6.22	0		No items this section				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
231		49	Service Center	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
232		49	Service Center	7.01	Boilers			B-1, thermal solutions, EVA0500BN1, 500000BTUH	3	2003		Y8	3		Replace with condensing boiler, 6-10 yrs			$ -	$ 37,200	$ 65,000.00	MBH	1	$ 32,500	1.100	$ 35,800	129%	$ 46,200	-
233		49	Service Center	7.02	Motors / controllers / pumps / systems / VFDs and electrical			Cp-01, Armstrong, 1-1/2 HP inlnie pump	5	2016								$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-
234		49	Service Center	7.02	Motors / controllers / pumps / systems / VFDs and electrical			Cp-02, Armstrong, 1-1/2 HP inlnie pump	5	2016								$ -	$ -	$ -	ea	2	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**Service Center**				**41,154**	**SF**	Ron S - Pete - Pete -Pat C - Mike H - Dave B/Tyler							2022	TOTAL PRIORITIES			$ 446,472										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
235		49	Service Center	7.07	Air handler units / ERU - dampers		offices	Vertical furnace, International comfort, MB160021C1, hot water, DX	4	2014								$ -	$ -	$ -	CFM	13,500	$ -	1.254	$ -	129%	$ -	-
236		49	Service Center	7.07	Air handler units / ERU - dampers		HVAC storage/shop	Horizontal furnace, International comfort, hot water, DX	5	2020								$ -	$ -	$ -	CFM	16,000	$ -	1.254	$ -	129%	$ -	-
237		49	Service Center	7.07	Air handler units / ERU - dampers		interior storage	Bryant RTU, 558JE07A000A2A0AAA, packaged rtu, hot water, 6 tons.	3	2012								$ -	$ -	$ -	CFM	4,200	$ -	1.254	$ -	129%	$ -	-
238		49	Service Center	7.09	Make-up air units		Auto shop	Reznor Make up air unit, 1080CFM, RDF-120	4									$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
239		49	Service Center	7.09	Make-up air units		Cabinet shop	Titan Make up air unit, TA-118 NG HRH, 9600 CFM, 950MBH input, NG	4	2016?								$ -	$ -	$ -	ea	1	$ -	1.254	$ -	129%	$ -	-
240		49	Service Center	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot		office	CU-01, international R4A348GKC100, R410A	4	2014								$ -	$ -	$ -	tons	45	$ -	1.254	$ -	129%	$ -	-
241		49	Service Center	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot		HVAC storage/shop	CU-02, international R4A348GKH100, R410A	5	2020								$ -	$ -	$ -	tons	72	$ -	1.254	$ -	129%	$ -	-
242		49	Service Center	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
243		49	Service Center	8.15	Domestic Water Heaters			brandford white, MIITW7517945, 75000BTUH input, 75 gallon	4		CI			2022				$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
244		49	Service Center	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
245		49	Service Center	9.03	Electric panels - distribution / labeling			400 amp 277/480 volt panel LB is in good condition	3		CI	Y3	3	2022	In good condition. Based on life expectancy, recommended to be replaced	25	n	$ 8,400	$ 6,600	$ 5,000.00	ea	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
246		49	Service Center	9.03	Electric panels - distribution / labeling			400 amp 120/208 volt panel LA is in good condition	3		CI	Y3	3	2022	In good condition. Based on life expectancy, recommended to be replaced	25	n	$ 8,400	$ 6,600	$ 5,000.00	ea	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
247		49	Service Center	9.03	Electric panels - distribution / labeling			100 amp 120/208 volt panel LC is in good condition	3		CI	Y3	3	2022	In good condition. Based on life expectancy, recommended to be replaced	25	n	$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
248		49	Service Center	9.03	Electric panels - distribution / labeling			existing 100amp panel in garage is past its life	2		CI	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to	25	n	$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
249		49	Service Center	9.03	Electric panels - distribution / labeling			existing 15 KVA transformerl in garage is past its life	3		CI	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to	25	n	$ 8,400	$ 6,600	$ 5,000.00	ea	1	$ 5,000	1.254	$ 6,300	129%	$ 8,100	8,424
250		49	Service Center	9.05	Fire Alarm						CI			2022	fire alarm			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
251		49	Service Center	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
252		49	Service Center	10.01	Lighting - Lamps / ballasts / controls			warehouse area has fluorescent lighting	2		CI	Y3	2	2022	replace with LED lighting			$ 201,900	$ 156,500	$ 4.00	sf	30,000	$ 120,000	1.254	$ 150,500	129%	$ 194,100	201,864
253		49	Service Center	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits. There are none on this building	1		CI	Y3	1	2022	provide exterior emergency lighting at required locations			$ 29,400	$ 22,900	$ 2,500.00	ea	7	$ 17,500	1.254	$ 21,900	129%	$ 28,300	29,432
254		49	Service Center	10.04	Security Lighting (Exterior)			security lighting is Quarts flood light	2		CI	Y3	2	2022	replace with LED flood light			$ 1,200	$ 1,000	$ 700.00	ea	1	$ 700	1.254	$ 900	129%	$ 1,200	1,248
255		49	Service Center	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
256		49	Service Center	11.01	Stuctured cabling		Bldg	Good - Cat 5e	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
257		49	Service Center	11.02	Classroom technology systems		Bldg	N/A	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
258		49	Service Center	11.03	Local Sound systems		Bldg	N/A	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
259		49	Service Center	11.04	Master Clock Systems		Bldg	No clock system.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
260		49	Service Center	11.05	Building Paging sytems		Bldg	No paging system.	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
261		49	Service Center	11.06	Access Control		Bldg	Good - JCI card readers	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
262		49	Service Center	11.07	Burgler Alarm System		Bldg	Good - DSC motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
263		49	Service Center	11.08	Video Surveillance System		Bldg	Good - newer AXIS system	5		CI			2022	no action			$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

ADMINISTRATION CENTER

SITE: 2.0 ACRES
BUILDING: 135,586 SF
:

SITE ANALYSIS

KEY

- PARKING
- ENTRY
- LEV — LOW EMISSIONS VEHICLE PARKING
- ELECTRIC VEHICLE CHARGING
- HANDICAP PARKING
- BIKE RACK

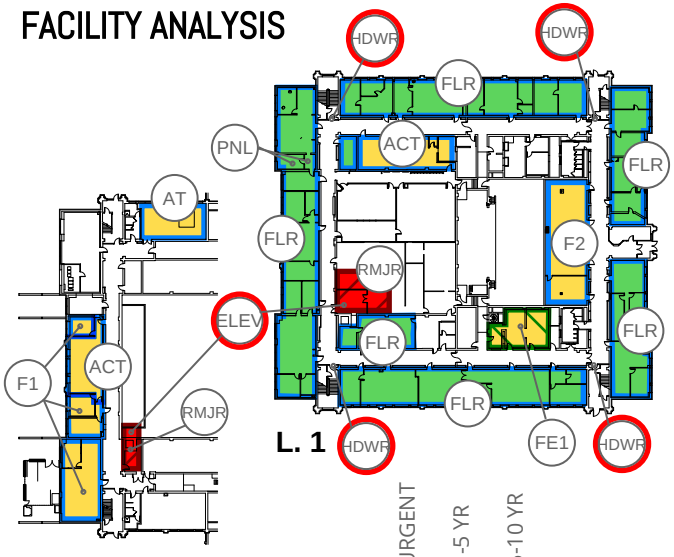


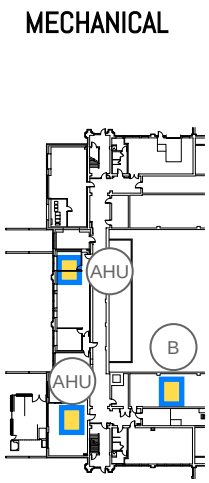
ATSR

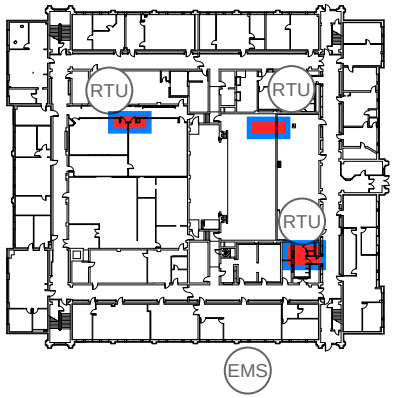
ADMINISTRATION CENTER

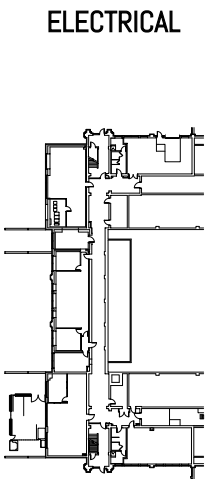
SITE: 2.0 ACRES
BUILDING: 135,586 SF

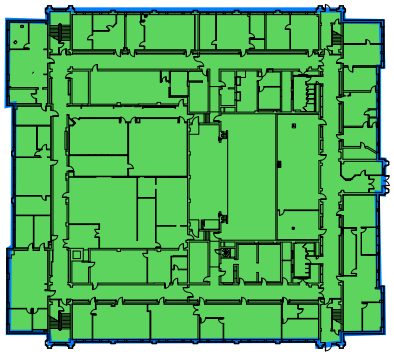
FACILITY ANALYSIS











	URGENT	1-5 YR	6-10 YR
FINISHES			
FINISHES AND EQUIPMENT			
REMODELING			

	URGENT	1-5 YR	6-10 YR
EQUIPMENT			
SYSTEM DISTRIBUTION			

	URGENT	1-5 YR	6-10 YR
LIGHTING			

KEY NOTES

- FLR — REPLACE FLOORING
- ACT — REPLACE CEILING
- PNL — REMOVE WD PANELING, REPAIR/PAINT WALLS
- F1 — CEILING + FLOORING
- F2 — CEILING + FLOORING + WALL PAINT
- FE1 — FINISHES + PANELING REMOV + CASEWORK
- HDWR — REPLACE KNOBS WITH PANIC HARDWARE - CODE EXITING ISSUE
- RMJR — REMODEL MAJOR
- ELEV — REMOVE HAZARDOUS CONVEYOR BELT, ADD ELEVATOR
- AT — REMOVE AC TILES ON WALLS AND CLG, REPAIR/PAINT

GENERAL NOTES

1 - REPLACE ORIG CORR DOORS (W/ KNOBS AND NON-SAFETY GLASS) WITH RATED DOORS WITH LEVER HDWR

2 - REPLACE KNOBS WITH LEVER HDWR ON NEWER DOORS

KEY NOTES

- RTU — REPLACE ROOFTOP UNIT
- AHU — REPLACE AIR HANDLER UNIT
- B — REPLACE BOILER
- EMS — UPGRADE ENERGY MANAGEMENT SYSTEM

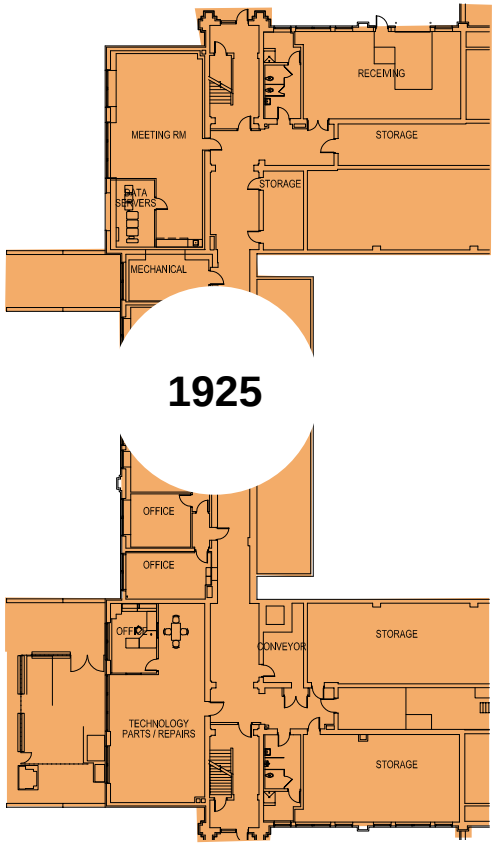
L1 — LIGHTING IS FLUORESCENT FIXTURES WITH RETROFITTED WITH LED LAMPS. REPLACE WITH LED FIXTURES IN 6-10 YEARS.

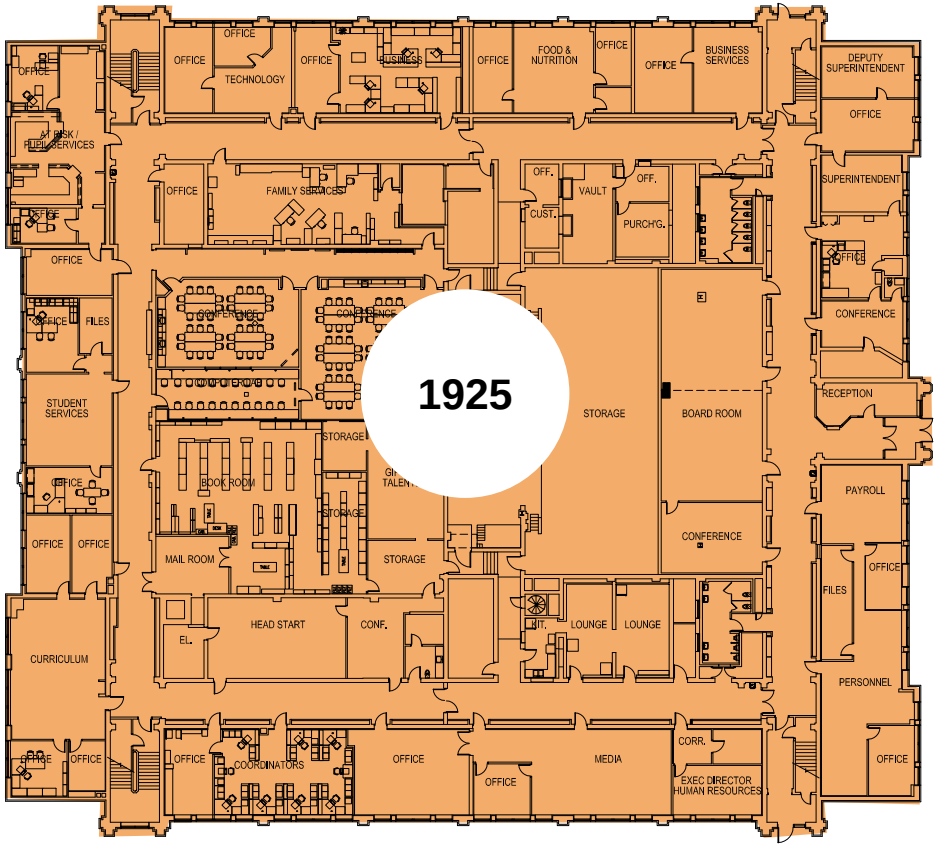
ATSR

ADMINISTRATION CENTER

SITE: 2.0 ACRES
BUILDING: 135,586 SF

BUILDING AGE





	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
197						9%	$ 17.37	2,355,500	1,2	Cond.					Priority High (1)			$ 1,012,544										$ 1,012,544
198							$ 0.52	70,600	3	Cond.					Priority Med (2)			$ 1,135,056										$ 1,135,056
199							$ -	-	4,5	Cond.					Priority Low (3)			$ 723,424										$ 723,424
200	**District Office**				**135,586**	**SF**	Ron S - Peter - Nancy - Gary - Mike H -Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,871,024										
201										**Install**								**Projected**	**2022**				**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Life**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**Exp. (yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
204		**48**									**CI**	Y3		**2022**														
205		48	District Office	1.04	0						CI	Y3	2	2022				$ -	$ -	$ -	sf		$ -	1.292	$ -	129%	$ -	-
206		48	District Office	**1.00**	**SITE - Hard surfaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
207		48	District Office	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required * Pvmnt in distress * Several Cracks, or * Pot Holes Present			CI			2022	Mill Top Bit Course, Replace Bit Pvmnt - Full Depth Reclaimation (Base to remain)			$ -	$ -	$ 30.00	sy	-	$ -	1.292	$ -	129%	$ -	-
208		48	District Office	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Subgrade Corrections - Remove existing ag base, 12" of subgrade, compact			$ 30,700	$ 23,800	$ 59.00	sy	300	$ 17,700	1.292	$ 22,900	129%	$ 29,500	30,680
209		48	District Office	1.01	Asphalt paving			Asphalt Pavement Reconst. Maint. Required	2		CI	Y3	2	2022	Mill/Overlay - Min. 1.5"			$ 50,000	$ 38,900	$ 17.00	sy	1,700	$ 28,900	1.292	$ 37,300	129%	$ 48,100	50,024
210		48	District Office	1.01	Asphalt paving			Ongoing Maint Item	2		CI	Y3	2	2022	clean/fill pavement cracks			$ 1,600	$ 1,300	$ 1.25	lf	730	$ 900	1.292	$ 1,200	129%	$ 1,500	1,560
211		48	District Office	1.02	Concrete walks / curbs			Concrete Pavement Required Maint.	2		CI	Y3	2	2022	Caulk bldg/pvmnt expansion joint			$ 2,600	$ 2,100	$ 9.60	lf	160	$ 1,500	1.292	$ 1,900	129%	$ 2,500	2,600
212		48	District Office	1.02	Concrete walks / curbs			Damaged, Cracked, Spalling Concrete Pavement - Trip	1		CI	Y3	1	2022	Remove/Replace conc pavement			$ 44,400	$ 34,400	$ 15.50	sf	1,650	$ 25,600	1.292	$ 33,100	129%	$ 42,700	44,408
213		48	District Office	1.02	Concrete walks / curbs		City Sidewalks	Trip Hazard Exist - Damaged, Cracked, Spalling Concrete Pavement	1		CI	Y3	1	2022	Sidewalk Condition Needs to be Discussed w/ the City			$ 53,800	$ 41,700	$ 15.50	sf	2,000	$ 31,000	1.292	$ 40,100	129%	$ 51,700	53,768
214		48	District Office	1.03	Curb / Gutter		B618	Damaged, Cracked, Spalling Curb	2		CI	Y3	2	2022	Remove/Replace			$ 18,800	$ 14,600	$ 40.00	lf	270	$ 10,800	1.292	$ 14,000	129%	$ 18,100	18,824
215		48	District Office	**2.00**	**SITE - Activity Spaces**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
216		48	District Office	2.01	Playgrounds		No items this section				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
217		48	District Office	**3.00**	**SITE - Drainage / Landscaping**													$ -	$ -	$ -	ls	1	$ -	1.292	$ -	129%	$ -	-
218		48	District Office	3.01	Grass / Turf		Grand Ave Side of Bldg	Low grade along bldg	2		CI	Y3	2	2022	Remove sod regrade and then resod			$ 14,400	$ 11,200	$ 1,100.00	sf	8	$ 8,300	1.292	$ 10,700	129%	$ 13,800	14,352
219		48	District Office	3.01	Grass / Turf		Grand Ave Side of Bldg	Stone mulch falling down onto sidewalk - Slip Hazard	2		CI	Y3	2	2022	Remove stone mulch & fabric - Add erosion control and native seed and mulch			$ 19,600	$ 15,200	$ 1,500.00	sf	8	$ 11,300	1.292	$ 14,600	129%	$ 18,800	19,552
220		48	District Office	3.01	Grass / Turf		Main St Side of Bldg	Old deteriorated asphalt - No longer used or needed	2		CI	Y3	2	2022	Remove asphalt, gravel base to remain - Use Grand Ave removed stone mulch, top dress with new			$ 20,800	$ 16,200	$ 1,500.00	sf	8	$ 12,000	1.292	$ 15,500	129%	$ 20,000	20,800
221		48	District Office	3.02	Trees, Shrubs, Planting			Scrub trees / brush growing in through fence or along bldg foundation	2		CI	Y3	2	2022	Clean out Scrub trees and brush			$ 1,800	$ 1,400	$ 1,000.00	ls	1	$ 1,000	1.292	$ 1,300	129%	$ 1,700	1,768
222		48	District Office	**4.00**	**Exterior (Building Envelope)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
223		48	District Office	4.01	Roofs		Not Reviewed Per District				CI			2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
224		48	District Office	4.02	Wall systems	STONE		cracked/damaged stonework	2		CI	Y3	2	2022	Repair/replace mssing or damaged stoned			$ 54,100	$ 42,000	$ 49.00	sf	680	$ 33,300	1.210	$ 40,300	129%	$ 52,000	54,080
225		48	District Office	4.02	Wall systems	STONE	retaining wall	cracked/damaged stonework	2		CI	Y3	2	2022	Repair/replace mssing or damaged stoned			$ 16,000	$ 12,400	$ 49.00	sf	200	$ 9,800	1.210	$ 11,900	129%	$ 15,400	16,016
226		48	District Office	4.02	Wall systems	CEMENT		Sections of cement base are cracked or missing	2		CI	Y3	2	2022	Cement base repairs			$ 2,400	$ 1,900	$ 3.00	sf	500	$ 1,500	1.210	$ 1,800	129%	$ 2,300	2,392
227		48	District Office	4.02	Wall systems	FB		Cracked or damaged face brick	2		CI	Y3	2	2022	Repair/replace mssing or damaged brick			$ 7,900	$ 6,200	$ 49.00	sf	100	$ 4,900	1.210	$ 5,900	129%	$ 7,600	7,904
228		48	District Office	4.02	Wall systems	MAS		Dirty masonry throughout, except lower levels of entry	2		CI	Y3	2	2022	Clean all stone except lower parts of entry features			$ 28,100	$ 21,800	$ 3.60	sf	4,800	$ 17,300	1.210	$ 20,900	129%	$ 27,000	28,080
229		48	District Office	4.02	Wall systems	MAS		Dirty masonry throughout, except lower levels of entry features	2		CI	Y3	2	2022	Clean all brick except lower parts of entry features			$ 168,400	$ 130,500	$ 3.60	sf	28,800	$ 103,700	1.210	$ 125,500	129%	$ 161,900	168,376
230		48	District Office	4.02	Wall systems		Window lintels, various locations	rust jacking at lintels - water has gotten into wall system and rusted lintels	2		CI	Y3	2	2022	remove/replace lintels, reflash (PLACEHOLDER- DISCUSS RAMIFACATIONS- WINDOWS TO BE REMOVED/REINSTALLED? REVIEW OPTIONS			$ 37,600	$ 29,200	$ 252.00	lf	92	$ 23,200	1.210	$ 28,100	129%	$ 36,200	37,648
231		48	District Office	4.03	Tuck pointing / Sealant	TP		Missing or damaged mortar at stonework	2		CI	Y3	2	2022	tuck point all stonework with colored mortar except at entrance feature areas,			$ 94,800	$ 73,500	$ 13.00	sf	5,180	$ 67,300	1.050	$ 70,700	129%	$ 91,200	94,848
232		48	District Office	4.03	Tuck pointing / Sealant	TP		Missing or damaged mortar at face brick	2		CI	Y3	2	2022	Tuck point 10% of facebrick with colored mortar			$ 105,900	$ 82,100	$ 26.00	sf	2,890	$ 75,100	1.050	$ 78,900	129%	$ 101,800	105,872
233		48	District Office	4.03	Tuck pointing / Sealant	TP	Retaining wall	Missing or damaged mortar at face brick	2		CI	Y3	2	2022	Tuck point 50% of facebrick with colored mortar			$ 12,400	$ 9,700	$ 26.00	sf	340	$ 8,800	1.050	$ 9,200	129%	$ 11,900	12,376

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**District Office**				**135,586**	**SF**	Ron S - Peter - Nancy - Gary - Mike H -Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,871,024										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**		**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
234		48	District Office	4.03	Tuck pointing / Sealant	sealant	Unit vents and other louvers	Old/damaged sealant around unit vent and other louvers	2		CI	Y3	2	2022	Remove and replace sealant around louvers			$ 8,700	$ 6,800	$ 9.60	sf	648	$ 6,200	1.050	$ 6,500	129%	$ 8,400	8,736
235		48	District Office	4.04	Doors / Hardware		Door 2, Corr 1003	HM door/frame rusted	2		CI	Y3	2	2022	Replace with alum entrance sytem. 1 door plus sidelite and transom			$ 11,000	$ 8,600	$ 3,400.00	ea	2	$ 6,800	1.210	$ 8,200	129%	$ 10,600	11,024
236		48	District Office	4.08	Painting and Plaster		lintels	minor rusitng at lintels	2		CI	Y3	2	2022	clean lintels and paint			$ 5,200	$ 4,100	$ 2.00	lf	1,580	$ 3,200	1.210	$ 3,900	129%	$ 5,000	5,200
237		48	District Office	4.08	Painting and Plaster		lintels	premium for scaffolding	2		CI	Y3	2	2022	premium for scaffolding			$ 53,600	$ 41,600	$ 11,000.00	ea	3	$ 33,000	1.210	$ 39,900	129%	$ 51,500	53,560
238		48	District Office	4.09	Loading Dock / Ext. Stairs / Railings / Bollards		Bollards	Corroded/Rusting Metal Bollards	2		CI	Y3	2	2022	Grind Rust/Prime/Paint steel bollards			$ 900	$ 800	$ 100.00	ea	6	$ 600	1.210	$ 700	129%	$ 900	936
239		48	District Office	**5.00**	**Interior (Building)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
240		48	District Office	5.01	Doors / Hardware		Exit doors to stairwells 1003, 1007, 1009, 1012	Exit doors from corridor to exit stairwells have knobs, need panic hardware per code, more than 50 occ. exiting	1		CI	Y3	1	2022	Replace knobs with panic hardware (rated stair enclosures)			$ 13,700	$ 10,600	$ 2,103.00	ea	4	$ 8,400	1.210	$ 10,200	129%	$ 13,200	13,728
241		48	District Office	5.01	Doors / Hardware		Most corridor doors	Original wood doors do not have safety glass in upper light, and have knobs - not accessible	2		CI	Y3	2	2022	Replace doors with rated doors (non-sprink bldg) and install lever hardware			$ 34,200	$ 26,600	$ 1,242.00	ea	17	$ 21,100	1.210	$ 25,500	129%	$ 32,900	34,216
242		48	District Office	5.01	Doors / Hardware		Newer corridor doors	Doors have knobs instead of lever locksets	2		CI	Y3	2	2022	Replace locksets with levers for accessibility			$ 22,400	$ 17,400	$ 306.00	ea	45	$ 13,800	1.210	$ 16,700	129%	$ 21,500	22,360
243		48	District Office	5.03	Flooring / Base		L1 Offices/confere nce rms throughout	Broadloom carpet needs replacement entire floor, phased thru years 6-10	2		CI	Y8	3	2022	Replace with modular carpet			$ 207,700	$ 161,000	$ 5.60	sf	22,841	$ 127,900	1.210	$ 154,800	129%	$ 199,700	207,688
244	combo	48	District Office	5.03	Flooring / Base	F2	Board Room 137 and Conf 101	older 2 x 4 ACT, carpet showing wear, walls need painting	2		CI	Y3	2	2022	F2, new ACT, paint, flooring (VT basis, covers carpet)			$ 41,100	$ 31,900	$ 12.20	sf	2,072	$ 25,300	1.210	$ 30,600	129%	$ 39,500	41,080
245		48	District Office	5.03	Flooring / Base	F1	LL G104 & G105	Orig 9x9 VAT, stained ACT	2		CI	Y3	2	2022	Abate -replace with new flooring (VT basis) + moisture mitigation			$ 36,900	$ 28,600	$ 18.60	sf	1,221	$ 22,700	1.210	$ 27,500	129%	$ 35,500	36,920
246	combo	48	District Office	5.03	Flooring / Base	F1	Rms #G106, G108, G108A, G108B	Flooring - old cpt, old 2 x4 ACT ceiling	2		CI	Y3	2	2022	Replace carpeting (breathable) and ACT ceiling			$ 19,100	$ 14,900	$ 9.30	sf	1,272	$ 11,800	1.210	$ 14,300	129%	$ 18,400	19,136
247		48	District Office	5.04	Ceiling / Acoustic Panels		Rms #G110	old 2 x4 ACT ceiling	2		CI	Y3	2	2022	Replace ACT ceiling			$ 3,300	$ 2,700	$ 3.70	sf	560	$ 2,100	1.210	$ 2,500	129%	$ 3,200	3,328
248		48	District Office	5.05	Wall Finishes (PT, VWC, etc)		#136 Recept area outside superintendent' s office	Vinyl callcovering coming off - seams separating and peeling	2		CI	Y3	2	2022	Remove vinyl wallcoving, skimcoat and paint			$ 3,200	$ 2,600	$ 2,000.00	ls	1	$ 2,000	1.210	$ 2,400	129%	$ 3,100	3,224
249		48	District Office	5.05	Wall Finishes (PT, VWC, etc)		Corr 1012 (Exit corr to door 6)	Existing walls plaster cracking, needs paint	2		CI	Y3	2	2022	Repair cracks in plaster, repaing			$ 2,000	$ 1,600	$ 5.00	sf	235	$ 1,200	1.210	$ 1,500	129%	$ 1,900	1,976
250		48	District Office	5.05	Wall Finishes (PT, VWC, etc)		Rm 122A, 122B	Existing old wood paneling on walls, dark, poor condition	2		CI	Y3	2	2022	Remove wood paneling, repair/paint walls			$ 2,300	$ 1,800	$ 6.60	sf	218	$ 1,400	1.210	$ 1,700	129%	$ 2,200	2,288
251		48	District Office	5.05	Wall Finishes (PT, VWC, etc)		Receiving G116	orig 1 x 1 acoustical tiles on upper portions of walls and on ceiling are falling off	2		CI	Y3	2	2022	abate tiles/pucks, paint exposed structure and cmu walls.			$ 6,900	$ 5,300	$ 3.00	sf	1,415	$ 4,200	1.210	$ 5,100	129%	$ 6,600	6,864
252		48	District Office	5.07	Hand, Guardrail / Code Deficiencies			See doors above for lack of required panic hardware	2		CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
253		48	District Office	5.08	Accessibility (ADA)		Mail room to LL tech area	No accessible route to lower level tech and loading dock - only conveyor belt - hazardous, employees climb on it to get stuck items off of it, creates non-code compliant opening between floors in non-sprinkled multi-story building	1		CI	Y3	1	2022	Provide elevator between LL and L1 at mail room area (can't do in corner at corridor intersection because of data closet there on L1)			$ 441,500	$ 342,300	$ 272,000.00	ea	1	$ 272,000	1.210	$ 329,100	129%	$ 424,500	441,480
254		48	District Office	5.10	REMODELING / ADDITIONS		Mail room and Instructional Media Center office within District IMC	Existing mail room area and staff person office area is within large volume former gym space, has poor climate control, poor lighting, no security for mailboxes (district mail, superintendent mail etc. open to corridor)	1		CI	Y3	1	2022	Remodel needed to correct these issues and coordinate with conveyor belt demo/elevator installation - use major remod, as still essentially change of use (exg condition not adequately addressing earlier change of use)			$ 118,800	$ 92,100	$ 130.00	sf	500	$ 65,000	1.362	$ 88,500	129%	$ 114,200	118,768
255		48	District Office	5.10	REMODELING / ADDITIONS						CI	Y3	2	2022				$ -	$ -	$ -	ls	1	$ -	1.362	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**District Office**				**135,586**	**SF**	Ron S - Peter - Nancy - Gary - Mike H -Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,871,024										
201										Install						Life		Projected	2022				Base	Est.		Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit			Const	Cost	Const.	Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
256		48	District Office	**6.00**	**Interior (Fixed Equipment)**													$ -	$ -	$ -	ls	1	$ -	1.210	$ -	129%	$ -	-
257	combo	48	District Office	6.13	Cabinetry / Counter Tops / Stools	FE1	Staff Loung 107, 109 and kitchenette 111	Old carpet/old QT, old 2 x 4 ACT, old wood paneling in lounge	2		CI	Y3	2	2022	Remove paneling,repair/paint walls, new ACT and cpt, new cswk/flooring at kitchenette. Combo cost (boards and some cswk cost to cover paneling removal/wall repair).			$ 30,000	$ 23,200	$ 24.20	sf	760	$ 18,400	1.210	$ 22,300	129%	$ 28,800	29,952
258		48	District Office	**7.00**	**HVAC**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
259		48	District Office	7.01	Boilers		Boiler Room	(1)Burnham 4FL-563A-50-GO-1F, Gas/Oil fired hot water boiler, 4380 MBH input	2	1993	CI	Y3	2		Replace boiler with dual fuel gas/oil condensing boilers	30		$ -	$ 369,000	$ 75,000.00	MBH	4	$ 322,500	1.100	$ 354,800	129%	$ 457,700	-
260		48	District Office	7.02	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	VFD for larger pump	3		CI	Y3	2		Add VFDs for heating pumps	15		$ -	$ 17,000	$ 6,500.00	ea	2	$ 13,000	1.254	$ 16,300	129%	$ 21,000	-
261		48	District Office	7.03	fuel oil systems (storage, piping, burners)		Boiler Room	Fueil Oil system appears to be original. Indoor fuel oil tank	3	1993	CI					30		$ -	$ -	$ -	sf		$ -	1.254	$ -	129%	$ -	-
262		48	District Office	7.04	HVAC piping (steam / hot water/chilled), condensate, valves, tanks, heat exchangers		Boiler Room	Heating hot water piping installed welded or threaded steel fittings and copper on smaller runs.	3		CI					40		$ -	$ -	$ 350,000.00	lf		$ -	1.254	$ -	129%	$ -	-
263		48	District Office	7.05	Pumps - condensing, hot water, chilled water,		Heating Pumps	(1) B&G 1510-3BC, GPM @ ', 7.5 HP, VFD	3	2002	CI					30		$ -	$ -	$ 45,000.00	ea		$ -	1.254	$ -	129%	$ -	-
264		48	District Office	7.05	Pumps - condensing, hot water, chilled water,		Heating Pumps	(1) B&G 1510-2AC, 0 GPM @405', 2 HP,	3	2002	CI					30		$ -	$ -	$ 45,000.00	ea		$ -	1.254	$ -	129%	$ -	-
265		48	District Office	7.06	Energy Management Systems (24 volt low voltage)		Boiler Room		2	1965/ 2014	CI	Y3	2		Upgrade energy management system			$ -	$ 645,600	$ 7.50	sf	66,000	$ 495,000	1.254	$ 620,700	129%	$ 800,700	-
266		48	District Office	7.07	Air handler units / ERU - dampers		Serves center core of first floor	RTU-1, York ECO-YPAL-060-CV-C, 24,000 CFM, 2,155 CFM OA, 60 tons, 40 HP, VFD,15 HP Power exh. R-22, 60 Tons	2		CI	Y3	1		Replace rooftop units serving 1st floor w/ DX cooling and low temp heating coils (140 to 100)	30		$ -	$ 563,400	$ 18.00	cfm	24,000	$ 432,000	1.254	$ 541,700	129%	$ 698,800	-
267		48	District Office	7.07	Air handler units / ERU - dampers		Serves North & East first floor	RTU-2, York, Y13AC02M1CABBBC 12,000 CFM, 10 HP sup, VFD, 7.5 HP power exh, R-22	2		CI	Y3	1		Replace rooftop units serving 1st floor w/ DX cooling and low temp heating coils (140 to 100)	30		$ -	$ 281,700	$ 18.00	cfm	12,000	$ 216,000	1.254	$ 270,900	129%	$ 349,500	-
268		48	District Office	7.07	Air handler units / ERU - dampers		Serves South & West first floor	RTU-3, York, Y13AC02M1CABBBC 12,000 CFM, 10 HP sup, VFD, 7.5 HP power exh, R-22,	2		CI	Y3	1		Replace rooftop units serving 1st floor w/ DX cooling and low temp heating coils (140 to 100)	30		$ -	$ 281,700	$ 18.00	cfm	12,000	$ 216,000	1.254	$ 270,900	129%	$ 349,500	-
269		48	District Office	7.07	Air handler units / ERU - dampers		G112	AHU-1, , 1600 CFM, 1.5 HP, DX, R-410A	3	2017	CI					30		$ -	$ -		cfm		$ -	1.254	$ -	129%	$ -	-
270		48	District Office	7.07	Air handler units / ERU - dampers		G108B	AHU-, Trane 6A, 2,100 CFM, 1.5 HP, DX, R-22	2	1992	CI	Y3	2		Replace Air handler serving rooms 108 with new DX cooling & low temp heating	30		$ -	$ 49,300	$18	cfm	2,100	$ 37,800	1.254	$ 47,400	129%	$ 61,100	-
271		48	District Office	7.07	Air handler units / ERU - dampers		G104	AHU-1, , 2,400 CFM, 1.5 HP, DX, R-22	2	1992	CI	Y3	2		Replace Air handler serving rooms 104 with new DX cooling & low temp heating	30		$ -	$ 56,400	$18	cfm	2,400	$ 43,200	1.254	$ 54,200	129%	$ 69,900	-
272		48	District Office	7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabinet unit heaters / unit		2nd & 3rd floor Classrooms	Classroom Unit Ventilators on the 2nd and 3rd floors have been deactivated.	2	1965	CI					0		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
273		48	District Office	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /			Vestibule CUH(s) Hot water heating	3		CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
274		48	District Office	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /			Convector Hot water heating	3		CI					20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
275		48	District Office	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /			Convector, Hot water heating	3		CI					20		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
276		48	District Office	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		1st Floor VAV Boxes	VAV-1 to VAV-43, 200 EWT	3	1999	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
277		48	District Office	7.08	Terminal units -DER / dual duct / VAV / Radiant heat /		Core 1st Floor VAV Boxes	VAV-44 to VAV-58, 200 EWT	3	2001	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
278		48	District Office	7.10	Exhaust fans - PRV / utility sets			Most fans replaced in 1998	3	1998	CI					25		$ -	$ -		ea	1	$ -	1.254	$ -	129%	$ -	-
279		48	District Office	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot		G112A	Mitubishi, PUY-A36NKA7, 4 Ton, R-410A	3	2017	CI					30		$ -	$ -		cfm		$ -	1.254	$ -	129%	$ -	-
280		48	District Office	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		G112	Condensing Unit CU-1 serves AHU-1 (G112) for cooling. York CZF04814CA, 4 ton, R-410A	3	2017	CI					30		$ -	$ -		cfm	14	$ -	1.254	$ -	129%	$ -	-
281		48	District Office	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		G108	Condensing Unit CU-1 serves AHU-1 (G108) for cooling. Trane TTA072A300A, 6 ton, R 22	2	1992	CI	Y3	2		Replace condensing unit with updated refrigerant unit. See AHU	30		$ -	$ -		cfm	14	$ -	1.254	$ -	129%	$ -	-
282		48	District Office	7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		G104	Condensing Unit CU-1 serves AHU-1 (G104) for cooling. Trane TTA072A300A, 6 ton, R 22	2	1992	CI	Y3	2		Replace condensing unit with updated refrigerant unit. See AHU	30		$ -	$ -		ea	14	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**District Office**				**135,586**	**SF**	Ron S - Peter - Nancy - Gary - Mike H -Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,871,024										
201										Install						Life		Projected	2022					Base	Est.			Proj.	Base	2022
202		Bldg		Cat.		Item	Room No.(s) /		1-5	Orig. /			Fnl			Exp.	Reb.	PROJECT	Construction	Unit				Const	Cost	Const.		Cost	Project	Project
203	Note	No.	Location	Code	Category Description	Code	Area No.(s)	Item Description	Cond.	Repl.	Fund	Yr	Pr.	Year	Action Recommended	(yrs)	(Y/N)	COST	Cost Basis	Cost	Unit	Quantity	Cost	Factor	Cost	Factor	Cost	Cost
283		48	District Office	**8.00**	**Plumbing**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
284		48	District Office	8.01	Motors / controllers / pumps / systems / VFDs and electrical		Boiler Room	No Dom HW recirc system. .	2		CI					15		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
285		48	District Office	8.02	Piping (domestic) / labeling / conditioning		Building	Domestic cold water piping was replaced in 2006	3	2006	CI					40		$ -	$ -		lf		$ -	1.254	$ -	129%	$ -	-
286		48	District Office	8.05	Piping (sanitary)		Building	No Issues Noted from building supervisor.	3		CI							$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
287		48	District Office	8.08	Plumbing Fixtures			Water Closets are floor mounted with battey sensor	3	2017	CI					30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
288		48	District Office	8.08	Plumbing Fixtures			Lavatories are wall hung with sensor faucets	3	2017	CI					30		$ -	$ -		ls		$ -	1.254	$ -	129%	$ -	-
289		48	District Office	8.10	Drinking Fountains			Electric water coolers	3		CI					30		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
290		48	District Office	8.11	Fire suppression- source / pumps / distribution / heads		BUILDING	No Fire Sprinkler system within building.	2		CI					40		$ -	$ -		sf		$ -	1.254	$ -	129%	$ -	-
291		48	District Office	8.15	Domestic Water Heaters			Rheem , 50 Gallon electric water heater, 4,500 watts	3		CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
292		48	District Office	8.15	Domestic Water Heaters		G001	AO Smith ENT 50 100 , 50 Gallon electric water heater, 4,500 watts	3	2017	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
293		48	District Office	8.15	Domestic Water Heaters			6 Gallon electric water heater, watts	3		CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
294		48	District Office	8.15	Domestic Water Heaters		G112A	AO Smith ENT 50 100 , 50 Gallon electric water heater, 4,500 watts	3	2017	CI					25		$ -	$ -		ea		$ -	1.254	$ -	129%	$ -	-
295		48	District Office	**9.00**	**Electrical**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
296		48	District Office	9.03	Electric panels - distribution / labeling			100 amp 120/2080 volt panels A,G,I,Q,X,rm120	2		CI	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the next 3 years.	25	n	$ 40,400	$ 31,300	$ 4,000.00	ea	6	$ 24,000	1.254	$ 30,100	129%	$ 38,800	40,352
297		48	District Office	9.03	Electric panels - distribution / labeling			225 amp 120/2080 volt panels B,C,H,O,S,DA,BB,V,J	2		CI	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the next 3 years.	25	n	$ 60,500	$ 47,000	$ 4,000.00	ea	9	$ 36,000	1.254	$ 45,100	129%	$ 58,200	60,528
298		48	District Office	9.03	Electric panels - distribution / labeling			225 amp 120/2080 volt panels B,C,H,O,S,DA,BB,V,J	2		CI	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the next 3 years.	25	n	$ 60,500	$ 47,000	$ 4,000.00	ea	9	$ 36,000	1.254	$ 45,100	129%	$ 58,200	60,528
299		48	District Office	9.03	Electric panels - distribution / labeling			EXISTING 200 AMP FUSED DISCONNECT SWITCHES ROOM 182	2		CI	Y3	2	2022	Past its Recommended life expectancy and replacement part might be hard to find. Recommeded to be replaced in the next 3 years.	25	n	$ 5,100	$ 4,000	$ 1,500.00	ea	2	$ 3,000	1.254	$ 3,800	129%	$ 4,900	5,096
300		48	District Office	9.03	Electric panels - distribution / labeling			100 amp 120/2080 volt panels E,F,K,L,M,R,B1	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 47,100	$ 36,600	$ 4,000.00	ea	7	$ 28,000	1.254	$ 35,100	129%	$ 45,300	47,112
301		48	District Office	9.03	Electric panels - distribution / labeling			225 amp 120/2080 volt panels D	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 6,800	$ 5,300	$ 4,000.00	ea	1	$ 4,000	1.254	$ 5,000	129%	$ 6,500	6,760
302		48	District Office	9.03	Electric panels - distribution / labeling			600 amp 120/2080 volt distribution panel in basement	3		CI	Y8	3	2022	In good condition. Based on life expectancy, recommended to be replaced in the next 6-10 years.	25	n	$ 16,700	$ 13,100	$ 10,000.00	ea	1	$ 10,000	1.254	$ 12,500	129%	$ 16,100	16,744
303		48	District Office	9.05	Fire Alarm			there is no central fire alarm system in the building	1		CI	Y3	1	2022	install voice evac fire alarm system including unoccupied floors	25		$ 319,300	$ 247,600	$ 1.40	sf	135,586	$ 189,800	1.254	$ 238,000	129%	$ 307,000	319,280
304		48	District Office	**10.00**	**Lighting**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
305		48	District Office	10.01	Lighting - Lamps / ballasts / controls			self contained LED lamps have been installed in the existing fluorescent fixtures			CI	Y8	3	2022	Replace existing fixtures with new LED fixtures within the next 6-10 years			$ 445,100	$ 345,100	$ 4.00	sf	66,152	$ 264,600	1.254	$ 331,800	129%	$ 428,000	445,120
306		48	District Office	10.02	Emergency Lighting / Exit signs			interior lights on emergency generator			CI			2022				$ -	$ -	$ 0.40	sf	1	$ -	1.254	$ -	129%	$ -	-
307		48	District Office	10.02	Emergency Lighting / Exit signs			Exterior emergency lighting - code requires exterior emergency lighting at all exits. There are none on this building	1		CI	Y3	1	2022	Install exterior emergency lighting			$ 21,100	$ 16,400	$ 2,500.00	ea	5	$ 12,500	1.254	$ 15,700	129%	$ 20,300	21,112
308		48	District Office	**11.00**	**Technology / Security**													$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
309		48	District Office	11.01	Stuctured cabling		Bldg	Good - mix of Cat 5e and Cat 6	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
310		48	District Office	11.02	Classroom technology systems		Board Room	Great - mix of various technologies: DV TV's,	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
311		48	District Office	11.03	Local Sound systems		Bldg	N/A	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
312		48	District Office	11.04	Master Clock Systems		Bldg	No clock system.	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AC
200	**District Office**				**135,586**	**SF**	Ron S - Peter - Nancy - Gary - Mike H -Dave B/Tyler							2022	TOTAL PRIORITIES			$ 2,871,024										
201										**Install**						**Life**		**Projected**	**2022**					**Base**	**Est.**		**Proj.**	**Base**	**2022**
202		**Bldg**		**Cat.**		**Item**	**Room No.(s) /**		**1-5**	**Orig. /**			**Fnl**			**Exp.**	**Reb.**	**PROJECT**	**Construction**	**Unit**			**Const**	**Cost**	**Const.**	**Cost**	**Project**	**Project**
203	**Note**	**No.**	**Location**	**Code**	**Category Description**	**Code**	**Area No.(s)**	**Item Description**	**Cond.**	**Repl.**	**Fund**	**Yr**	**Pr.**	**Year**	**Action Recommended**	**(yrs)**	**(Y/N)**	**COST**	**Cost Basis**	**Cost**	**Unit**	**Quantity**	**Cost**	**Factor**	**Cost**	**Factor**	**Cost**	**Cost**
313		48	District Office	11.05	Building Paging sytems		Bldg	No paging system.	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
314		48	District Office	11.06	Access Control		Bldg	Good - JCI card readers	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
315		48	District Office	11.07	Burglar Alarm System		Bldg	Good - motion detectors and DC's	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-
316		48	District Office	11.08	Video Security		Bldg	Good - newer AXIS	5		CI			2022	no action			$ -	$ -	$ -	ls	1	$ -	1.254	$ -	129%	$ -	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

5 - EDUCATIONAL ADEQUACY SUMMARY MAPS

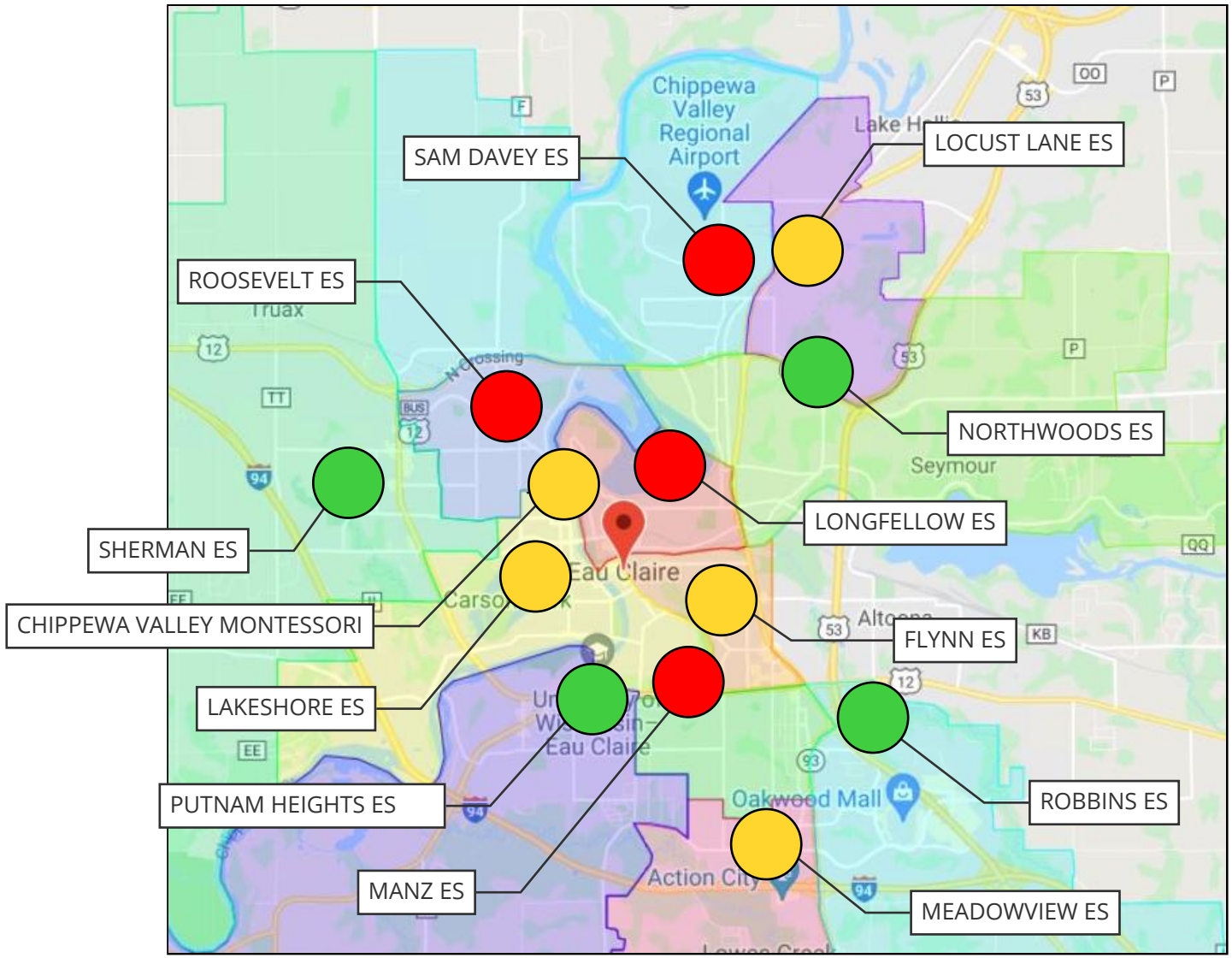
The traffic light key for the Educational Adequacy District Summary indicates the following:

- High number of issues need addressing
- Moderate number of issues need addressing
- Low number of issues need addressing

Eau Claire Area School District

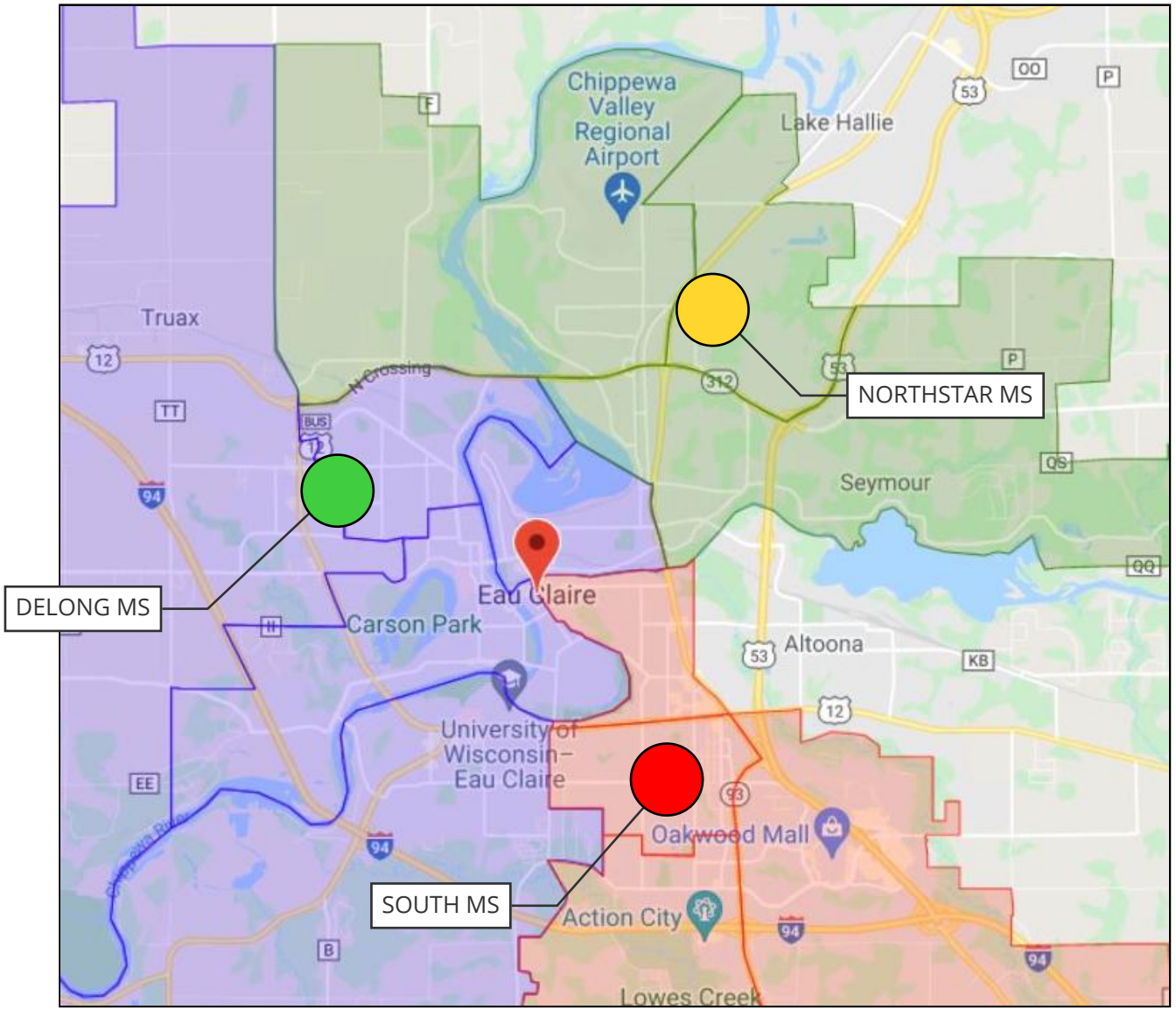
Where knowledge and inspiration meet to create the future

ELEMENTARY SCHOOL EDUCATIONAL ADEQUACY SUMMARY



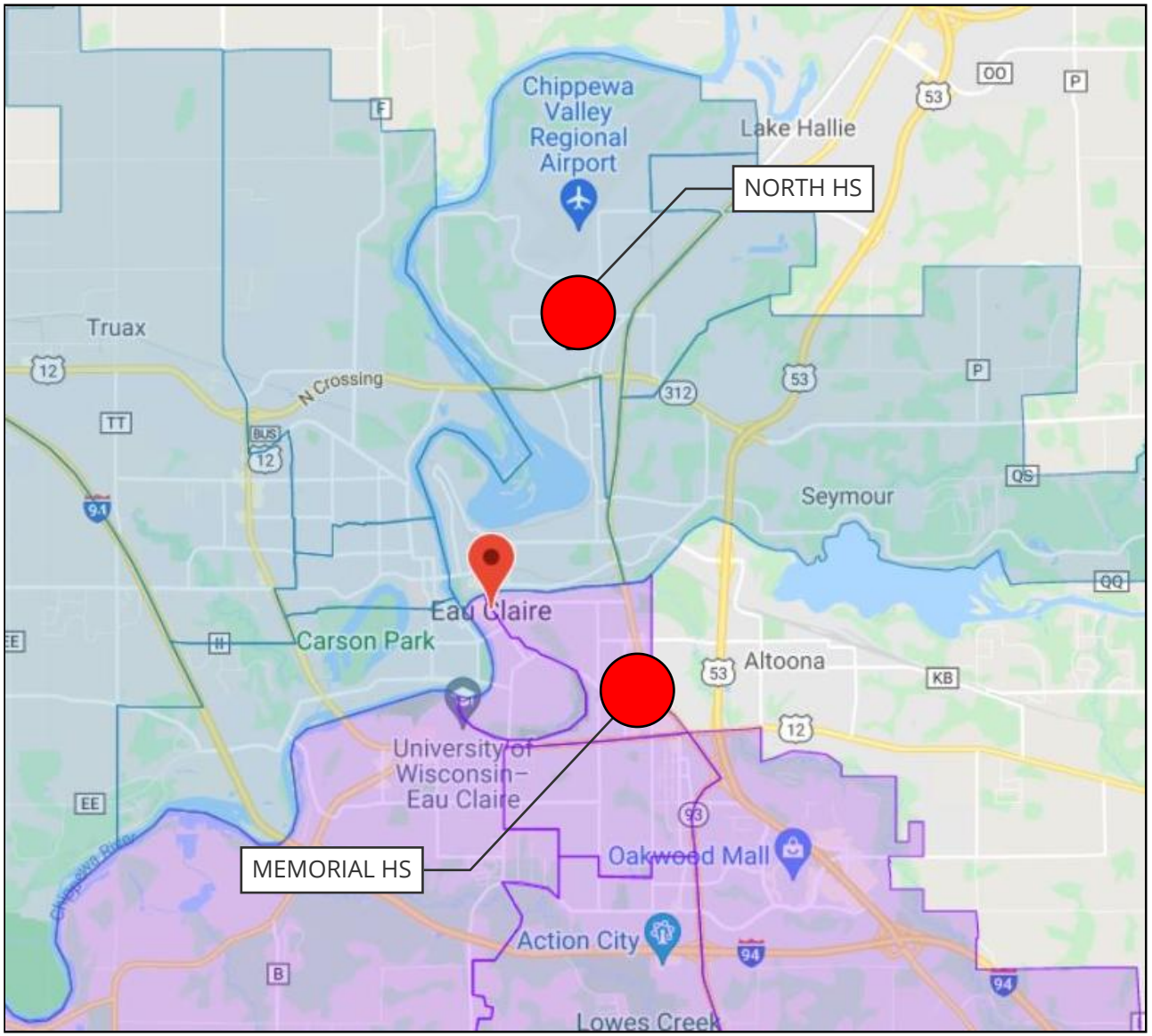
ATSR

MIDDLE SCHOOL EDUCATIONAL ADEQUACY SUMMARY



ATSR

HIGH SCHOOL EDUCATIONAL ADEQUACY SUMMARY



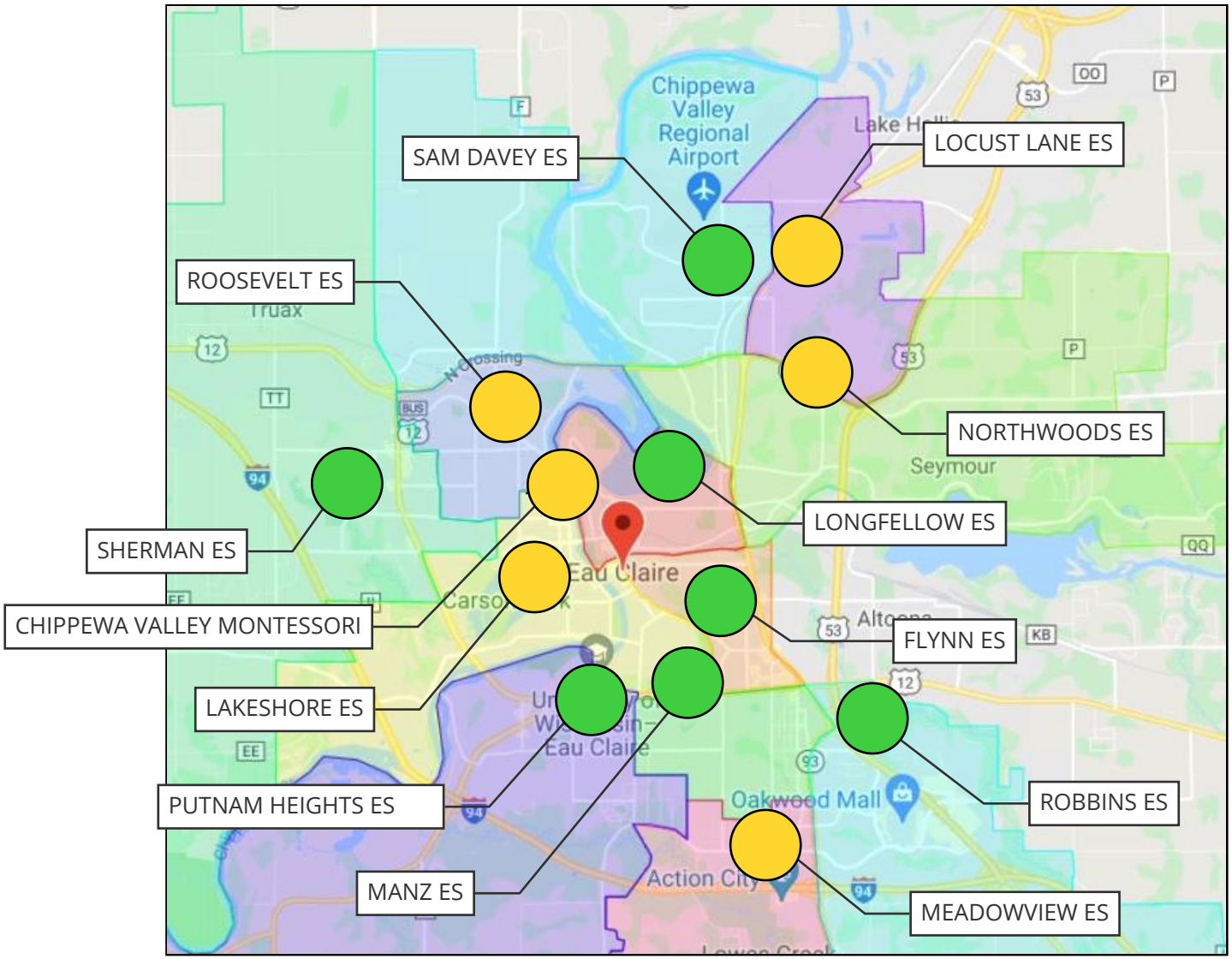
ATSR

6 - FACILITY ANALYSIS DETAILED SUMMARY IN 2022 COSTS

Eau Claire Area School District

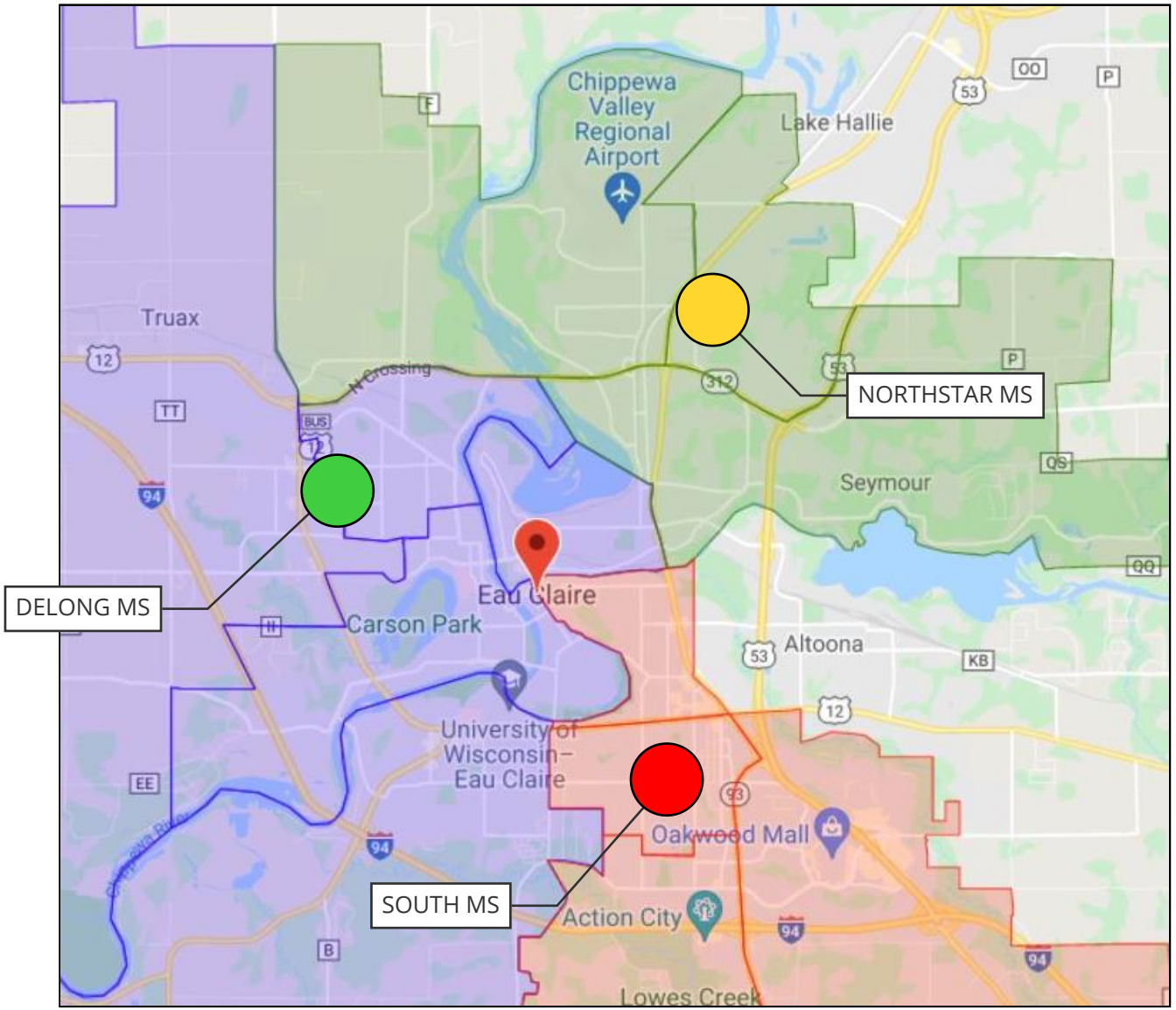
Where knowledge and inspiration meet to create the future

ELEMENTARY SCHOOL FACILITY SUMMARY



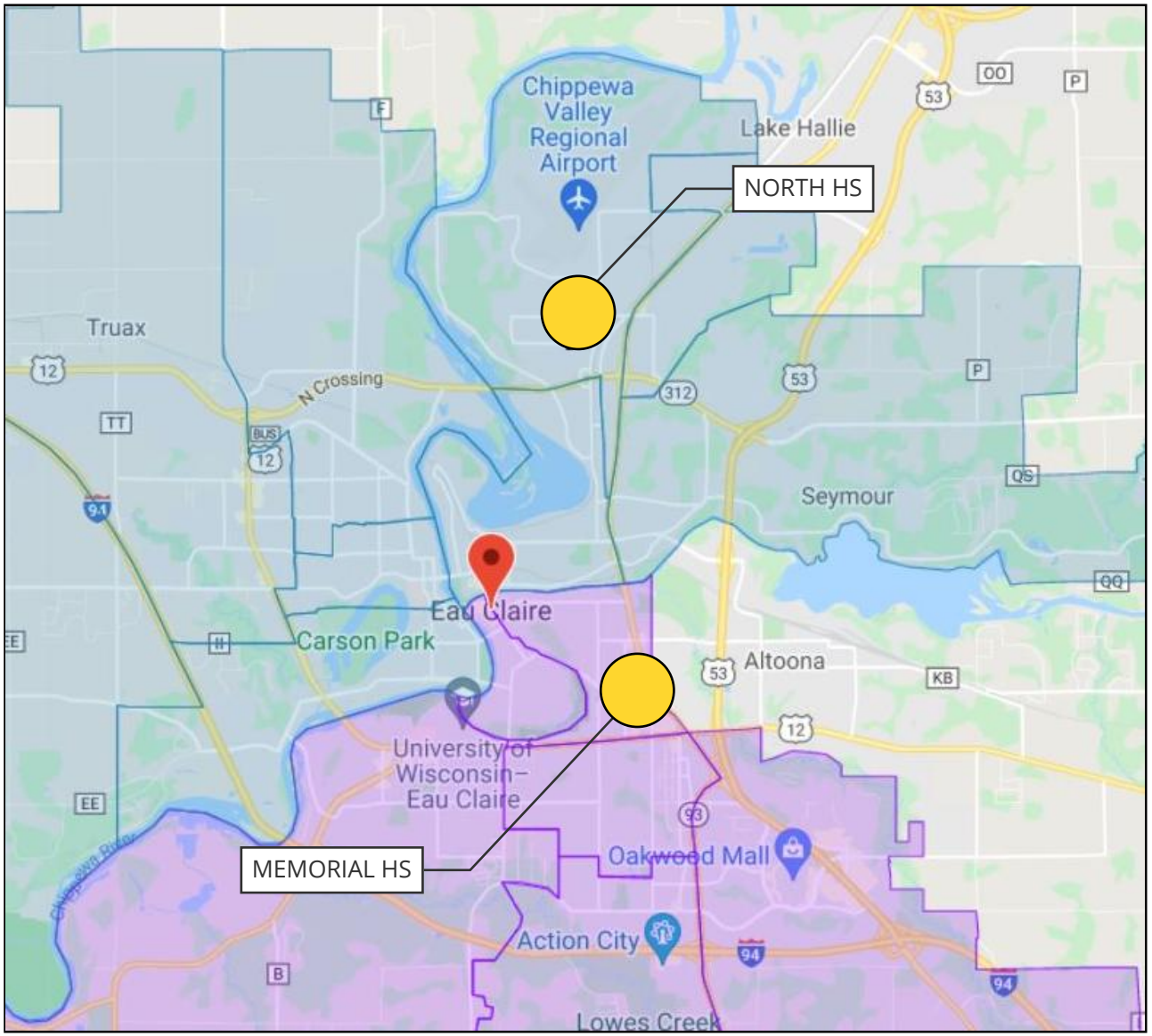
ATSR

MIDDLE SCHOOL FACILITY SUMMARY

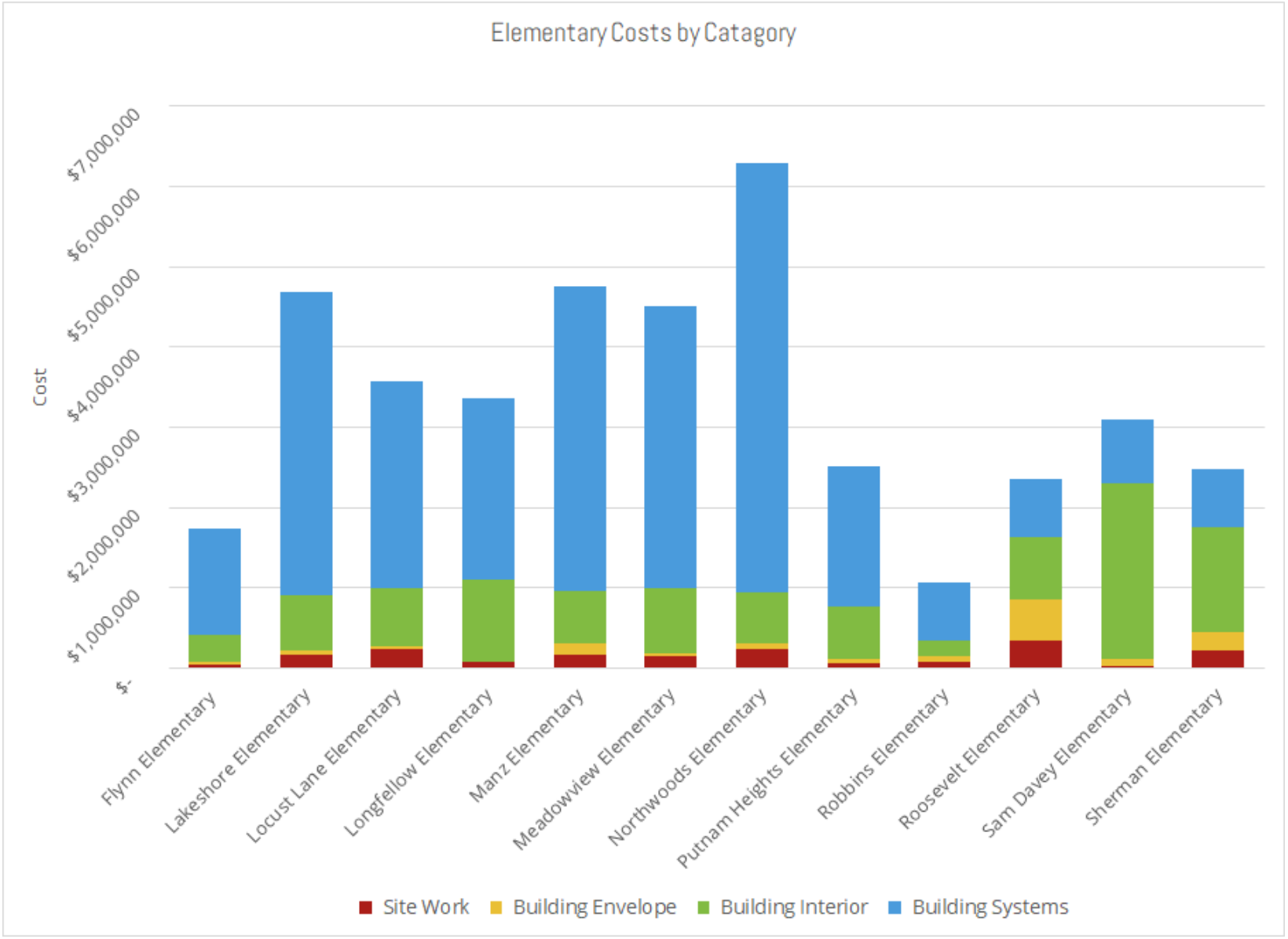


ATSR

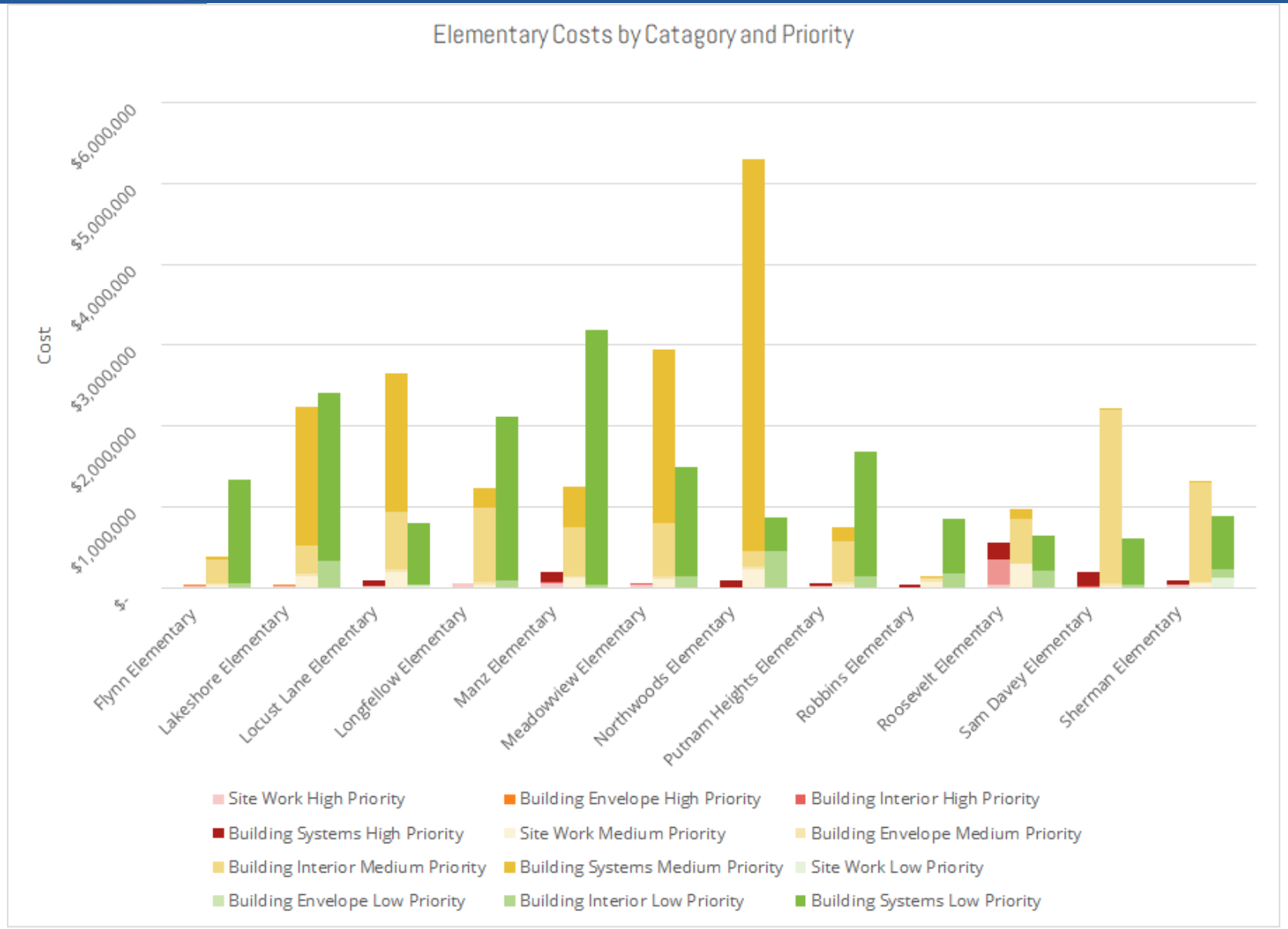
HIGH SCHOOL FACILITY SUMMARY



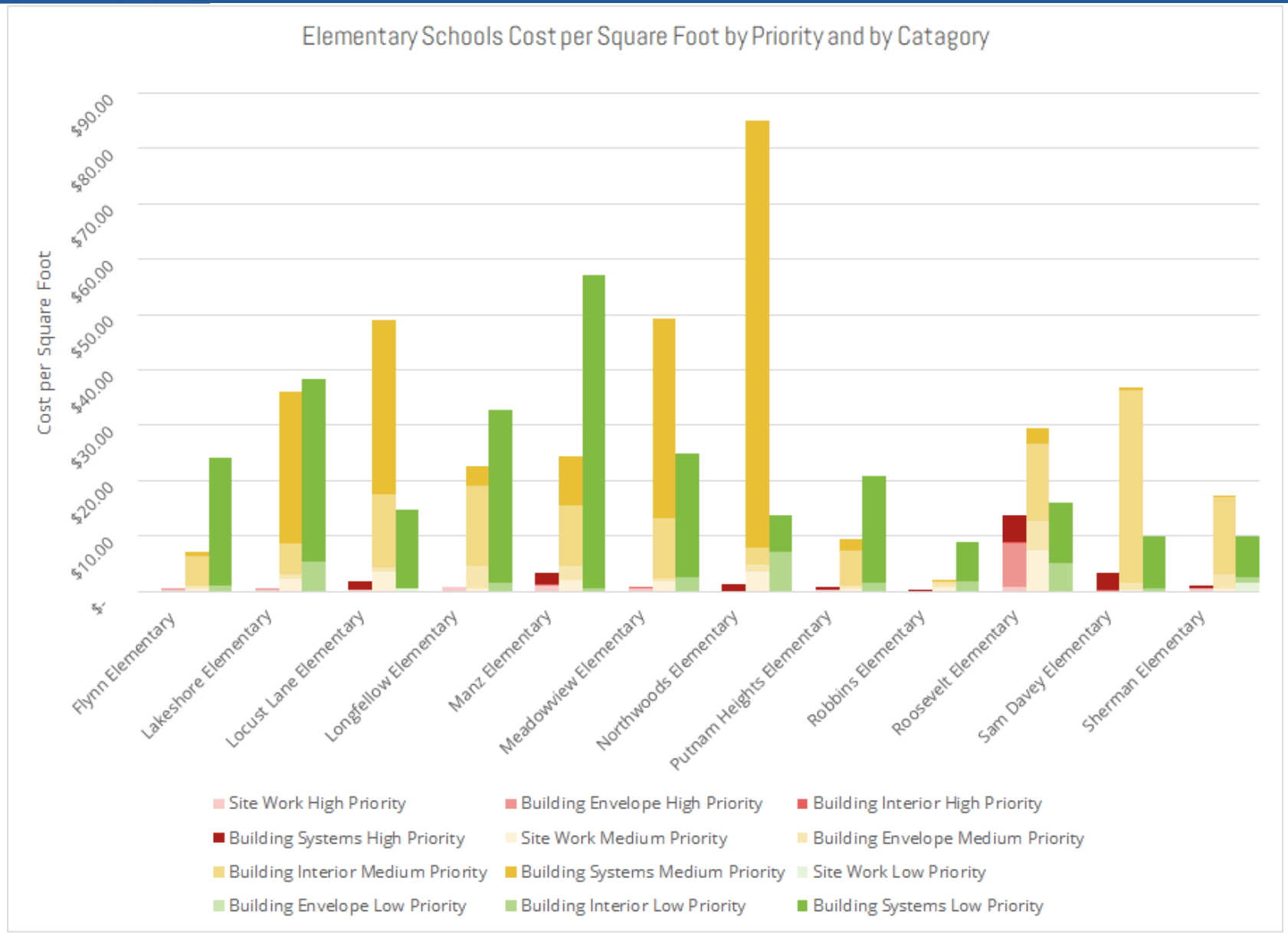
ATSR

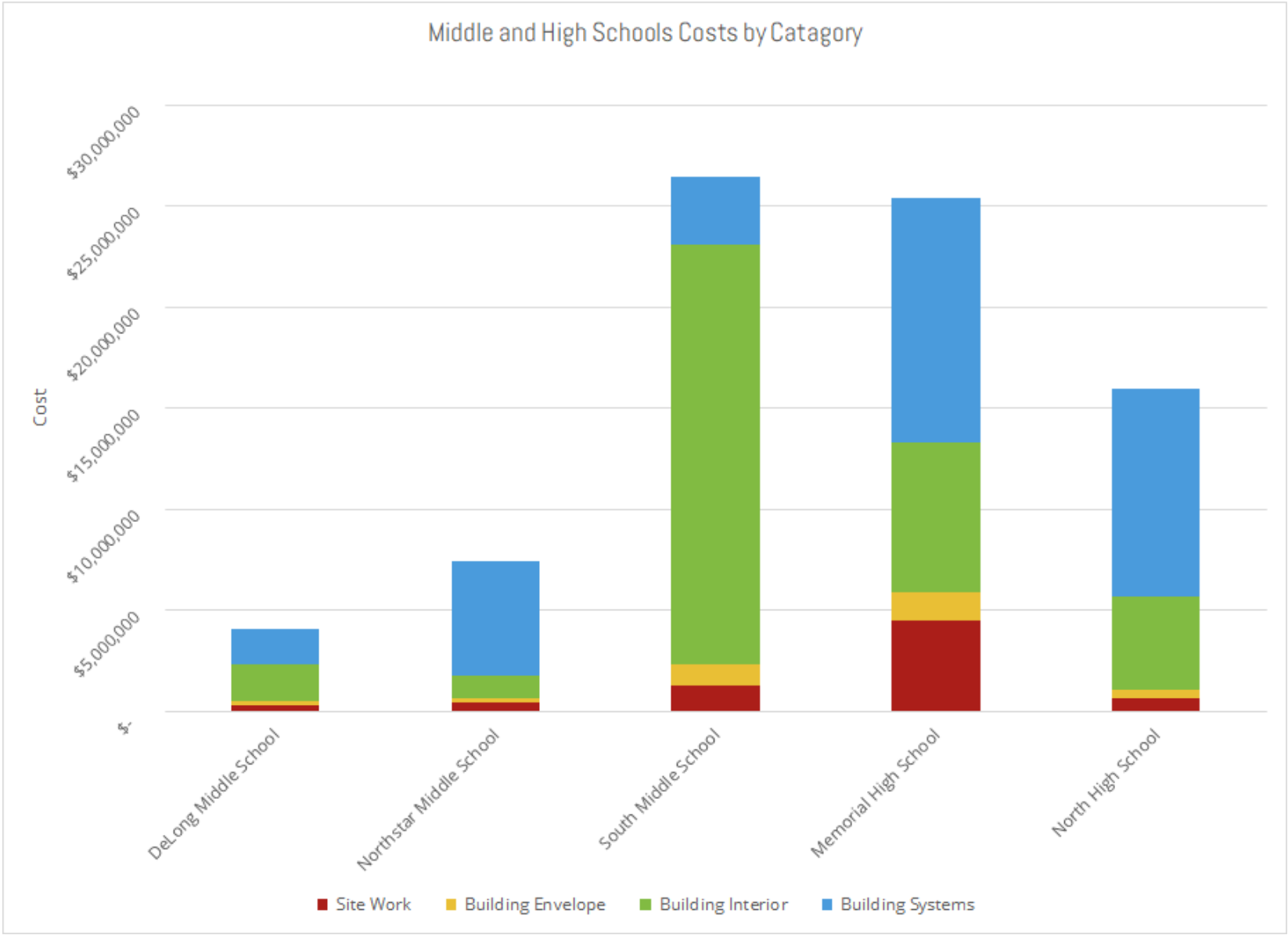

Elementary Costs by Catagory
Cost
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
Flynn Elementary
Lakeshore Elementary
Locust Lane Elementary
Longfellow Elementary
Manz Elementary
Meadowview Elementary
Northwoods Elementary
Putnam Heights Elementary
Robbins Elementary
Roosevelt Elementary
Sam Davey Elementary
Sherman Elementary
Site Work
Building Envelope
Building Interior
Building Systems

ATSR

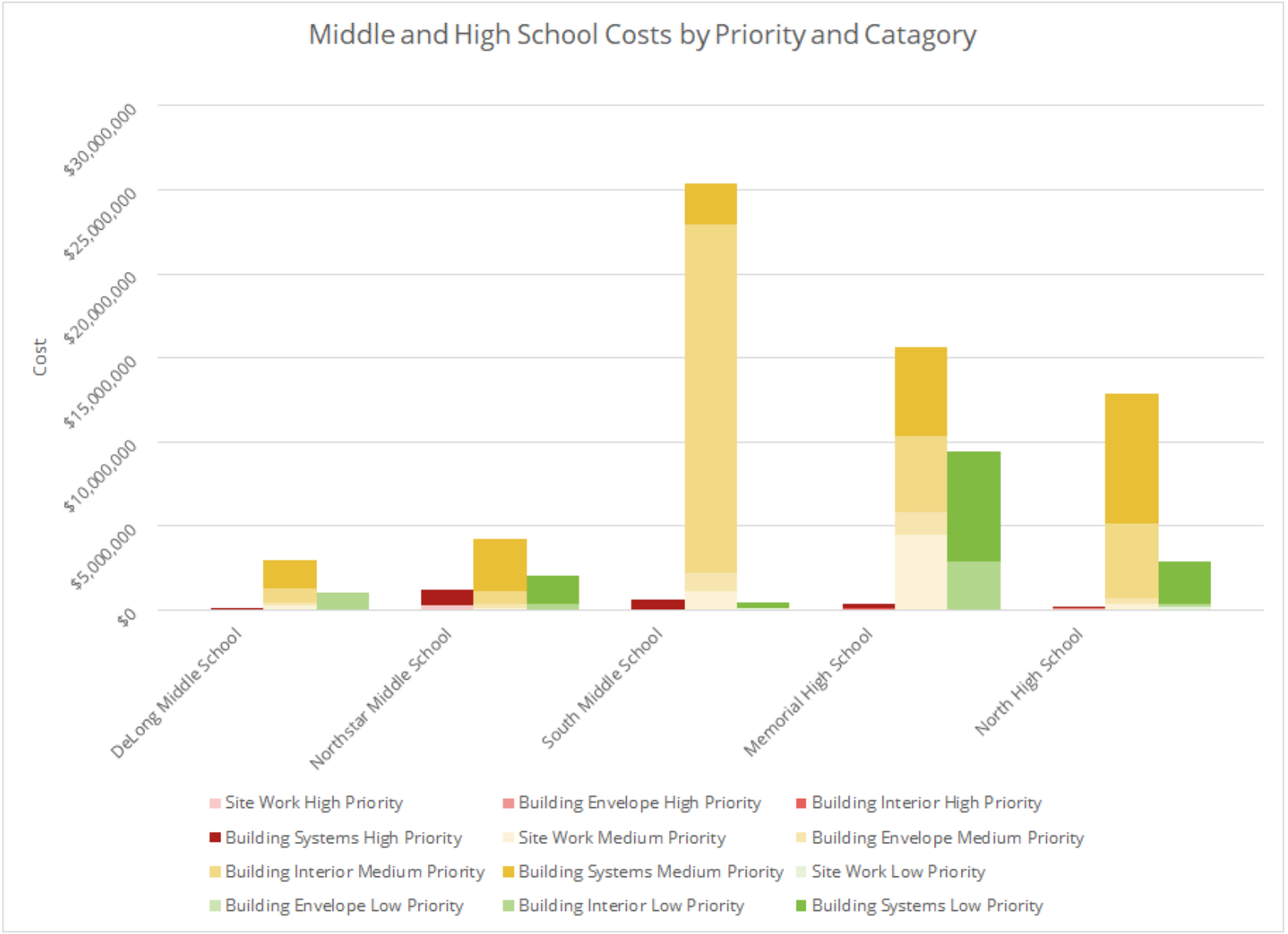

Elementary Costs by Catagory and Priority
Cost
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
Flynn Elementary
Lakeshore Elementary
Locust Lane Elementary
Longfellow Elementary
Manz Elementary
Meadowview Elementary
Northwoods Elementary
Putnam Heights Elementary
Robbins Elementary
Roosevelt Elementary
Sam Davey Elementary
Sherman Elementary
Site Work High Priority
Building Envelope High Priority
Building Interior High Priority
Building Systems High Priority
Site Work Medium Priority
Building Envelope Medium Priority
Building Interior Medium Priority
Building Systems Medium Priority
Site Work Low Priority
Building Envelope Low Priority
Building Interior Low Priority
Building Systems Low Priority

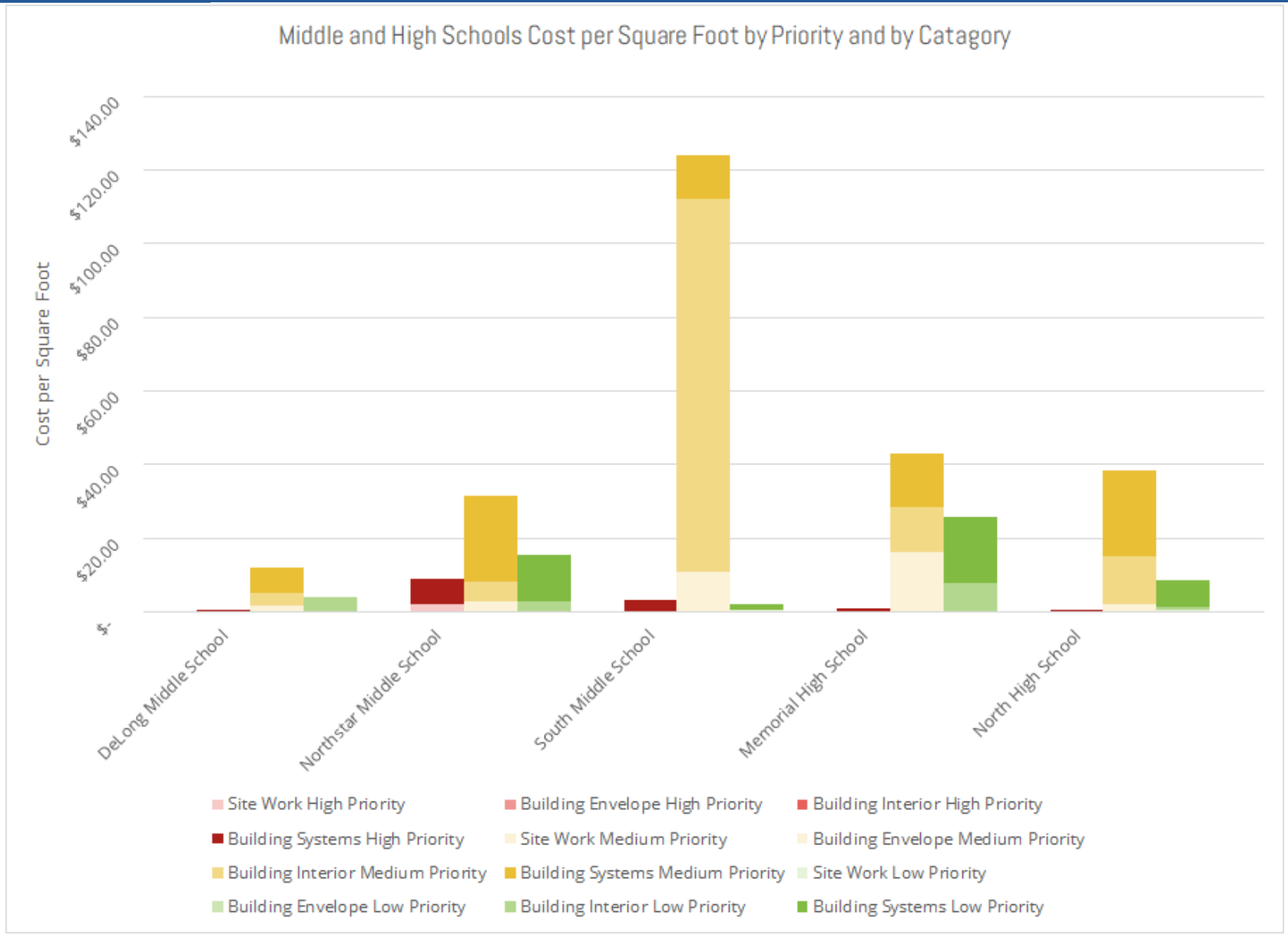
ATSR

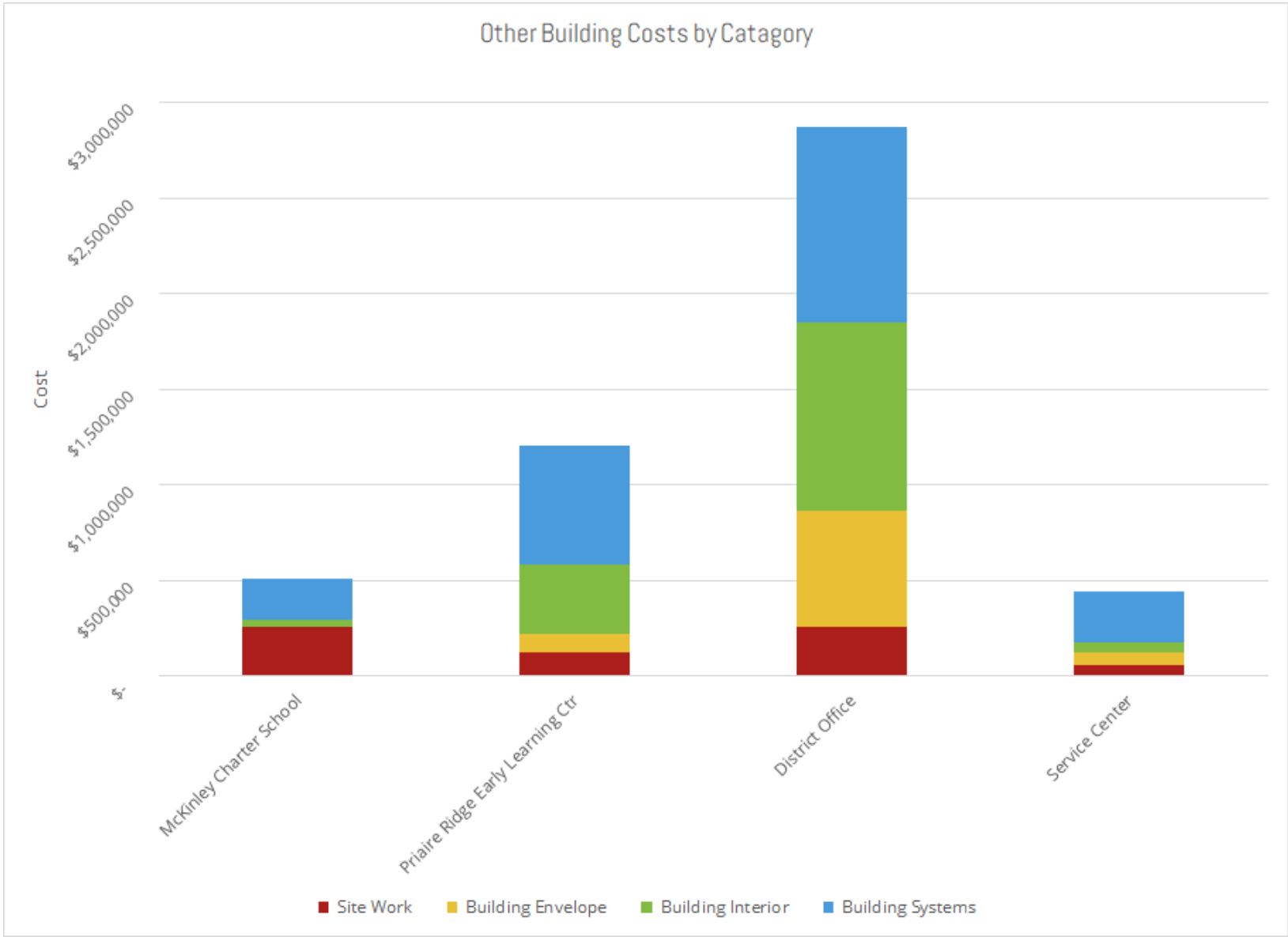

Elementary Schools Cost per Square Foot by Priority and by Catagory
Cost per Square Foot
$90.00
$80.00
$70.00
$60.00
$50.00
$40.00
$30.00
$20.00
$10.00
$-
Flynn Elementary
Lakeshore Elementary
Locust Lane Elementary
Longfellow Elementary
Manz Elementary
Meadowview Elementary
Northwoods Elementary
Putnam Heights Elementary
Robbins Elementary
Roosevelt Elementary
Sam Davey Elementary
Sherman Elementary
Site Work High Priority
Building Envelope High Priority
Building Interior High Priority
Building Systems High Priority
Site Work Medium Priority
Building Envelope Medium Priority
Building Interior Medium Priority
Building Systems Medium Priority
Site Work Low Priority
Building Envelope Low Priority
Building Interior Low Priority
Building Systems Low Priority

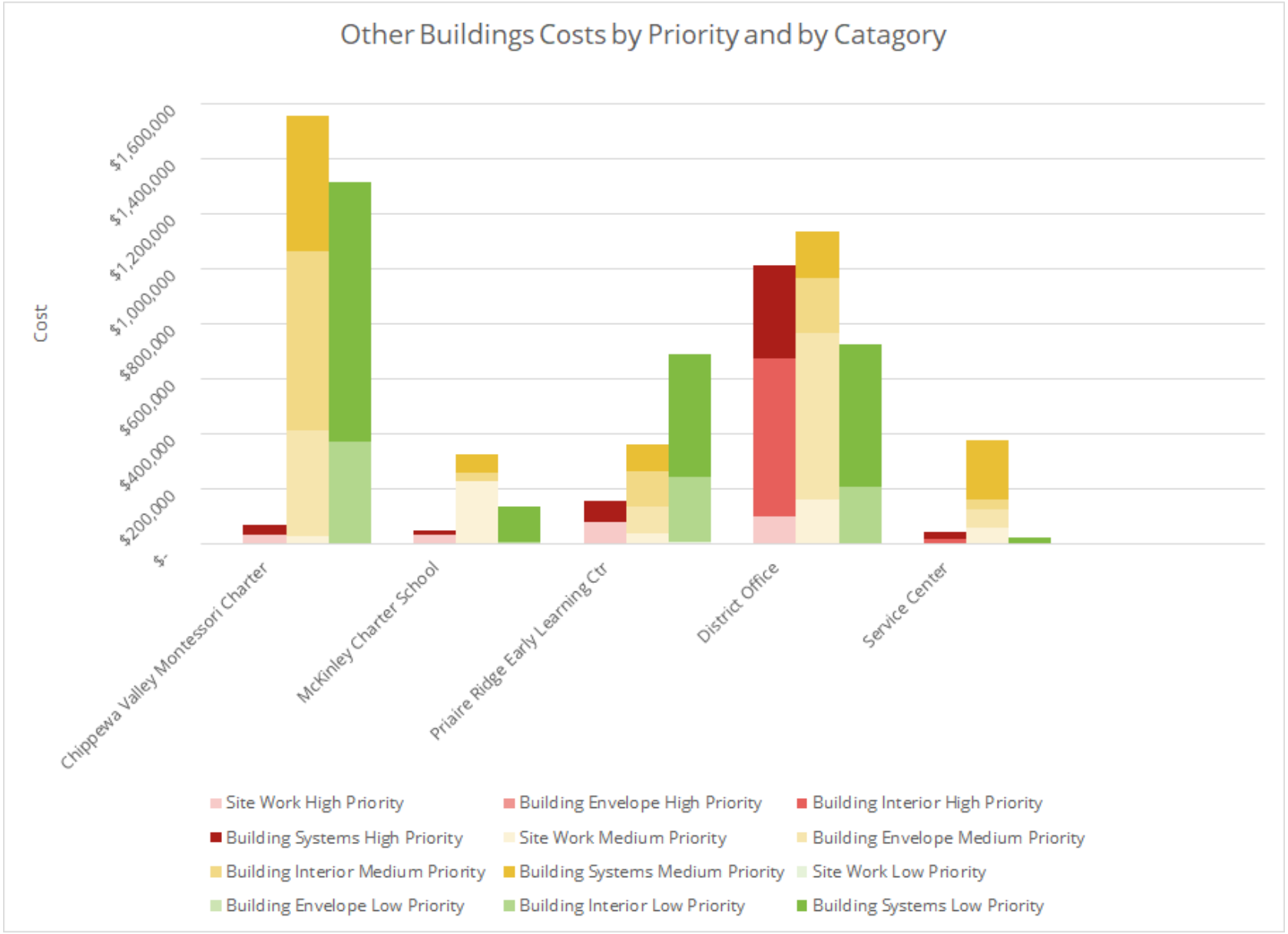

Middle and High Schools Costs by Catagory
Cost
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$-
DeLong Middle School
Northstar Middle School
South Middle School
Memorial High School
North High School
Site Work
Building Envelope
Building Interior
Building Systems

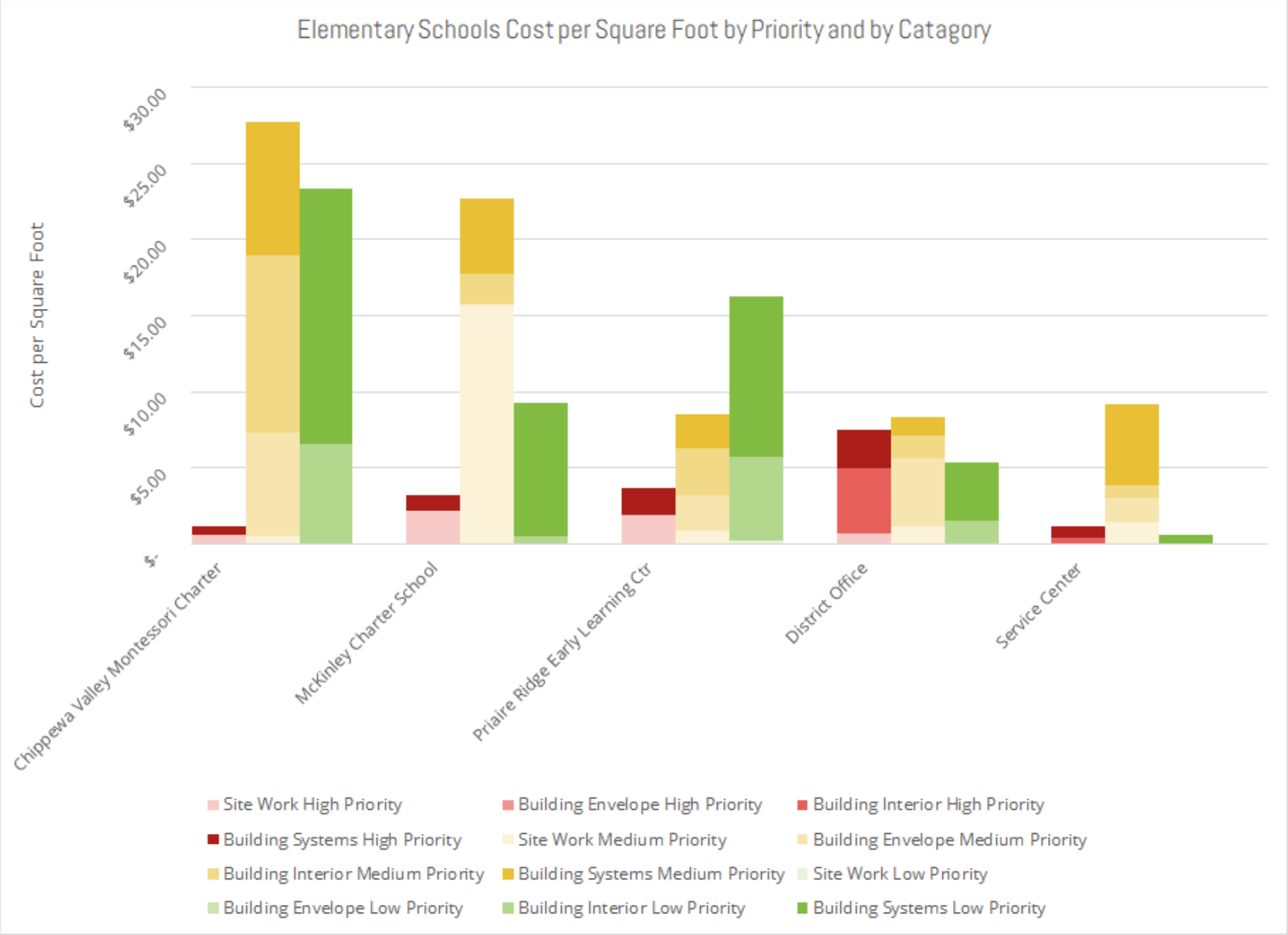
ATSR


Middle and High School Costs by Priority and Catagory
Cost
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$0
DeLong Middle School
Northstar Middle School
South Middle School
Memorial High School
North High School
Site Work High Priority
Building Envelope High Priority
Building Interior High Priority
Building Systems High Priority
Site Work Medium Priority
Building Envelope Medium Priority
Building Interior Medium Priority
Building Systems Medium Priority
Site Work Low Priority
Building Envelope Low Priority
Building Interior Low Priority
Building Systems Low Priority


Middle and High Schools Cost per Square Foot by Priority and by Catagory
Cost per Square Foot
$140.00
$120.00
$100.00
$80.00
$60.00
$40.00
$20.00
$-
DeLong Middle School
Northstar Middle School
South Middle School
Memorial High School
North High School
Site Work High Priority
Building Envelope High Priority
Building Interior High Priority
Building Systems High Priority
Site Work Medium Priority
Building Envelope Medium Priority
Building Interior Medium Priority
Building Systems Medium Priority
Site Work Low Priority
Building Envelope Low Priority
Building Interior Low Priority
Building Systems Low Priority


Other Building Costs by Catagory
Cost
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
McKinley Charter School
Priaire Ridge Early Learning Ctr
District Office
Service Center
Site Work
Building Envelope
Building Interior
Building Systems


Other Buildings Costs by Priority and by Catagory
Cost
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
Chippewa Valley Montessori Charter
McKinley Charter School
Priaire Ridge Early Learning Ctr
District Office
Service Center
Site Work High Priority
Building Envelope High Priority
Building Interior High Priority
Building Systems High Priority
Site Work Medium Priority
Building Envelope Medium Priority
Building Interior Medium Priority
Building Systems Medium Priority
Site Work Low Priority
Building Envelope Low Priority
Building Interior Low Priority
Building Systems Low Priority


Elementary Schools Cost per Square Foot by Priority and by Catagory
Cost per Square Foot
$30.00
$25.00
$20.00
$15.00
$10.00
$5.00
$-
Chippewa Valley Montessori Charter
McKinley Charter School
Priaire Ridge Early Learning Ctr
District Office
Service Center
Site Work High Priority
Building Envelope High Priority
Building Interior High Priority
Building Systems High Priority
Site Work Medium Priority
Building Envelope Medium Priority
Building Interior Medium Priority
Building Systems Medium Priority
Site Work Low Priority
Building Envelope Low Priority
Building Interior Low Priority
Building Systems Low Priority

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	2022 Medium	2022 Low
1	Flynn Elementary	2022	1%	$1,745,744	1%	$ 22,048	$ 391,248	$ 1,332,448
55,275 sf	Site Work			$50,752		20,072	30,680	-
$ 31.58 / sf	Building Envelope			$31,096		1,976	29,120	-
	Building Interior			$341,016		-	287,664	53,352
	Building Systems			$1,322,880		-	43,784	1,279,096
2	Lakeshore Elementary	2022	4%	$4,692,376	4%	$ 22,464	$ 2,258,152	$ 2,411,760
62,792 sf	Site Work			$167,440		19,552	147,888	-
$ 74.73 / sf	Building Envelope			$53,352		2,912	50,440	-
	Building Interior			$689,624		-	351,104	338,520
	Building Systems			$3,781,960		-	1,708,720	2,073,240
3	Locust Lane Elementary	2022	3%	$3,571,256	3%	$ 98,384	$ 2,671,552	$ 801,320
54,520 sf	Site Work			$230,152		14,248	190,944	24,960
$ 65.50 / sf	Building Envelope			$47,632		-	41,704	5,928
	Building Interior			$725,712		-	725,712	-
	Building Systems			$2,567,760		84,136	1,713,192	770,432
4	Longfellow Elementary	2022	3%	$3,623,880	3%	$ 48,256	$ 1,462,344	$ 2,113,280
64,296 sf	Site Work			$84,864		48,256	36,608	-
$ 56.36 / sf	Building Envelope			$257,192		-	257,192	-
	Building Interior			$1,026,064		-	933,088	92,976
	Building Systems			$2,255,760		-	235,456	2,020,304
5	Manz Elementary	2022	4%	$4,752,176	4%	$ 189,800	$ 1,365,520	$ 3,196,856
55,984 sf	Site Work			$172,744		56,576	116,168	-
$ 84.88 / sf	Building Envelope			$144,040		-	144,040	-
	Building Interior			$651,872		12,168	608,192	31,512
	Building Systems			$3,783,520		121,056	497,120	3,165,344
6	Meadowview Elementary	2022	4%	$4,816,240	4%	$ 43,368	$ 3,255,616	$ 1,517,256
60,100 sf	Site Work			$142,272		30,680	111,592	-
$ 80.14 / sf	Building Envelope			$34,944		-	34,944	-
	Building Interior			$1,125,904		12,688	948,376	164,840
	Building Systems			$3,513,120		-	2,160,704	1,352,416
7	Northwoods Elementary	2022	5%	$6,291,792	5%	$ 86,528	$ 5,336,760	$ 868,504
62,659 sf	Site Work			$232,336		-	232,336	-
$ 100.41 / sf	Building Envelope			$72,904		6,448	66,456	-
	Building Interior			$645,216		-	198,328	446,888
	Building Systems			$5,341,336		80,080	4,839,640	421,616

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	Medium	Low
8	Putnam Heights Elementary	2022	2%	$2,509,624	2%	$ 57,928	$ 765,752	$ 1,685,944
81,135	sf Site Work			$68,224		24,232	43,992	-
$ 30.93	/ sf Building Envelope			$49,088		-	49,088	-
	Building Interior			$644,800		-	507,832	136,968
	Building Systems			$1,747,512		33,696	164,840	1,548,976
9	Robbins Elementary	2022	1%	$1,069,640	1%	$ 37,856	$ 179,712	$ 852,072
95,297	sf Site Work			$78,416		-	78,416	-
$ 11.22	/ sf Building Envelope			$71,656		-	71,656	-
	Building Interior			$193,440		-	16,224	177,216
	Building Systems			$726,128		37,856	13,416	674,856
10	Roosevelt Elementary	2022	2%	$2,363,400	2%	$ 548,600	$ 1,178,008	$ 636,792
39,849	sf Site Work			$336,336		36,816	299,520	-
$ 59.31	/ sf Building Envelope			$516,776		307,736	209,040	-
	Building Interior			$770,952		10,504	555,152	205,296
	Building Systems			$739,336		193,544	114,296	431,496
11	Sam Davey Elementary	2022	2%	$3,090,672	2%	$ 201,864	$ 2,275,104	$ 613,704
61,833	sf Site Work			$30,680		6,968	23,712	-
$ 49.98	/ sf Building Envelope			$75,400		-	75,400	-
	Building Interior			$2,195,648		12,168	2,142,400	41,080
	Building Systems			$788,944		182,728	33,592	572,624
12	Sherman Elementary	2022	2%	$2,483,728	2%	$ 89,960	$ 1,513,824	$ 879,944
88,193	sf Site Work			$221,624		43,680	47,112	130,832
$ 28.16	/ sf Building Envelope			$221,520		-	221,520	-
	Building Interior			$1,321,632		-	1,226,680	94,952
	Building Systems			$718,952		46,280	18,512	654,160

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	Medium	Low
31	DeLong Middle School	2022	3%	$4,071,600	3%	$ 69,264	$ 2,981,576	$ 1,020,760
251,821	sf Site Work			$308,880		22,984	250,744	35,152
$ 16.17	/ sf Building Envelope			$187,408		-	187,408	-
	Building Interior			$1,818,960		-	833,352	985,608
	Building Systems			$1,756,352		46,280	1,710,072	-

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	2022 Medium	2022 Low
32	Northstar Middle School	2022	6%	$7,430,384	6%	$ 1,193,400	$ 4,200,872	$ 2,036,112
133,294	sf Site Work			$423,488		257,920	165,568	-
$ 55.74	/ sf Building Envelope			$213,824		-	213,824	-
	Building Interior			$1,132,560		-	730,184	402,376
	Building Systems			$5,660,512		935,480	3,091,296	1,633,736
33	South Middle School	2022	21%	$27,110,720	**21%**	$ 642,824	$ 26,044,512	$ 423,384
204,953	sf Site Work			$1,265,264		22,152	1,156,480	86,632
$ 132.28	/ sf Building Envelope			$1,059,448		-	1,059,344	104
	Building Interior			$21,393,528		-	21,393,528	-
	Building Systems			$3,392,480		620,672	2,435,160	336,648
41	Memorial High School	2022	20%	$25,364,456	**20%**	$ 341,952	$ 15,601,560	$ 9,420,944
364,043	sf Site Work			$4,496,648		26,832	4,469,816	-
$ 69.67	/ sf Building Envelope			$1,397,864		-	1,397,864	-
	Building Interior			$7,426,224		76,232	4,463,992	2,886,000
	Building Systems			$12,043,720		238,888	5,269,888	6,534,944
42	North High School	2022	12%	$15,974,088	12%	$ 218,920	$ 12,897,768	$ 2,857,400
337,334	sf Site Work			$602,264		53,768	369,928	178,568
$ 47.35	/ sf Building Envelope			$431,080		49,712	381,368	-
	Building Interior			$4,628,208		1,976	4,392,856	233,376
	Building Systems			$10,312,536		113,464	7,753,616	2,445,456
46	Chippewa Valley Montessori (	2022	2%	$2,935,400	2%	$ 65,832	$ 1,556,048	$ 1,313,520
56,202	sf Site Work			$59,696		32,240	27,456	-
$ 52.23	/ sf Building Envelope			$384,592		-	384,592	-
	Building Interior			$1,022,632		-	651,768	370,864
	Building Systems			$1,468,480		33,592	492,232	942,656
47	McKinley Charter School	2022	0%	$507,208	0%	$ 46,176	$ 327,496	$ 133,536
14,409	sf Site Work			$257,712		31,408	226,304	-
$ 35.20	/ sf Building Envelope			$1,664		-	1,664	-
	Building Interior			$35,672		-	28,392	7,280
	Building Systems			$212,160		14,768	71,136	126,256
48	District Office	2022	2%	$2,871,024	2%	$ 1,012,544	$ 1,135,056	$ 723,424
135,586	sf Site Work			$258,336		98,176	160,160	-
$ 21.17	/ sf Building Envelope			$607,048		-	607,048	-
	Building Interior			$983,008		573,976	201,344	207,688
	Building Systems			$1,022,632		340,392	166,504	515,736

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	Medium	Low
49	Service Center	2022	0%	$446,472	0%	$ 45,656	$ 377,208	$ 23,608
41,154	sf Site Work			$58,240		-	58,240	-
$ 10.85	/ sf Building Envelope			$66,248		-	66,248	-
	Building Interior			$50,648		16,224	34,424	-
	Building Systems			$271,336		29,432	218,296	23,608
50	Priaire Ridge Early Learning (	2022	1%	$1,205,256	1%	$ 154,232	$ 361,296	$ 689,728
42,354	sf Site Work			$125,632		79,456	38,168	8,008
$ 28.46	/ sf Building Envelope			$97,448		104	97,344	-
	Building Interior			$363,896		-	130,312	233,584
	Building Systems			$618,280		74,672	95,472	448,136
132	**SUB TOTALS**			$128,927,136		**$ 5,237,856**	**$ 88,136,984**	**$ 35,552,296**

		5%		15%		100%
	TOTAL - ALL YEARS 2020-2045		**$128,927,136**			**$ 128,927,136**
	TOTAL - PRIORITIES 1-2		$93,374,840			$ 93,374,840
	TOTAL - PRIORITY 1		$5,237,856	**4%**		$ 5,237,856
	TOTAL - PRIORITY 2		$88,136,984	**68%**		$ 88,136,984
	TOTAL - PRIORITY 3		$35,552,296	**28%**		$ 35,552,296

Project N	Project	overall		2022 High Priority	Medium	Low
1.00	**SITE - Hard surfaces**	$8,221,928	6%	**$ 624,728**	**$ 7,140,016**	**$ 457,184**
1.01	Asphalt paving	384	**72%**	1,248	5,828,680	120,016
1.02	Concrete walks / curbs	384	**17%**	619,944	627,640	111,592
1.03	Curb / Gutter	384	**10%**	3,536	569,712	225,576
1.04	0	-	**1%**	-	72,384	-
1.05	0	-	**1%**	-	41,600	-
2.00	**SITE - Activity Spaces**	$1,046,448	1%	**$ 270,504**	**$ 775,944**	**$ -**
2.01	Playgrounds	384	**1%**	4,160	7,072	-
2.02	Athletic Fields	384	**81%**	215,384	632,424	-
2.03	Supporting Activity Structures (Dugouts, fen	384	**7%**	39,624	32,240	-
2.04	Exterior Bleachers - grandstands	384	**1%**	9,568	-	-
2.05	Hard surface play areas	384	**10%**	1,768	104,208	-

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	Medium	Low
3.00	**SITE - Drainage / Landscaping**			$403,624	0%	**$ 30,784**	**$ 365,872**	**$ 6,968**
3.01	Grass / Turf			384	**56%**	29,952	187,616	6,968
3.02	Trees, Shrubs, Planting			384	**14%**	-	56,992	-
3.03	Irrigation Systems			384	**15%**	-	60,632	-
3.04	Monument Signage			384	**15%**	-	60,632	-
3.05	Storm / Drainage			384	**0%**	-	-	-
3.06	Accessibility (ADA)			367	**0%**	832	-	-
3.07	0			-	**0%**	-	-	-
4.00	**Exterior (Building Envelope)**			$6,022,224	5%	**$ 368,888**	**$ 5,647,304**	**$ 6,032**
4.01	Roofs			383	**3%**	11,128	151,112	-
4.02	Wall systems			368	**28%**	55,120	1,637,688	-
4.03	Tuck pointing / Sealant			368	**23%**	104	1,376,648	-
4.04	Doors / Hardware			369	**23%**	-	1,393,184	5,928
4.05	Curtainwall / Storefront			368	**0%**	-	-	-
4.06	Window systems			368	**11%**	255,424	410,696	-
4.07	Louvers / Screenwalls / Fenestration			368	**0%**	-	-	-
4.08	Painting and Plaster			368	**2%**	-	107,952	104
4.09	Loading Dock / Ext. Stairs / Railings / Bollar			-	**10%**	47,112	570,024	-
4.10	0			-	**0%**	-	-	-
5.00	**Interior (Building)**			$35,051,224	**27%**	**$ 619,528**	**$ 30,368,104**	**$ 4,063,592**
5.01	Doors / Hardware			369	**3%**	21,008	1,030,744	-
5.02	Windows / Door Sidelights			379	**0%**	-	7,280	-
5.03	Flooring / Base			379	**21%**	14,040	4,378,192	2,809,872
5.04	Ceiling / Acoustic Panels			379	**4%**	1,976	813,072	641,888
5.05	Wall Finishes (PT, VWC, etc)			379	**2%**	6,032	116,168	574,912
5.06	Tile Applications			379	**0%**	-	520	-
5.07	Hand, Guardrail / Code Deficiencies			379	**1%**	16,224	198,536	-
5.08	Accessibility (ADA)			367	**2%**	441,480	179,920	-
5.09	Secure / Controlled Entries			369	**0%**	-	-	-
5.10	REMODELING / ADDITIONS			-	**68%**	118,768	23,643,672	36,920

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	Medium	Low
6.00	**Interior (Fixed Equipment)**			$14,135,992	11%	**$ 96,408**	**$ 10,992,800**	**$ 3,046,784**
6.01	Interior Bleachers			369	0%	-	-	-
6.02	Interior Fixed Seating			369	4%	-	619,008	-
6.03	Lockers - Corridor			369	5%	-	241,592	411,320
6.04	Lockers - Athletic			369	0%	-	61,568	-
6.05	Stage Curtains			369	3%	-	356,096	-
6.06	Curtain / Wall Dividers - gym			379	0%	-	-	-
6.07	BB Backstops / Systems			369	2%	-	296,920	35,464
6.08	Wall Pads			369	2%	-	255,944	18,200
6.09	Chalk Board / Marker board			379	0%	-	40,352	-
6.10	Tack Boards			379	0%	-	-	-
6.11	Display Cases			379	0%	-	-	-
6.12	Operable Dividing Walls			379	5%	-	721,136	-
6.13	Cabinetry / Counter Tops / Stools			379	42%	-	5,093,712	820,144
6.14	Cubbies / Hook Strips			379	3%	-	357,032	-
6.15	Restroom Partitions			379	1%	-	18,408	81,224
6.16	Wall Mount Café Tables			369	0%	-	-	-
6.17	Window Treatments			369	0%	-	-	-
6.18	Kitchen Equipment			369	30%	36,504	2,639,000	1,567,800
6.19	Cold Storage Rooms			369	3%	59,904	292,032	112,632
6.20	Pool Equipment			369	0%	-	-	-
6.21	Score / Video Board			369	0%	-	-	-
6.22	0			-	0%	-	-	-
7.00	**HVAC**			$37,329,344	**29%**	**$ 1,032,616**	**$ 22,084,296**	**$ 14,212,432**
7.01	Boilers			380	10%	14,768	2,957,760	828,776
7.02	Motors / controllers / pumps / systems / VFI			380	0%	-	-	-
7.03	fuel oil systems (storage, piping, burners)			380	0%	-	-	-
7.04	HVAC piping (steam / hot water/chilled), co			380	0%	-	-	-
7.05	Pumps - condensing, hot water, chilled wate			380	5%	-	863,200	832,832
7.06	Energy Management Systems (24 volt low \			380	19%	-	1,478,568	5,617,144
7.07	Air handler units / ERU - dampers			380	38%	-	10,306,088	3,707,288
7.08	Terminal units -DER / dual duct / VAV / Rad			380	13%	-	2,625,272	2,106,728
7.09	Make-up air units			380	0%	-	-	-
7.10	Exhaust fans - PRV / utility sets			380	2%	-	454,272	302,744
7.11	MINOR 1 (modify existing HVAC in place)			380	0%	-	-	-
7.12	MINOR 2 (Modify in place, replace VAV's ai			380	0%	-	-	-

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	Medium	Low
7.13	MODERATE 1 (Replace HVAC ducts, VAVs			380	0%	-	-	-
7.14	MAJOR 1 (Change of HVAC system type, d			380	0%	-	-	-
7.15	Air outlets/inlets			380	0%	-	-	-
7.16	Balancing System			380	0%	-	-	-
7.17	Cooling systems - chillers / pumps / ice stor			380	5%	-	1,281,800	619,112
7.18	Roof top units - DX / Split (heat / fan / filters			380	1%	-	173,472	197,808
7.19	dust collection			380	2%	264,160	445,848	-
7.20	Pools - ventilation / dehumidification / plate			380	6%	753,688	1,498,016	-
7.21	Pipe and Duct Insulation			380	0%	-	-	-
7.22	OPEN			380	0%	-	-	-
8.00	**Plumbing**			$2,497,768	2%	**$ -**	**$ 1,063,504**	**$ 1,434,264**
8.01	Motors / controllers / pumps / systems / VFI			381	8%	-	121,056	69,784
8.02	Piping (domestic) / labeling / conditioning			381	9%	-	-	218,712
8.03	Isolation valves / excercize / access			381	0%	-	-	-
8.04	Fittings / Couplings			381	0%	-	-	-
8.05	Piping (sanitary)			381	0%	-	-	-
8.06	Sump pumps / lift stations			381	4%	-	42,016	58,760
8.07	Storm piping / rain water leaders (below dra			381	0%	-	-	-
8.08	Plumbing Fixtures			381	0%	-	-	-
8.09	Wash Fountains / showers			381	0%	-	-	-
8.10	Drinking Fountains			381	0%	-	-	-
8.11	Fire suppression- source / pumps / distributi			381	0%	-	-	-
8.12	Compressed air system			381	0%	-	-	10,088
8.13	Plumbing for fume hoods			381	0%	-	-	-
8.14	Pools - pumps / heat exchangers / filter syst			381	34%	-	378,560	471,120
8.15	Domestic Water Heaters			381	45%	-	521,872	605,800
8.16	Water Treatment / Softeners / Wells			381	0%	-	-	-
9.00	**Electrical**			$7,860,424	6%	**$ 1,568,528**	**$ 754,416**	**$ 5,537,480**
9.01	Electrical Study Update / Main / medium vol			370	0%	-	-	-
9.02	Arc-Flash NFPA 70e requirements (OSHA)			370	0%	-	-	-
9.03	Electric panels - distribution / labeling			370	70%	1,159,184	530,920	3,812,016
9.04	branch circuits - computer / media (utilizatio			370	1%	2,600	97,240	-
9.05	Fire Alarm			370	25%	319,280	126,256	1,515,072

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - 2022 costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	2022 High Priority	Medium	Low
9.06	Technology Accomodation			370	0%	-	-	-
9.07	Low voltage systems (less than 24 volts)			370	0%	-	-	-
9.08	Emergency generators / battery backup sys			370	4%	87,464	-	210,392
9.09	Sound Systems			370	0%	-	-	-
9.10	0			370	0%	-	-	-
10.00	**Lighting**			$16,059,160	12%	**$ 625,872**	**$ 8,645,728**	**$ 6,787,560**
10.01	Lighting - Lamps / ballasts / controls			370	87%	-	8,069,776	5,833,152
10.02	Emergency Lighting / Exit signs			370	4%	592,176	-	-
10.03	Special purpose lighting - theaters			370	6%	-	129,584	914,056
10.04	Security Lighting (Exterior)			370	2%	-	256,152	40,352
10.05	Parking lot lighting			370	1%	33,696	53,872	-
10.06	Exterior athletic lighting - lamps / standards			370	1%	-	136,344	-
10.07	0			-	0%	-	-	-
10.08	0			-	0%	-	-	-
10.09	0			-	0%	-	-	-
10.10	0			-	0%	-	-	-
11.00	**Technology / Security**			$299,000	0%	**$ -**	**$ 299,000**	**$ -**
11.01	Stuctured cabling			370	0%	-	-	-
11.02	Classroom technology systems			-	0%	-	-	-
11.03	Local Sound systems			370	2%	-	5,096	-
11.04	Master Clock Systems			370	0%	-	-	-
11.05	Building Paging sytems			370	98%	-	293,904	-
11.06	Access Control			370	0%	-	-	-
11.07	Burgler Alarm System			370	0%	-	-	-
11.08	Video Surveillance System			370	0%	-	-	-
11.09	TV Distribution System			-	0%	-	-	-
11.10	0			-	0%	-	-	-
	SUB TOTALS		**5%**	$128,969,629		**$ 5,237,856**	**$ 88,136,984**	**$ 35,552,296**
	TOTAL - ALL YEARS 2020-2045			**$128,927,136**		**$5,237,856**	**$88,136,984**	**$35,552,296**

© Copyright 2020 Armstrong Torseth Skold Rydeen, Inc.

7 - FACILITY ANALYSIS DETAILED SUMMARY
ADJUSTED TO YEARS 3 AND 8 COSTS

Eau Claire Area School District
District Facility Assessment
Detailed Summary - Adjusted to Y3 / Y8 Costs

Bldg No.	Building Name	Year	%	overall Project Cost	%	Year 3 2024 SY24/25	Year 8 2029 SY29/30
1	Flynn Elementary	2022	1%	$2,310,448	1%	$ 464,800	$ 1,823,600
55,275 sf	Site Work			$57,100		57,100	-
$ 41.80 / sf	Building Envelope			$34,900		34,900	-
	Building Interior			$396,500		323,500	73,000
	Building Systems			$1,799,900		49,300	1,750,600
2	Lakeshore Elementary	2022	4%	$5,887,664	3%	$ 2,566,600	$ 3,298,600
62,792 sf	Site Work			$188,100		188,100	-
$ 93.76 / sf	Building Envelope			$60,200		60,200	-
	Building Interior			$857,700		396,400	461,300
	Building Systems			$4,759,200		1,921,900	2,837,300
3	Locust Lane Elementary	2022	3%	$4,225,684	2%	$ 3,030,500	$ 1,096,800
54,520 sf	Site Work			$265,000		230,800	34,200
$ 77.51 / sf	Building Envelope			$55,000		46,900	8,100
	Building Interior			$816,200		816,200	-
	Building Systems			$2,991,100		1,936,600	1,054,500
4	Longfellow Elementary	2022	3%	$4,639,656	3%	$ 1,699,200	$ 2,892,200
64,296 sf	Site Work			$95,500		95,500	-
$ 72.16 / sf	Building Envelope			$289,200		289,200	-
	Building Interior			$1,176,800		1,049,600	127,200
	Building Systems			$3,029,900		264,900	2,765,000
5	Manz Elementary	2022	4%	$6,847,600	4%	$ 1,749,500	$ 4,908,300
55,984 sf	Site Work			$194,500		194,500	-
$ 122.31 / sf	Building Envelope			$161,900		161,900	-
	Building Interior			$740,900		697,800	43,100
	Building Systems			$5,560,500		695,300	4,865,200
6	Meadowview Elementary	2022	4%	$5,830,568	3%	$ 3,710,700	$ 2,076,500
60,100 sf	Site Work			$160,000		160,000	-
$ 97.01 / sf	Building Envelope			$39,300		39,300	-
	Building Interior			$1,306,600		1,081,000	225,600
	Building Systems			$4,281,300		2,430,400	1,850,900

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - Adjusted to Y3 / Y8 Costs

					overall		Year 3 2024	Year 8 2029
7	Northwoods Elementary	2022	4%	$7,375,728	4%	$ 6,100,600	$ 1,188,600
62,659	sf	Site Work		$261,400		261,400	-
$ 117.71	/ sf	Building Envelope		$82,100		82,100	-
		Building Interior		$834,800		223,200	611,600
		Building Systems		$6,110,900		5,533,900	577,000
8	Putnam Heights Elementary	2022	2%	$3,291,928	2%	$ 926,700	$ 2,307,300
81,135	sf	Site Work		$76,900		76,900	-
$ 40.57	/ sf	Building Envelope		$55,300		55,300	-
		Building Interior		$758,600		571,200	187,400
		Building Systems		$2,343,200		223,300	2,119,900
9	Robbins Elementary	2022	2%	$3,238,656	2%	$ 389,100	$ 2,811,700
95,297	sf	Site Work		$88,300		88,300	-
$ 33.98	/ sf	Building Envelope		$54,600		54,600	-
		Building Interior		$260,800		18,200	242,600
		Building Systems		$2,797,100		228,000	2,569,100
10	Roosevelt Elementary	2022	3%	$5,539,100	3%	$ 4,170,400	$ 820,100
39,849	sf	Site Work		$493,300		493,300	-
$ 139.00	/ sf	Building Envelope		$581,500		581,500	-
		Building Interior		$908,000		678,600	229,400
		Building Systems		$3,007,700		2,417,000	590,700
11	Sam Davey Elementary	2022	4%	$6,344,264	4%	$ 5,077,800	$ 1,064,600
61,833	sf	Site Work		$34,700		34,700	-
$ 102.60	/ sf	Building Envelope		$84,900		84,900	-
		Building Interior		$2,465,300		2,409,100	56,200
		Building Systems		$3,557,500		2,549,100	1,008,400
12	Sherman Elementary	2022	3%	$4,791,560	3%	$ 1,974,500	$ 2,727,100
88,193	sf	Site Work		$281,300		102,200	179,100
$ 54.33	/ sf	Building Envelope		$249,300		249,300	-
		Building Interior		$1,509,700		1,379,800	129,900
		Building Systems		$2,661,300		243,200	2,418,100

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - Adjusted to Y3 / Y8 Costs

Bldg No.	Building Name	Year	%	overall overall Project Cost	%	Year 3 2024 2024 SY24/25	Year 8 2029 2029 SY29/30
31	DeLong Middle School	2022	3%	$4,828,500	3%	$ 3,431,600	$ 1,396,900
251,821 sf	Site Work			356,100		308,000	48,100
$ 19.17 / sf	Building Envelope			210,800		210,800	-
	Building Interior			2,285,900		937,100	1,348,800
	Building Systems			1,975,700		1,975,700	-
32	Northstar Middle School	2022	5%	$8,865,500	6%	$ 6,079,000	$ 2,786,500
133,294 sf	Site Work			476,300		476,300	-
$ 66.51 / sf	Building Envelope			240,500		240,500	-
	Building Interior			1,372,200		821,500	550,700
	Building Systems			6,776,500		4,540,700	2,235,800
33	South Middle School	2022	18%	$29,870,700	**18%**	$ 29,291,300	$ 579,400
204,953 sf	Site Work			1,444,500		1,325,900	118,600
$ 145.74 / sf	Building Envelope			1,199,400		1,199,300	100
	Building Interior			23,329,000		23,329,000	-
	Building Systems			3,897,800		3,437,100	460,700
41	Memorial High School	2022	19%	$30,827,300	**18%**	$ 17,934,200	$ 12,893,100
364,043 sf	Site Work			5,058,000		5,058,000	-
$ 84.68 / sf	Building Envelope			1,572,400		1,572,400	-
	Building Interior			9,057,000		5,107,200	3,949,800
	Building Systems			15,139,900		6,196,600	8,943,300
42	North High School	2022	11%	$18,636,900	11%	$ 14,961,600	$ 3,675,300
337,334 sf	Site Work			679,200		669,700	9,500
$ 55.25 / sf	Building Envelope			499,300		499,300	-
	Building Interior			5,262,800		4,943,400	319,400
	Building Systems			12,195,600		8,849,200	3,346,400
46	Chippewa Valley Montessori (	2022	2%	$3,621,800	2%	$ 1,824,300	$ 1,797,500
56,202 sf	Site Work			67,300		67,300	-
$ 64.44 / sf	Building Envelope			432,600		432,600	-
	Building Interior			1,240,300		732,900	507,400
	Building Systems			1,881,600		591,500	1,290,100

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - Adjusted to Y3 / Y8 Costs

							Year 3	Year 8
					overall		**2024**	**2029**
47			2022	0%	$602,900	0%	$ 420,100	$ 182,800
14,409	sf	Site Work			289,700		289,700	-
$ 41.84	/ sf	Building Envelope			1,900		1,900	-
		Building Interior			42,000		32,000	10,000
		Building Systems			269,300		96,500	172,800
48	District Office		2022	4%	$6,690,900	5%	$ 5,700,800	$ 990,100
135,586	sf	Site Work			290,700		290,700	-
$ 49.35	/ sf	Building Envelope			682,700		682,700	-
		Building Interior			1,156,200		872,000	284,200
		Building Systems			4,561,300		3,855,400	705,900
49	Service Center		2022	0%	$567,900	0%	$ 502,100	$ 65,800
41,154	sf	Site Work			65,500		65,500	-
$ 13.80	/ sf	Building Envelope			74,400		74,400	-
		Building Interior			56,900		56,900	-
		Building Systems			371,100		305,300	65,800
50	Priaire Ridge Early Learning (		2022	1%	$1,667,000	1%	$ 723,100	$ 943,900
42,354	sf	Site Work			143,200		132,300	10,900
$ 39.36	/ sf	Building Envelope			109,800		109,800	-
		Building Interior			466,200		146,500	319,700
		Building Systems			947,800		334,500	613,300
132	**SUB TOTALS**				**$165,055,200**		**$ 112,728,500**	**$ 52,326,700**

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - Adjusted to Y3 / Y8 Costs

Project N	Project	overall		Year 3 2024 Priority 1-2 2024 SY24/25	Year 8 2029 Priority 3 2029 SY29/30
1.00	**SITE - Hard surfaces**	$9,433,900	6%	**$ 9,043,000**	**$ 390,900**
1.01	Asphalt paving		**68%**	6,673,100	164,200
1.02	Concrete walks / curbs		**22%**	1,403,600	152,800
1.03	Curb / Gutter		**9%**	838,000	73,900
1.04	0	-	**1%**	81,500	-
1.05	0	-	**0%**	46,800	-
2.00	**SITE - Activity Spaces**	$1,177,200	1%	**$ 1,177,200**	**$ -**
2.01	Playgrounds		**1%**	12,700	-
2.02	Athletic Fields		**81%**	953,700	-
2.03	Supporting Activity Structures (Dugouts, fences, etc.)		**8%**	80,800	-
2.04	Exterior Bleachers - grandstands		**1%**	10,800	-
2.05	Hard surface play areas		**8%**	119,200	-
3.00	**SITE - Drainage / Landscaping**	$455,500	0%	**$ 446,000**	**$ 9,500**
3.01	Grass / Turf		**58%**	244,800	9,500
3.02	Trees, Shrubs, Planting		**13%**	63,900	-
3.03	Irrigation Systems		**14%**	68,200	-
3.04	Monument Signage		**14%**	68,200	-
3.05	Storm / Drainage		**0%**	-	-
3.06	Accessibility (ADA)		**0%**	900	-
3.07	0	-	**0%**	-	-
4.00	**Exterior (Building Envelope)**	$6,772,000	4%	**$ 6,763,800**	**$ 8,200**
4.01	Roofs		**3%**	182,500	-
4.02	Wall systems		**27%**	1,892,900	-
4.03	Tuck pointing / Sealant		**22%**	1,556,400	-
4.04	Doors / Hardware		**22%**	1,566,800	8,100
4.05	Curtainwall / Storefront		**0%**	-	-
4.06	Window systems		**14%**	749,300	-
4.07	Louvers / Screenwalls / Fenestration		**0%**	-	-
4.08	Painting and Plaster		**2%**	121,600	100
4.09	Loading Dock / Ext. Stairs / Railings / Bollar	-	**10%**	694,300	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

		overall		Year 3 2024	Year 8 2029
4.10	0	-	0%	-	-
5.00	**Interior (Building)**	$40,403,200	**24%**	**$ 34,844,100**	**$ 5,559,100**
5.01	Doors / Hardware		3%	1,183,100	-
5.02	Windows / Door Sidelights		0%	8,200	-
5.03	Flooring / Base		21%	4,940,700	3,845,300
5.04	Ceiling / Acoustic Panels		4%	918,300	876,500
5.05	Wall Finishes (PT, VWC, etc)		2%	137,500	786,800
5.06	Tile Applications		0%	600	-
5.07	Hand, Guardrail / Code Deficiencies		1%	241,500	-
5.08	Accessibility (ADA)		3%	684,300	-
5.09	Secure / Controlled Entries		0%	-	-
5.10	REMODELING / ADDITIONS	-	66%	26,729,900	50,500
6.00	**Interior (Fixed Equipment)**	$15,897,200	9%	**$ 11,779,000**	**$ 4,118,200**
6.01	Interior Bleachers		0%	-	-
6.02	Interior Fixed Seating		4%	696,300	-
6.03	Lockers - Corridor		5%	271,800	562,900
6.04	Lockers - Athletic		0%	69,300	-
6.05	Stage Curtains		3%	400,500	-
6.06	Curtain / Wall Dividers - gym		0%	-	-
6.07	BB Backstops / Systems		2%	334,000	48,500
6.08	Wall Pads		2%	287,900	24,900
6.09	Chalk Board / Marker board		0%	45,400	-
6.10	Tack Boards		0%	-	-
6.11	Display Cases		0%	-	-
6.12	Operable Dividing Walls		5%	811,100	-
6.13	Cabinetry / Counter Tops / Stools		38%	5,036,200	1,070,900
6.14	Cubbies / Hook Strips		3%	401,600	-
6.15	Restroom Partitions		1%	20,700	111,200
6.16	Wall Mount Café Tables		0%	-	-
6.17	Window Treatments		0%	-	-
6.18	Kitchen Equipment		32%	3,008,600	2,145,700
6.19	Cold Storage Rooms		4%	395,600	154,100
6.20	Pool Equipment		0%	-	-
6.21	Score / Video Board		0%	-	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

		overall		Year 3 2024	Year 8 2029
6.22	0	-	0%	-	-
7.00	**HVAC**	$56,735,800	**34%**	**$ 34,051,600**	**$ 22,684,200**
7.01	Boilers		10%	4,800,400	1,200,100
7.02	Motors / controllers / pumps / systems / VFDs and electrical		0%	24,600	-
7.03	fuel oil systems (storage, piping, burners)		0%	-	-
7.04	HVAC piping (steam / hot water/chilled), condensate, valve		0%	-	-
7.05	Pumps - condensing, hot water, chilled water, circulation, fu		4%	970,900	1,139,700
7.06	Energy Management Systems (24 volt low voltage)		26%	4,043,000	10,855,700
7.07	Air handler units / ERU - dampers		35%	15,419,700	5,073,400
7.08	Terminal units -DER / dual duct / VAV / Radiant heat / Cabi		11%	3,196,100	2,883,000
7.09	Make-up air units		0%	-	-
7.10	Exhaust fans - PRV / utility sets		2%	617,000	414,300
7.11	MINOR 1 (modify existing HVAC in place)		0%	-	-
7.12	MINOR 2 (Modify in place, replace VAV's and control)		0%	-	-
7.13	MODERATE 1 (Replace HVAC ducts, VAVs, controls)		0%	-	-
7.14	MAJOR 1 (Change of HVAC system type, demo and replac		0%	-	-
7.15	Air outlets/inlets		0%	-	-
7.16	Balancing System		0%	-	-
7.17	Cooling systems - chillers / pumps / ice storage / cooling tov		4%	1,441,900	847,300
7.18	Roof top units - DX / Split (heat / fan / filters) / Spot coolers		1%	206,400	270,700
7.19	dust collection		2%	798,700	-
7.20	Pools - ventilation / dehumidification / plate exchanger		6%	2,532,900	-
7.21	Pipe and Duct Insulation		0%	-	-
7.22	OPEN		0%	-	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

		overall		Year 3 2024	Year 8 2029
8.00	**Plumbing**	$3,468,900	2%	**$ 1,281,500**	**$ 2,187,400**
8.01	Motors / controllers / pumps / systems / VFDs and electrical		**7%**	136,200	95,500
8.02	Piping (domestic) / labeling / conditioning		**15%**	-	523,900
8.03	Isolation valves / excercize / access		**0%**	-	-
8.04	Fittings / Couplings		**0%**	-	-
8.05	Piping (sanitary)		**1%**	22,700	-
8.06	Sump pumps / lift stations		**4%**	47,200	80,400
8.07	Storm piping / rain water leaders (below drain bowl)		**0%**	-	-
8.08	Plumbing Fixtures		**1%**	24,600	-
8.09	Wash Fountains / showers		**0%**	-	-
8.10	Drinking Fountains		**0%**	-	-
8.11	Fire suppression- source / pumps / distribution / heads		**0%**	-	-
8.12	Compressed air system		**0%**	-	13,800
8.13	Plumbing for fume hoods		**0%**	-	-
8.14	Pools - pumps / heat exchangers / filter systems / drainage		**31%**	425,900	644,800
8.15	Domestic Water Heaters		**42%**	624,900	829,000
8.16	Water Treatment / Softeners / Wells		**0%**	-	-
9.00	**Electrical**	$10,208,600	7%	**$ 2,661,900**	**$ 7,546,700**
9.01	Electrical Study Update / Main / medium voltage / tranforme		**0%**	-	-
9.02	Arc-Flash NFPA 70e requirements (OSHA)		**0%**	-	-
9.03	Electric panels - distribution / labeling		**70%**	1,927,500	5,185,200
9.04	branch circuits - computer / media (utilization voltage - 120		**1%**	134,900	-
9.05	Fire Alarm		**25%**	501,100	2,073,600
9.06	Technology Accomodation		**0%**	-	-
9.07	Low voltage systems (less than 24 volts)		**0%**	-	-
9.08	Emergency generators / battery backup systems / inverters		**4%**	98,400	287,900
9.09	Sound Systems		**0%**	-	-
10.00	**Lighting**	$20,166,500	12%	**$ 10,344,000**	**$ 9,822,500**
10.01	Lighting - Lamps / ballasts / controls		**85%**	9,077,400	8,498,500
10.02	Emergency Lighting / Exit signs		**6%**	666,200	-
10.03	Special purpose lighting - theaters		**7%**	145,700	1,250,900
10.04	Security Lighting (Exterior)		**1%**	202,900	73,100
10.05	Parking lot lighting		**1%**	98,500	-
10.06	Exterior athletic lighting - lamps / standards / bases		**1%**	153,300	-

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

Eau Claire Area School District
District Facility Assessment
Detailed Summary - Adjusted to Y3 / Y8 Costs

					Year 3	Year 8
			overall		**2024**	**2029**
11.00	**Technology / Security**		$336,400	0%	**$ 336,400**	**$ -**
11.01	Stuctured cabling			**0%**	-	-
11.02	Classroom technology systems			**0%**	-	-
11.03	Local Sound systems			**2%**	5,700	-
11.04	Master Clock Systems			**0%**	-	-
11.05	Building Paging sytems			**98%**	330,700	-
11.06	Access Control			**0%**	-	-
11.07	Burgler Alarm System			**0%**	-	-
11.08	Video Surveillance System			**0%**	-	-
11.09	TV Distribution System		-	**0%**	-	-
11.10	0		-	**0%**	-	-
	SUB TOTALS	**5%**	$165,055,200		**$ 112,728,500**	**$ 52,326,700**
					Priority 1-2	**Priority 3**

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

8 - FACILITY ASSESSMENT MATRIX

Eau Claire Area School District
Facility Assessment
Priority 1-2 Impact

1/11/2022

	Flynn Elem	Lakeshore Elem	Locust Lane Elem	Longfellow Elem	Manz	Meadowview Elem	Northwoods Elem	Putnam Heights Elem	Robbins Elem	Roosevelt Elem	Sam Davey Elem	Sherman Elem	DeLong MS	Northstar MS	South MS	Memorial HS	North HS	Chip Valley Montessori	McKinley Charter School	District Office	Service Center	Prairie Ridge Early Learning Ctr
Building size (square footage)	55,275	62,792	54,520	64,296	55,984	60,100	62,659	81,135	95,297	39,849	61,833	88,193	251,821	135,833	204,953	364,043	337,334	56,202	14,409	135,586	41,154	42,354
SF Trailer (portable)																						
ADA ACCESSIBILITY																						
0.0 Site Access	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.6 Building access / Entry / Toilet	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.6%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%
	0.00	0.00	0.05	0.01	0.00	0.00	0.01	0.00	0.00	0.05	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44	0.00	0.00
AIR QUALITY																						
11.5 Ventilation (whole bldg)	0.0%	5.5%	4.5%	0.0%	0.0%	9.0%	22.9%	0.0%	0.0%	1.2%	0.0%	0.0%	0.0%	5.3%	0.0%	1.3%	2.8%	1.9%	0.0%	0.0%	0.0%	0.0%
	0.00	0.76	0.54	0.00	0.00	1.19	3.14	0.15	0.00	0.10	0.00	0.00	0.00	1.73	0.00	1.21	2.49	0.23	0.00	0.00	0.00	0.00
6.1 Temperature Controls	0.0%	0.0%	5.8%	0.0%	0.0%	0.0%	5.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.69	0.00	0.00	0.00	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.59	0.00	0.00	0.00	0.00	0.00	0.00
7.4 Mechanical / Boilers / Systems	0.0%	6.5%	0.8%	1.4%	0.3%	7.0%	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.6%	0.0%	0.8%	1.9%	1.9%	0.0%	0.0%	0.0%	0.0%
	0.00	0.89	0.09	0.20	0.03	0.93	0.74	0.00	0.00	0.00	0.00	0.00	0.00	1.82	0.00	0.76	1.67	0.23	0.00	0.00	0.00	0.00
GENERAL BUILDING CONDITION- EXTERIOR																						
0.2 Roofs	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.00	0.00
0.7 Windows	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	0.5%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.25	0.00	0.09	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00
5.0 Walls / Exterior	0.3%	0.3%	0.3%	1.8%	1.0%	0.3%	0.5%	0.3%	0.2%	3.0%	0.5%	0.7%	0.2%	0.7%	2.0%	1.1%	0.3%	3.1%	0.0%	1.7%	0.7%	1.0%
	0.03	0.05	0.04	0.26	0.12	0.03	0.07	0.05	0.05	0.26	0.07	0.13	0.10	0.21	0.97	1.10	0.28	0.38	0.00	0.61	0.07	0.10
GENERAL BUILDING CONDITION- INTERIOR																						
30.0 Interior Finishes	2.1%	0.1%	1.6%	1.7%	1.4%	2.8%	0.1%	1.5%	0.0%	4.6%	5.4%	5.1%	0.2%	0.8%	40.8%	2.0%	3.2%	3.2%	0.2%	1.4%	0.6%	1.0%
	0.25	0.02	0.19	0.24	0.17	0.37	0.01	0.26	0.00	0.40	0.73	0.99	0.11	0.27	20.14	1.92	2.85	0.39	0.01	0.51	0.05	0.09
9.7 Interior Equipment	0.3%	2.4%	3.8%	3.0%	3.7%	2.2%	1.3%	1.4%	0.1%	2.1%	1.0%	1.2%	1.3%	1.4%	1.2%	3.2%	1.7%	2.1%	0.0%	0.1%	0.0%	0.4%
	0.04	0.33	0.45	0.42	0.45	0.30	0.18	0.25	0.02	0.18	0.14	0.23	0.79	0.47	0.59	3.02	1.55	0.26	0.00	0.03	0.00	0.04
1.4 Plumbing Systems	0.0%	0.3%	2.2%	0.0%	0.0%	0.3%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%	0.6%	0.2%	0.5%	0.0%	0.0%	0.0%	0.0%
	0.00	0.04	0.26	0.00	0.00	0.03	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.05	0.61	0.20	0.07	0.00	0.00	0.00	0.00
11.0 Electrical / Lighting	0.3%	0.0%	2.4%	0.1%	1.0%	0.0%	1.4%	0.2%	0.2%	2.2%	1.5%	0.2%	2.9%	0.1%	4.3%	2.8%	3.0%	0.7%	0.0%	0.5%	2.7%	1.7%
	0.03	0.00	0.29	0.02	0.12	0.00	0.19	0.03	0.04	0.19	0.20	0.05	1.74	0.02	2.10	2.67	2.67	0.08	0.00	0.19	0.24	0.16
PROGRAM NEEDS																						
0.0 Technology Systems (data / video)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0 Technology Plan	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SAFETY / SECURITY																						
0.0 Access control	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.3 Communications (Voice)	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.2%	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
	0.01	0.01	0.01	0.01	0.01	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.03	0.03	0.01	0.00	0.00	0.00	0.01
0.3 Fire Alarm	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.00	0.00
0.3 Emergency Power Backup	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0 Intrusion detection	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0 Surveillance	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SITE																						
0.4 Drainage	0.1%	0.1%	0.4%	0.1%	0.1%	0.0%	0.0%	0.0%	0.2%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	1.0%	0.2%	0.0%	0.0%
	0.01	0.01	0.05	0.01	0.01	0.00	0.00	0.00	0.04	0.07	0.00	0.00	0.00	0.00	0.02	0.07	0.00	0.00	0.03	0.06	0.00	0.00
7.6 Hard surface / parking / walks	0.1%	1.1%	1.3%	0.5%	1.3%	1.1%	1.8%	0.4%	0.2%	3.1%	0.1%	1.0%	0.2%	0.7%	2.3%	4.2%	0.3%	0.5%	0.1%	0.6%	0.6%	1.2%
	0.02	0.16	0.15	0.07	0.16	0.14	0.23	0.06	0.04	0.27	0.02	0.20	0.11	0.23	1.16	4.02	0.16	0.06	0.00	0.20	0.06	0.11
1.0 Play fields / play grounds	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.3%	0.6%	0.0%	0.2%	0.3%	0.0%	4.3%	0.0%	0.0%	0.1%
	0.02	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.02	0.17	0.20	0.00	0.21	0.26	0.00	0.14	0.00	0.00	0.01
Cond 1,2:																						
$ 93 **SUMMARY**																						
Percentage of Building Replacement Cost (%)	3.4%	16.6%	23.5%	8.8%	9.0%	22.7%	39.5%	4.6%	0.9%	20.6%	9.2%	8.9%	5.0%	15.4%	51.3%	21.4%	13.9%	14.0%	5.7%	8.6%	4.6%	5.6%
TOTAL by Building (Million $)	**0.4**	**2.3**	**2.8**	**1.2**	**1.1**	**3.0**	**5.4**	**0.8**	**0.2**	**1.8**	**1.3**	**1.7**	**3.0**	**5.0**	**25.4**	**20.5**	**12.3**	**1.7**	**0.2**	**2.4**	**0.4**	**0.5**

KEY

1%	Green (less than 1%)
1%-5%	Yellow (between 1% - 5%)
5%	Red (over 5%)
10.0	Summary line mult. (x10)

© Copyright 2021 Armstrong Torseth Skold Rydeen, Inc.

9 – BUILDING OPTIONS AND ASPIRATIONS

ASPIRATION OPTIONS

The following are ideas how to improve each school to meet future ready needs for teaching and learning.

The ideas show improvements to certain Eau Claire Schools to improve the atmosphere for today's learner.

We show some schools that may need some additional classrooms or labs for instruction. We also show schools that could benefit from the high congestion of only classrooms and corridors by offering some relief spaces or break outs and small group instruction areas. These spaces offer the students and staff places for students to improve skills in any learning area. They also relieve the pressure on the school by loosening it up so the corriors are not as tense for certain students.

The following is expensive, but meant to be a master plan to help think of the path that Eau Claire Schools could consider to take you into the next century.

CURRENT CONDITONS

ELEMENTARY

Aspiration Plans
e = enrollment
c = capacity

370e to 414c
Davey

330e 414c
Locust Lane

275e to 299c
Roosevelt

320e to 414c
Northwoods

500e to 552c
Sherman

280e to 322c
Longfellow

330e to 483c
Lakeshore

220e to 345c
Flynn

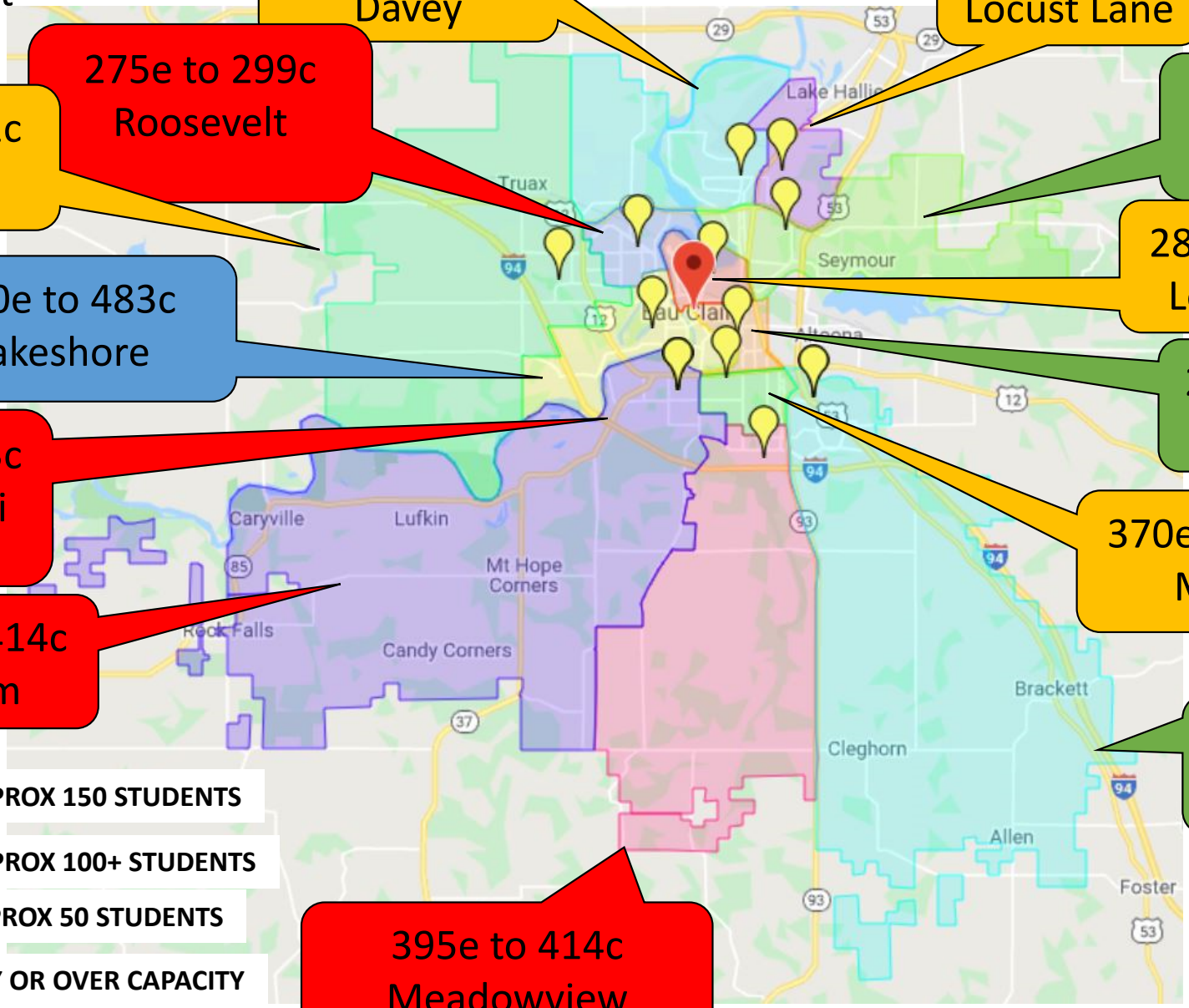
300e to 253c
Montessori

370e to 414c
Manz

419e to 414c
Putnam

460e to 575c
Robbins

395e to 414c
Meadowview



ROOM FOR APPROX 150 STUDENTS

ROOM FOR APPROX 100+ STUDENTS

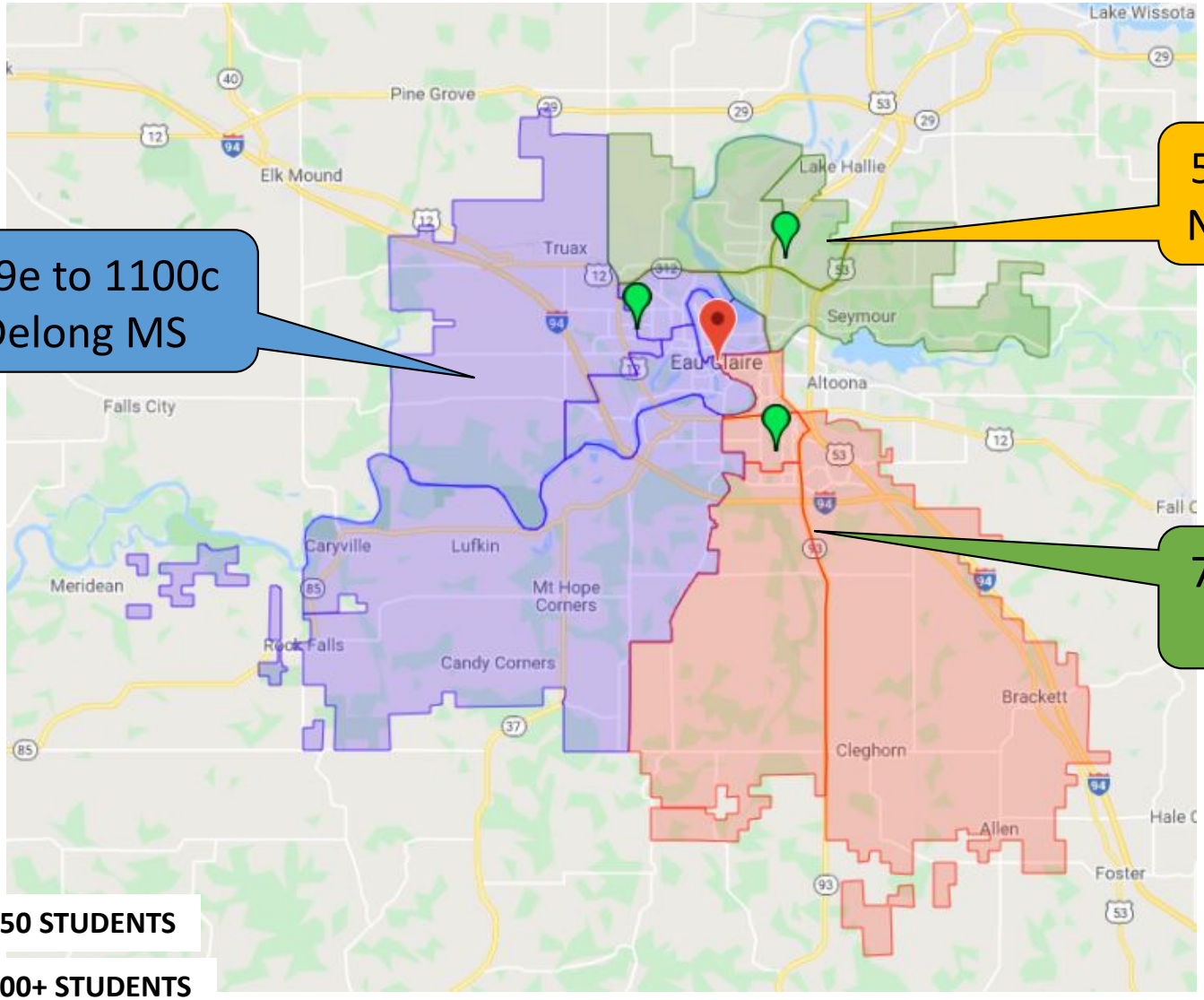
ROOM FOR APPROX 50 STUDENTS

NEAR CAPACITY OR OVER CAPACITY

ATSR

CURRENT CONDITONS MIDDLE SCHOOLS

Aspiration Plans
e = enrollment
c = capacity



551e to 610c
Northstar MS

899e to 1100c
Delong MS

768e to 900c
South MS

ROOM FOR APPROX 150 STUDENTS

ROOM FOR APPROX 100+ STUDENTS

ROOM FOR APPROX 50 STUDENTS

NEAR CAPACITY OR OVER CAPACITY

ATSR

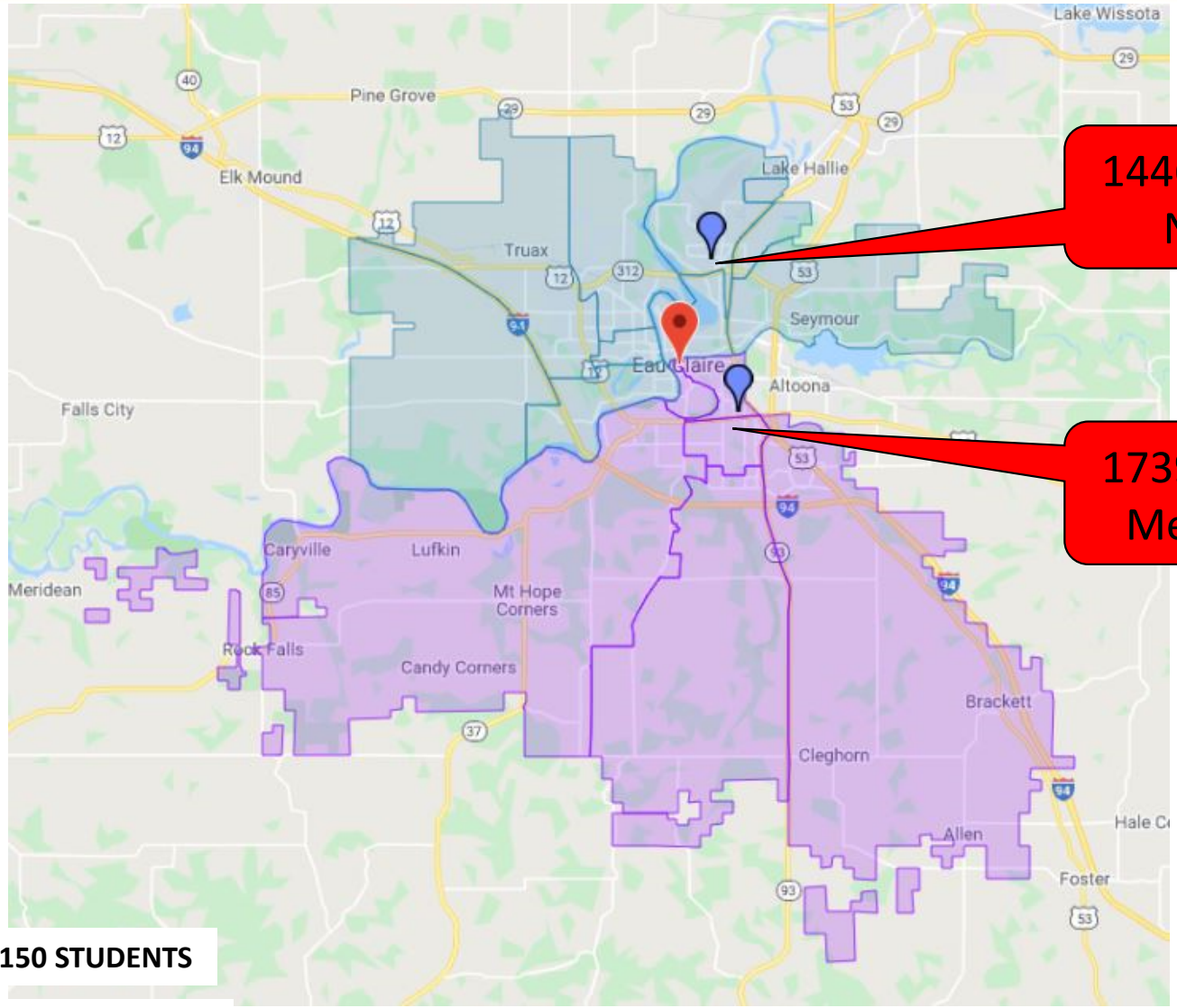
CURRENT CONDITONS

HIGH SCHOOLS

Aspiration Plans

e = enrollment

c = capacity



ROOM FOR APPROX 150 STUDENTS

ROOM FOR APPROX 100+ STUDENTS

ROOM FOR APPROX 50 STUDENTS

NEAR CAPACITY OR OVER CAPACITY

ATSR

STUDENTS PER ROOM

	D	E	F	G
2	Board of Education student per classroom per grade guidelines			
3	GRADES	LOW	TARGET	MAXIMUM
4	K	19	22	25
5	1	19	22	25
6	2	19	22	25
7	3	19	22	25
8	4	22	25	29
9	5	22	25	29
10	TARGET		23.0	

CAPACITY TO ENROOLMENTS

CURRENT CONDITIONS

	AT OR BEYOND CAPACITY											
	Acres	SF	Age	School	Enrollment	CR'S	# / CR	Capacity	Current SF / Student - Goal 172	Remaining Capacity	* Inadequate Core Spaces	Proposed Revisions
1	6.9	61,833	1948, 53, 71 ,2005	Davey	370	18	23	414	167	44		1
2	8.0	55,275	2001	Flynn	220	15	23	345	251	125		2
3	9.3	62,792	1995	Lakeshore	330	21	23	483	190	153		
4	3.0	56,202	1919,37,52,94	Montessori	300	11	23	253	187	-47		3
5	12.9	54,520	1955,68,94	Locust Lane	330	18	23	414	165	84		
6	3.7	64,296	1919,48,80	Longfellow	280	14	23	322	230	42		4
7	8.7	55,984	1966,68,94	Manz	370	18	23	414	151	44		5
8	3.8	14,409	1963, 2018	McKinnley-Charter								
9	11.5	60,100	1989	Meadowview	395	18	23	414	152	19		6
10	19.6	62,659	1994	Northwoods	320	18	23	414	196	94		
11	16.9	42,354	1995	Praire Ridge								7
12	16.6	81,135	1956, 71, 88, 2008, 11	Putnam Hts.	419	18	23	414	194	-5		8
13	9.1	95,297	1958, 85, 93, 2011	Robbins	460	25	23	575	207	115		
14	4.0	39,849	1953, 70, 95	Roosevelt	275	13	23	299	145	24		9
15	11.7	88,193		Sherman	500	24	23	552	176	52		
					4,569	231		5,313	2,412	744		
16	38.6	251,821	1970, 2011	Delong MS	899			1100	280			
17	51.0	135,833	1995	North Star MS	551			610	247			
18	36.9	204,953	1970	South MS	768			900	267			10
19	37.2	364,043	1953, 54, 56, 80, 95, 2000, 18	Memorial HS	1,739			1500	209			11
20	47.0	337,334	1959, 75, 80, 89, 93, 2000	North HS	1,446			1400	233			12
21	2	135,586	1,925	District Office								13
22	3	41,154		Service Center								

* Core spaces- gym, library, music, art, small group instruction areas, collaboration areas, meeting spaces

ATSR

EAU CLAIRE AREA SCHOOL DISTRICT 2021-22

OPTION 1

			ADDITION										
	Acres	SF	Age	School	Enrollment	CR'S	Additional Classrooms	Total Classrooms	# / CR	Capacity	Current SF / Student - Goal 172	Remaining Capacity	Proposed Addition Components
1	6.9	61,833	1948, 53, 71 ,2005	Davey	370	18	0	18	23	414	167	44	classrooms, cafeteria,, gym
2	8.0	55,275	2001	Flynn	220	15	0	15	23	345	251	125	gym, art
3	9.3	62,792	1995	Lakeshore	330	21	0	21	23	483	190	153	
4	3.0	56,202	1919,37,52,94	Montessori	300	11	5	16	20	320	187	20	classrooms, cafeteria
5	12.9	54,520	1955,68,94	Locust Lane	330	18	0	18	23	414	165	84	
6	3.7	64,296	1919,48,80	Longfellow	280	14	0	14	23	322	230	42	
7	8.7	55,984	1966,68,94	Manz	370	18	0	18	23	414	151	44	gym
8	3.8	14,409	1963, 2018	McKinnley-Charter									
9	11.5	60,100	1989	Meadowview	395	18	6	24	23	552	152	157	classrooms, cafeteria, art, music
10	19.6	62,659	1994	Northwoods	320	18	0	18	23	414	196	94	
11	16.9	42,354	1995	Praire Ridge			0	0	23	0		0	classrooms
12	16.6	81,135	1956, 71, 88, 2008, 11	Putnam Hts.	419	18	3	21	23	483	194	64	classrooms
13	9.1	95,297	1958, 85, 93, 2011	Robbins	460	25	0	25	23	575	207	115	
14	4.0	39,849	1953, 70, 95	Roosevelt	275	13	5	18	23	414	145	139	all new except 6 existing classrooms
15	11.7	88,193		Sherman	500	24	0	24	23	552	176	52	
					4,569	231				5,702	2,412	1,133	

ATSR

GET RID OF THE RED - BALANCE THE SCHOOLS

Newer schools goal room for 50

Older schools goal room for 100

Solving the Capacity issues = OPTION 1A

Aspiration Plans

e = enrollment

c = capacity

200e to 299c
1953 Roosevelt
Send 75 to Lakeshore

75

405e to 483c
1995 Lakeshore
Add 75 from Roosevelt

357e to 414c
1994 Northwoods
Add 37 from Longfellow

37

205e to 322c
1919 Longfellow
Remove 75

38

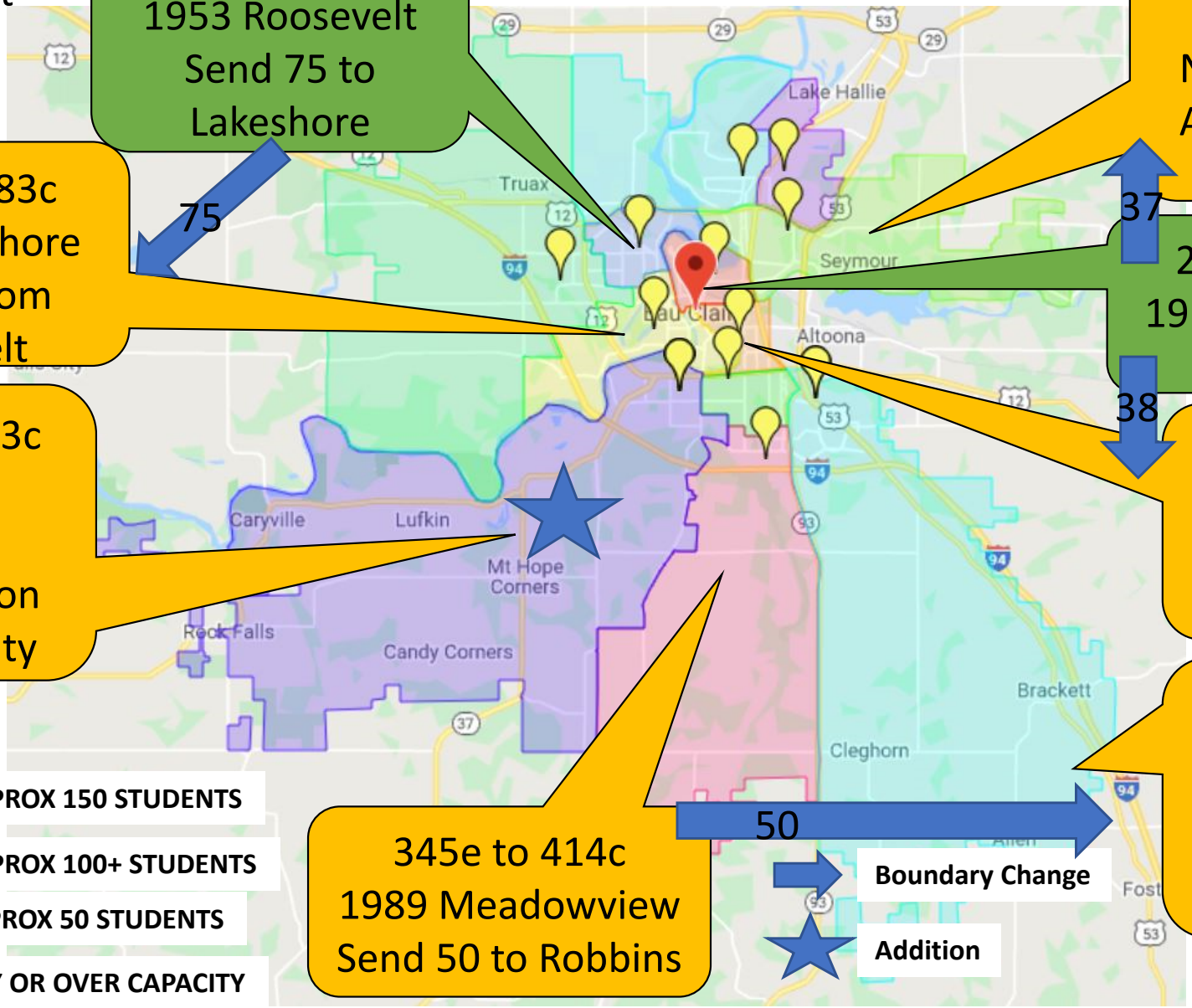
258e to 345c
2001 Flynn
Add 38 from Longfellow

419e to 483c
1953-11 Putnam
Add addition
+70 capacity

345e to 414c
1989 Meadowview
Send 50 to Robbins

50

510e to 575c
1958-11 Robbins
Add 50 from MV



ROOM FOR APPROX 150 STUDENTS

ROOM FOR APPROX 100+ STUDENTS

ROOM FOR APPROX 50 STUDENTS

NEAR CAPACITY OR OVER CAPACITY

Boundary Change

Addition

ATSR

THIS OPTION TRIES TO SOLVE THE LACK OF SPACES SOME SCHOOLS HAVE TO BRING EQUITY WITH THE NEWER / REMODELED SCHOOLS

Solving the inequity issues = OPTION 1B

Aspiration Plans

Davey- Café- Gym- Library- K rooms

North HS- Add Classrooms, Music, Tech Ed, Remodel most – Remodel most

Roosevelt- Remove old – keep new Classrooms – add new of most

Longfellow- all new except exg gym and two story classrooms

Prairie Ridge- Add Classrooms

Montessori – Remove old Keep some – add new-

Flynn- Gym – Café- Music- Art

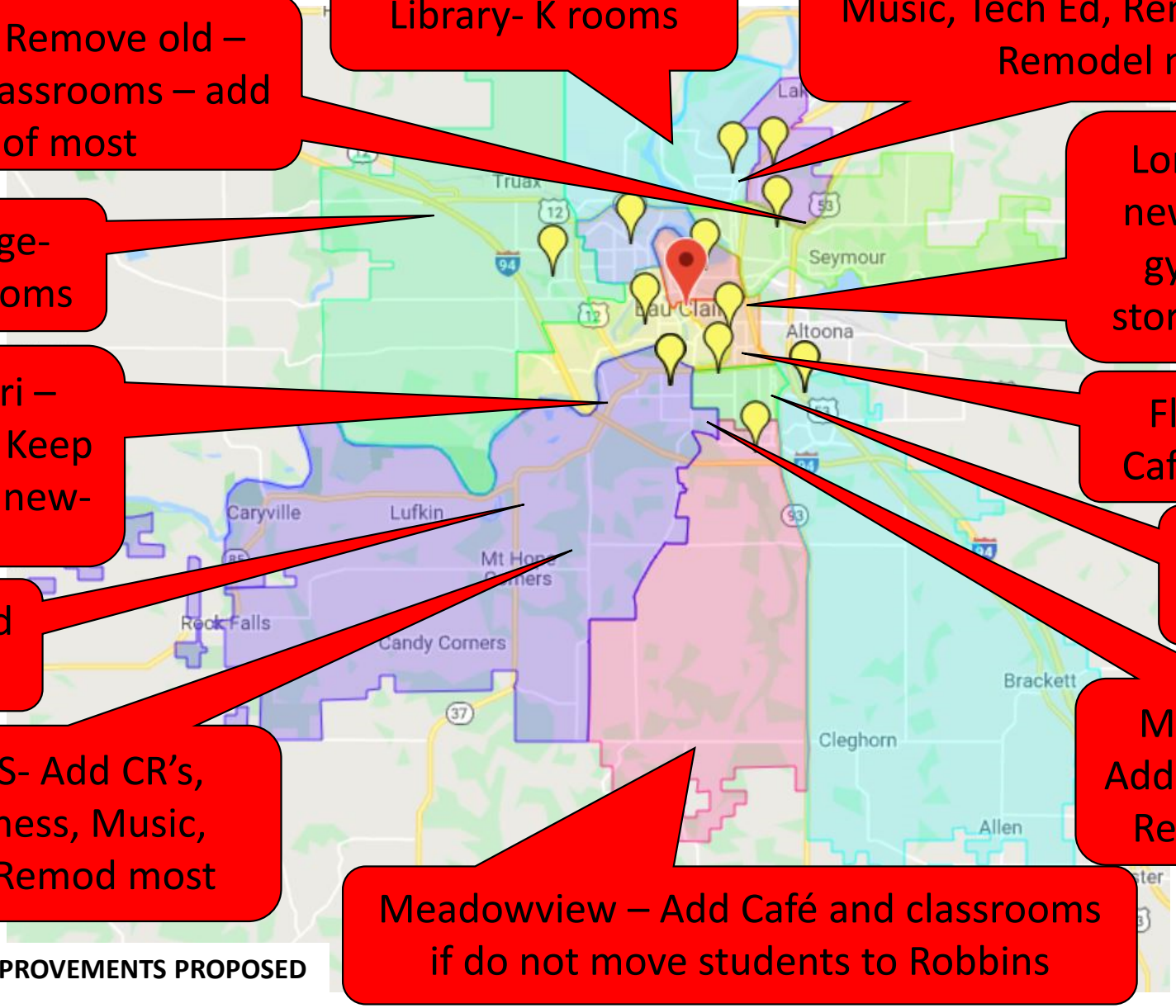
Manz- add Gym

Putnam- Add Classrooms

South MS- Add CR's, Gym, Fitness, Music, Admin – Remod most

Memorial HS- Add Classrooms – Remodel most

Meadowview – Add Café and classrooms if do not move students to Robbins



CORE SPACE IMPROVEMENTS PROPOSED

ATSR

FLYNN ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 51,667 SF
ENROLLMENT: 276

FLYNN 1



SITE PLAN

EXISTING

ADDITION

ATSR

FLYNN ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 51,667 SF
ENROLLMENT: 276

FLYNN 1



DESIGN PLAN

EXISTING

ADDITION

1 NEW GYM

2 NEW ART

3 STORAGE

4 ENLARGE CAFETERIA

5 RELOCATE MUSIC

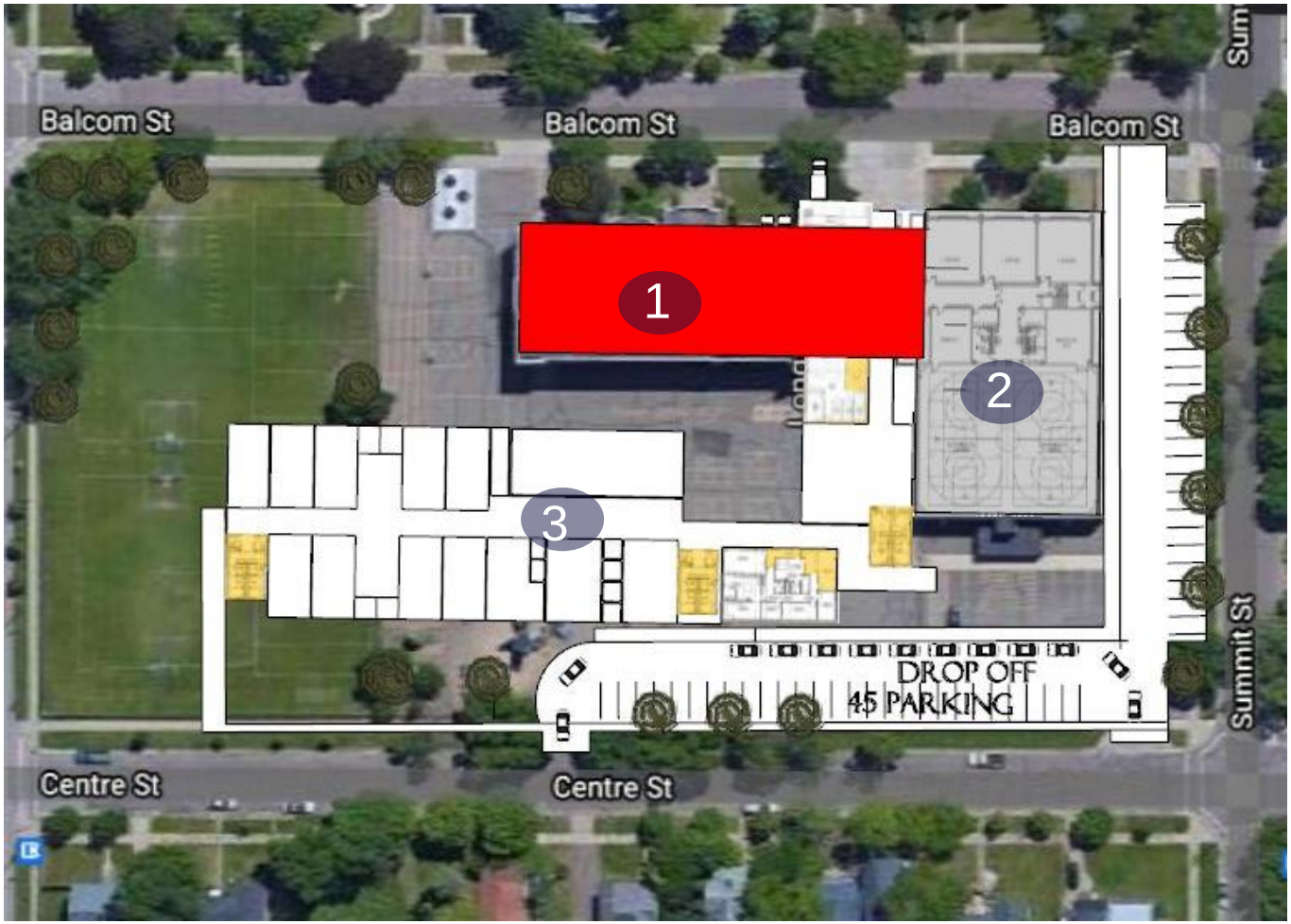
6 NEW COLLABORATION AT OLD ART / MUSICT

ATSR

LONGFELLOW ELEMENTARY SCHOOL

SITE: 3.7 ACRES
BUILDING: 64,296 SF
ENROLLMENT: 316

LONG 1



EXISTING

ADDITION

DEMOLITION

1 DEMOLISH 1919 , 1948 BULIDING PORTIONS

2 KEEP 1980 CLASSROOM AND GYMNASIUM BUILDING PORTION

3 NEW BUILDING

NEW AND OLD PLAN

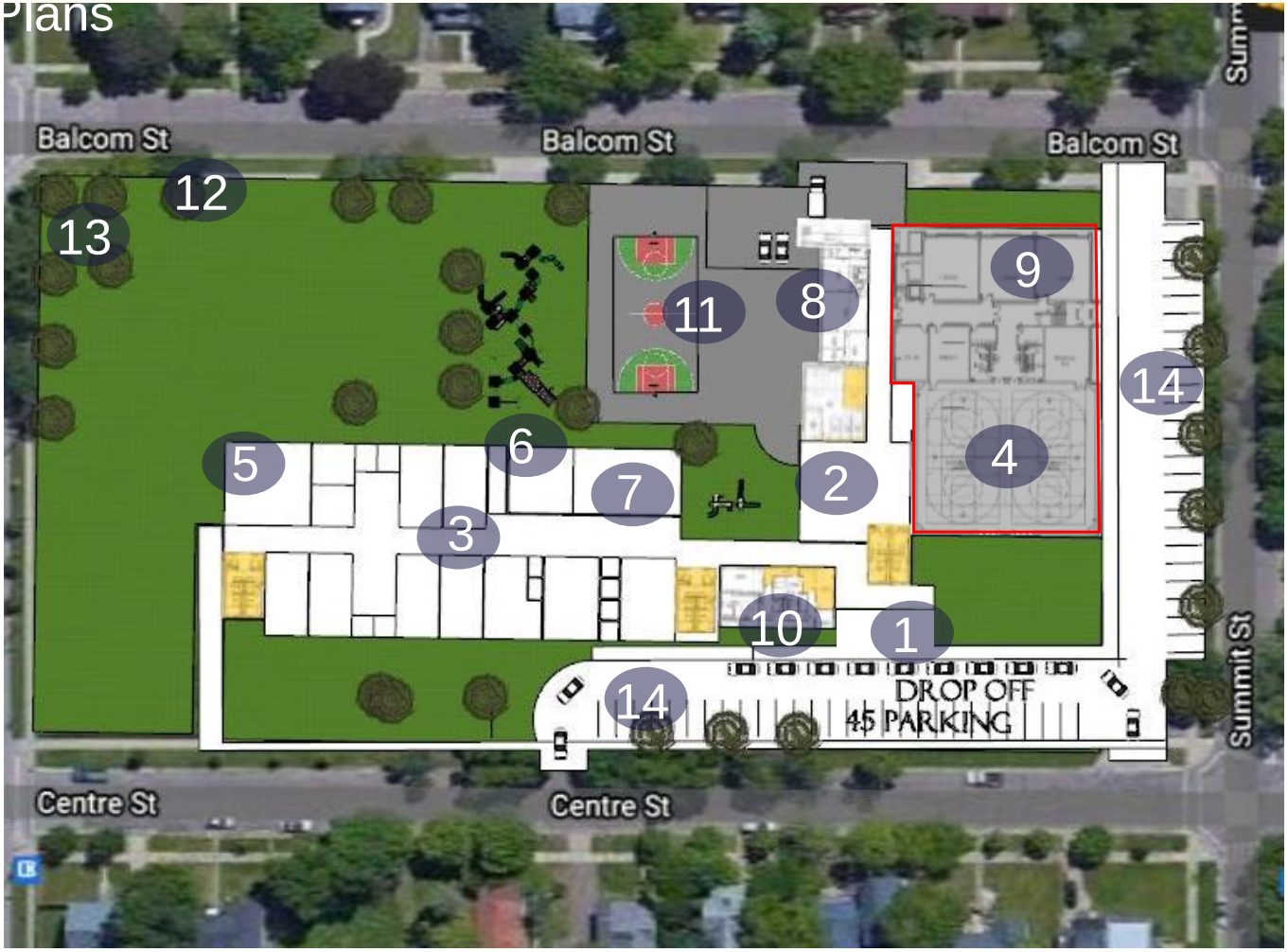
ATSR

LONGFELLOW ELEMENTARY SCHOOL

SITE: 3.7 ACRES
BUILDING: 64,296 SF
ENROLLMENT: 316

LONG 1

Plans



ATSR

DESIGN PLAN

EXISTING

ADDITION

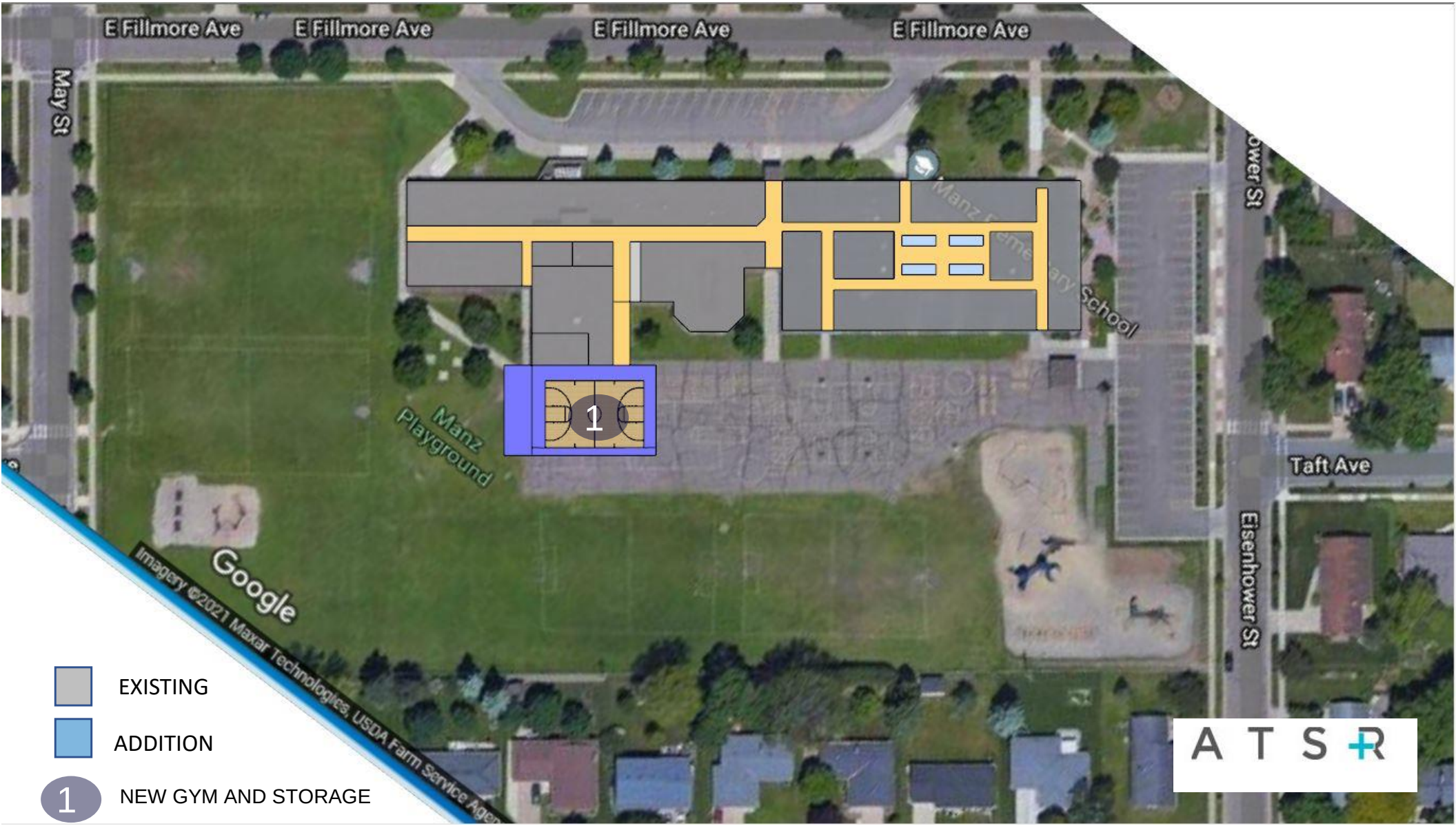
1 SECURE ENTRY
2 CAFETERIA
3 ONE STORY CLASSROOM BUILDING
4 EXISTING GYM
5 MUSIC
6 ART
7 LIBRARY
8 LOADING DOCK / REC'G/ MECH
9 EXISTING TWO STORY CLASSROOM BLDG
10 ADMIN
11 PLAY GROUND
12 PERIMETER FENCING
13 KEEP EXISTING TREES
14 DROP OFF / 50 SITE PARKING

MANZ ELEMENTARY SCHOOL

SITE: 8.7 ACRES
BUILDING: 55,984 SF
ENROLLMENT: 403

MZ 1

Aspiration Plans



MANZ ELEMENTARY SCHOOL

SITE: 8.7 ACRES
BUILDING: 55,984 SF
ENROLLMENT: 403

MZ 1

Aspiration Plans



1 NEW GYM AND STORAGE

2 NEW KITCHEN IN OLD GYM

3 NEW COLLABORATION AREA AT OLD CAFE

4 OLD GYM – NEW CAFETERIA SPACE

EXISTING

ADDITION

REMODELING

ATS+R

MEADOWVIEW ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

MV 1

Aspiration Plans



EXISTING

ADDITION

1 NEW CLASSROOMS

2 NEW CAFETERIA

3 NEW HARD SURFACE

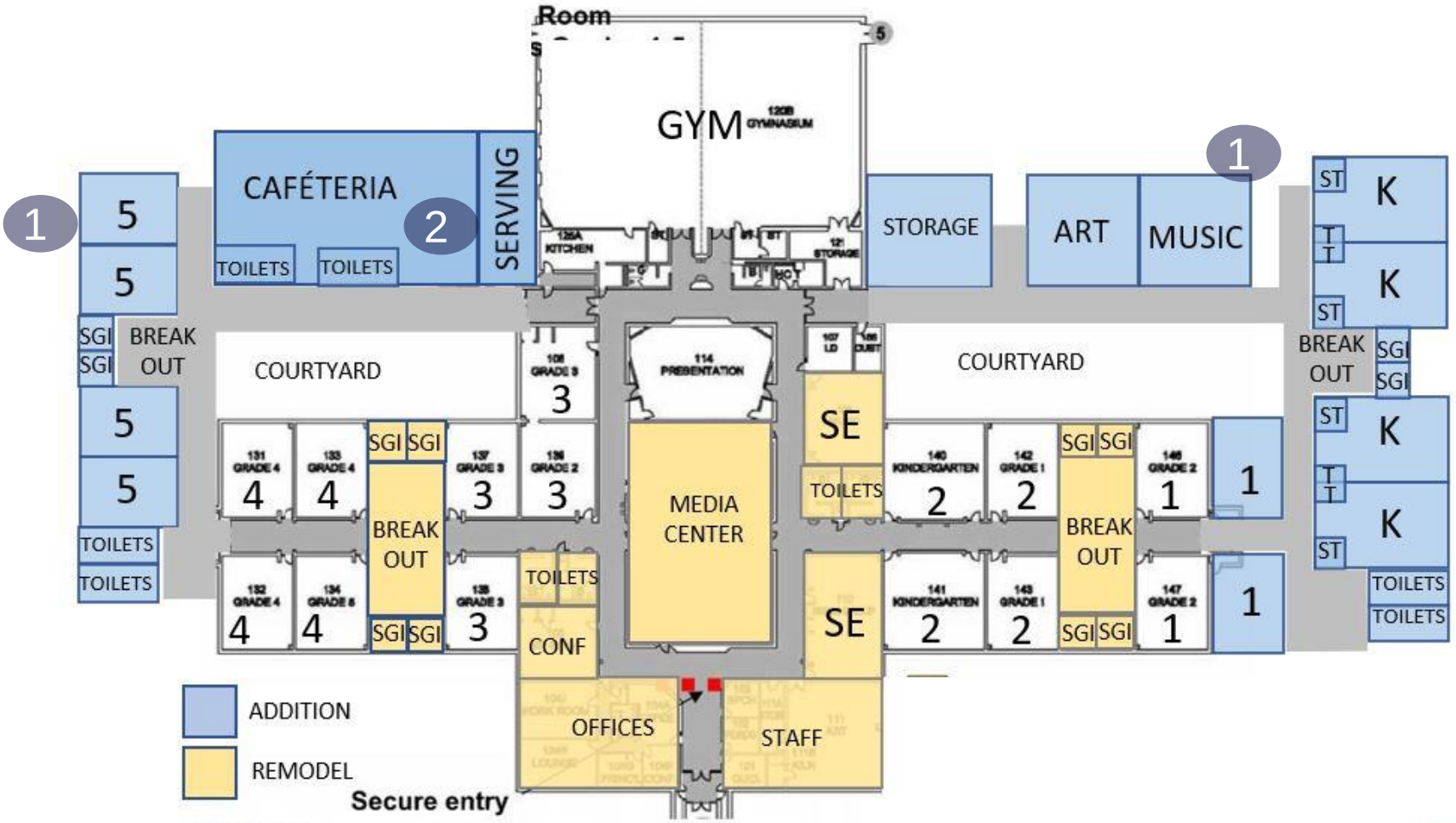
4 NEW PARKING AND DROP OFF

MEADOWVIEW ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

MV 1

Aspi



ATSR

1 NEW CLASSROOMS

2 NEW CAFETERIA AND SERVING – UTILIZE EXG KITCHEN

PUTNAM HEIGHTS ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

PUT 1

Aspiration Plans



EXISTING

ADDITION

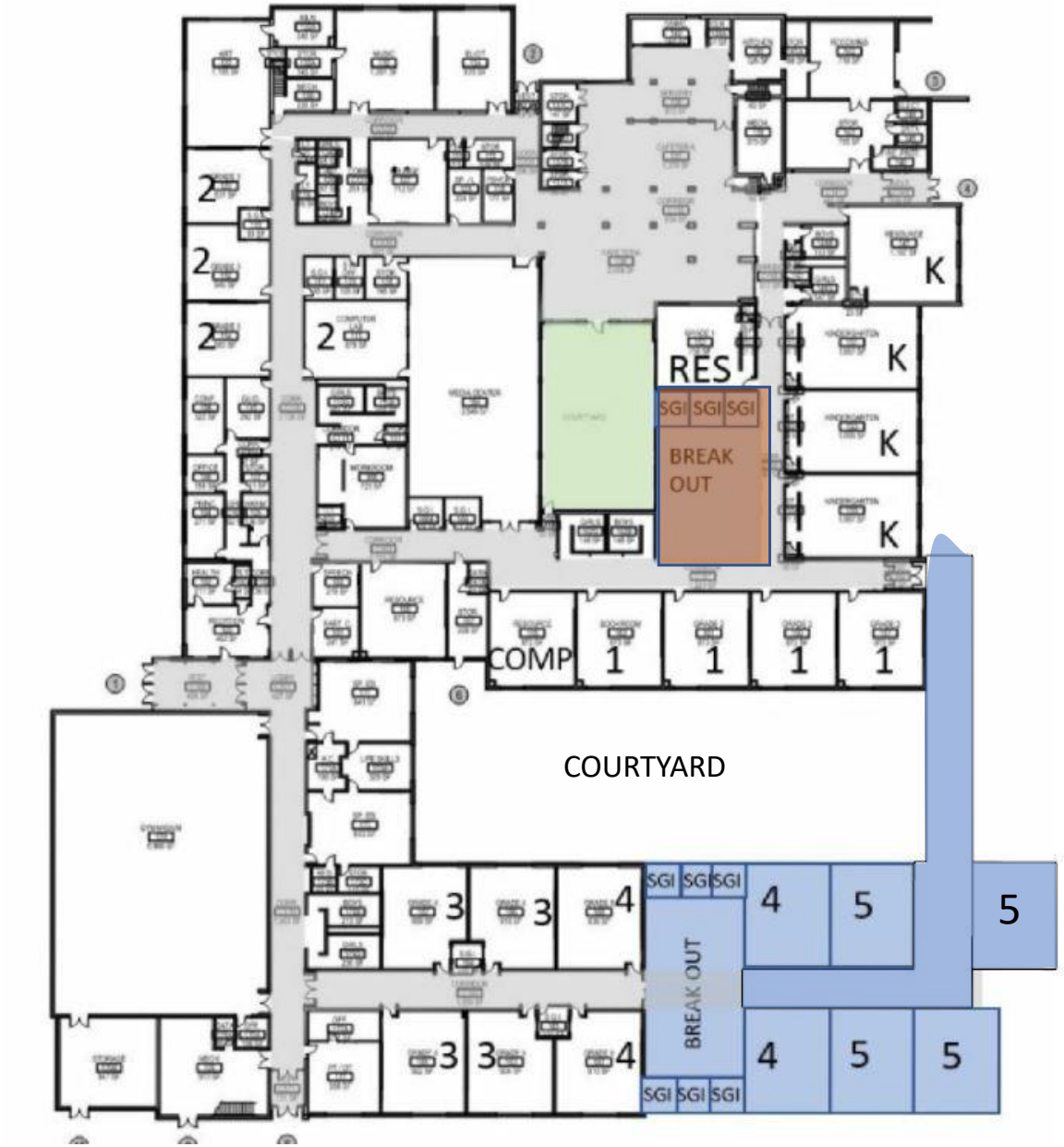
ATSR

PUTNAM HEIGHTS ELEMENTARY SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

PUT 1

Aspiration Plans



EXISTING

ADDITION

REMODELING

ATSR

SAM DAVEY ELEMENTARY SCHOOL

SITE: 6.9 ACRES
BUILDING: 61,833 SF
ENROLLMENT: 370

DV 1

Aspiration Plans



EXISTING

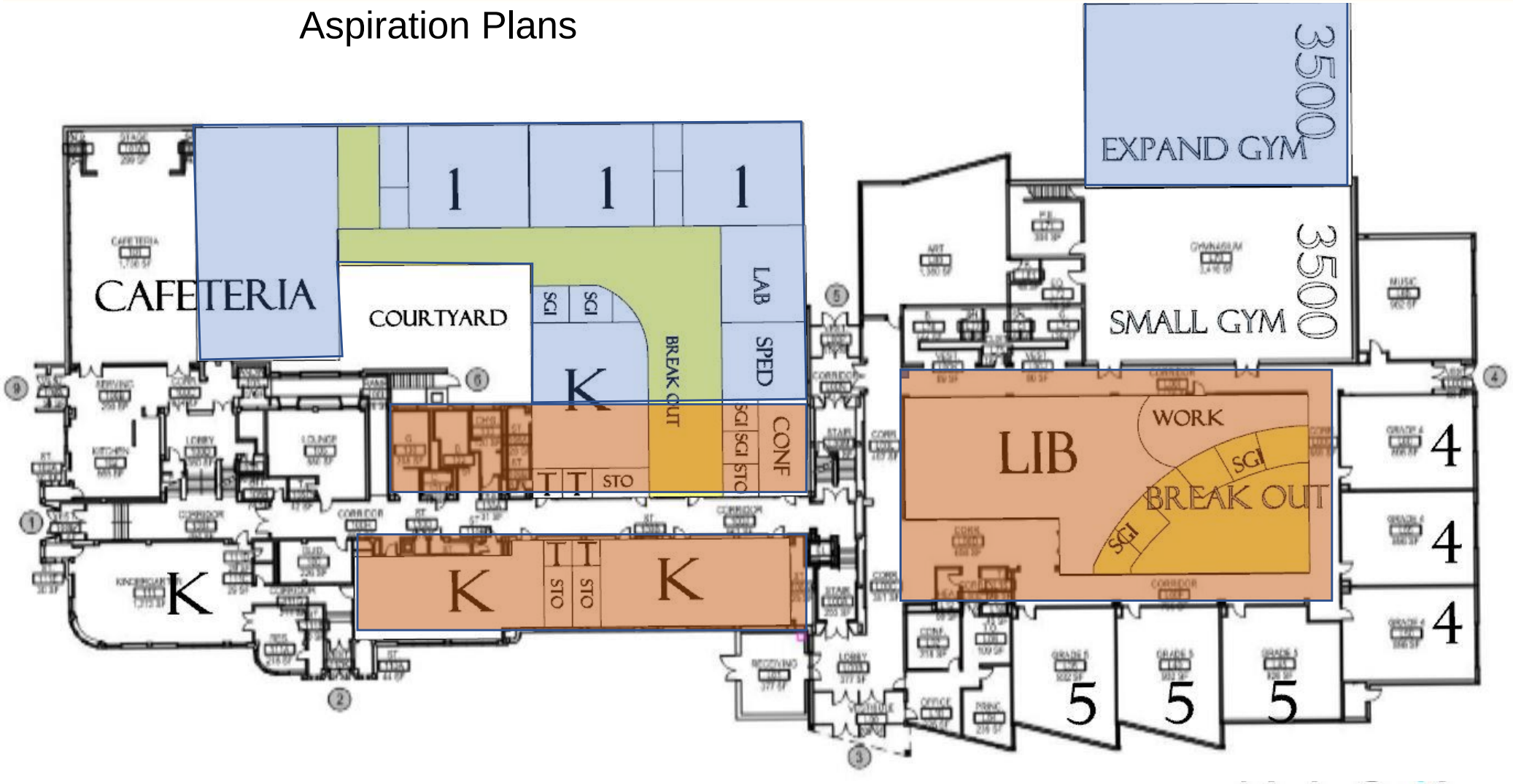
ADDITION

SAM DAVEY ELEMENTARY SCHOOL

SITE: 6.9 ACRES
BUILDING: 61,833 SF
ENROLLMENT: 370

DV 1

Aspiration Plans



EXISTING

ADDITION

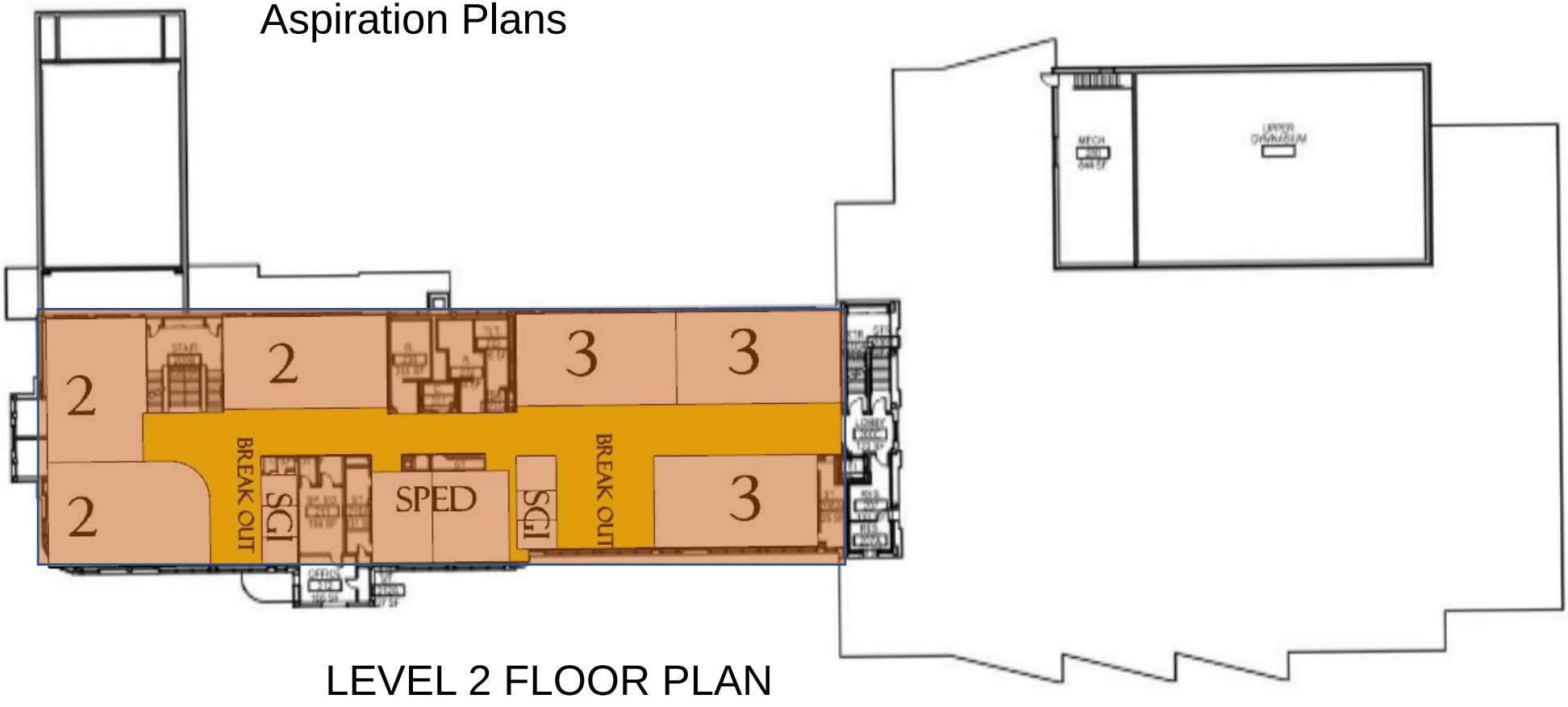
REMODELING

SAM DAVEY ELEMENTARY SCHOOL

SITE: 6.9 ACRES
BUILDING: 61,833 SF
ENROLLMENT: 370

DV 1

Aspiration Plans



LEVEL 2 FLOOR PLAN

EXISTING

ADDITION

REMODELING

ATS+R

SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 768

SMS 1

Aspiration Plans



SITE PLAN

EXISTING

ADDITION

ATSR

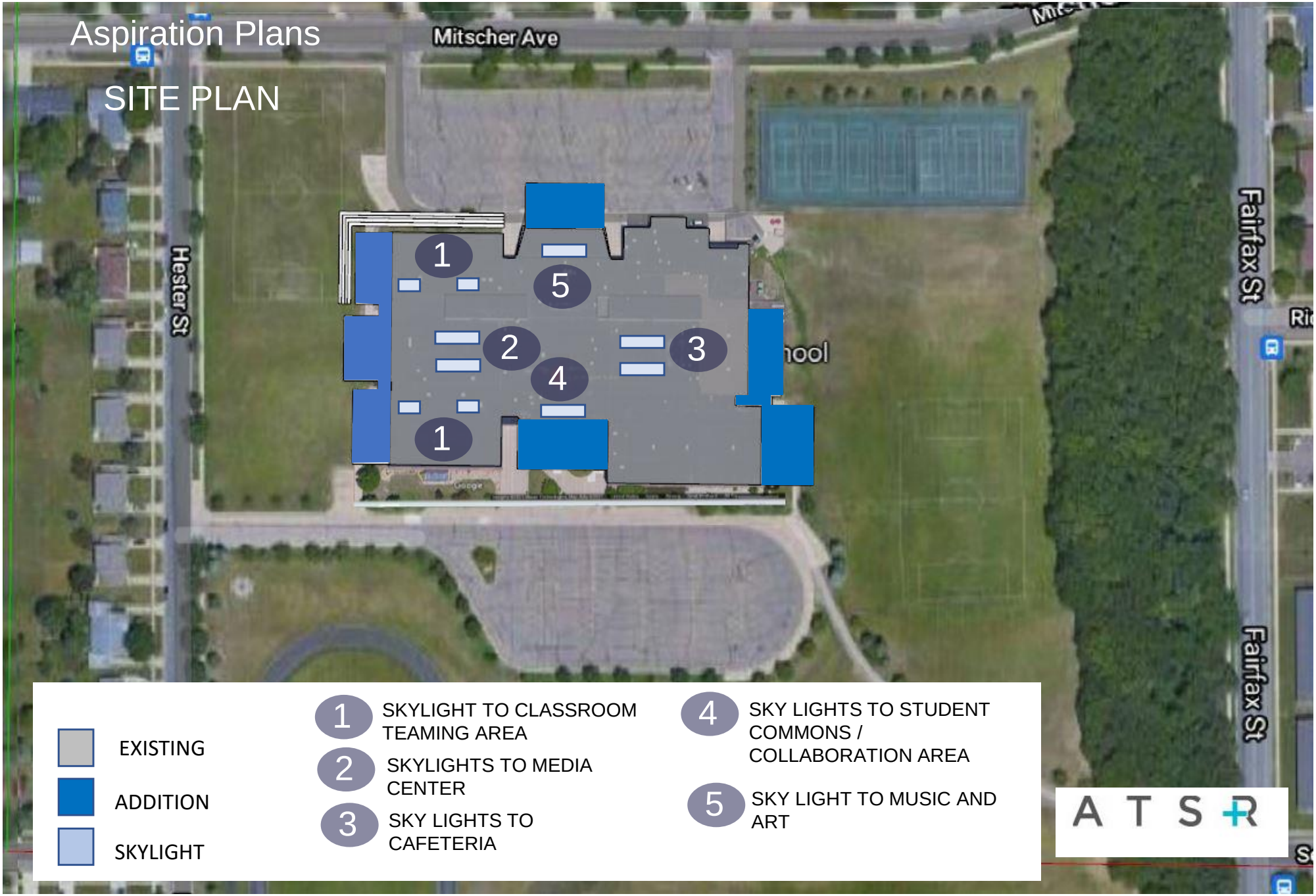
SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 768

SMS 1

Aspiration Plans

SITE PLAN



EXISTING

ADDITION

SKYLIGHT

1 SKYLIGHT TO CLASSROOM TEAMING AREA

2 SKYLIGHTS TO MEDIA CENTER

3 SKY LIGHTS TO CAFETERIA

4 SKY LIGHTS TO STUDENT COMMONS / COLLABORATION AREA

5 SKY LIGHT TO MUSIC AND ART

ATSR

SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 768

SMS 1

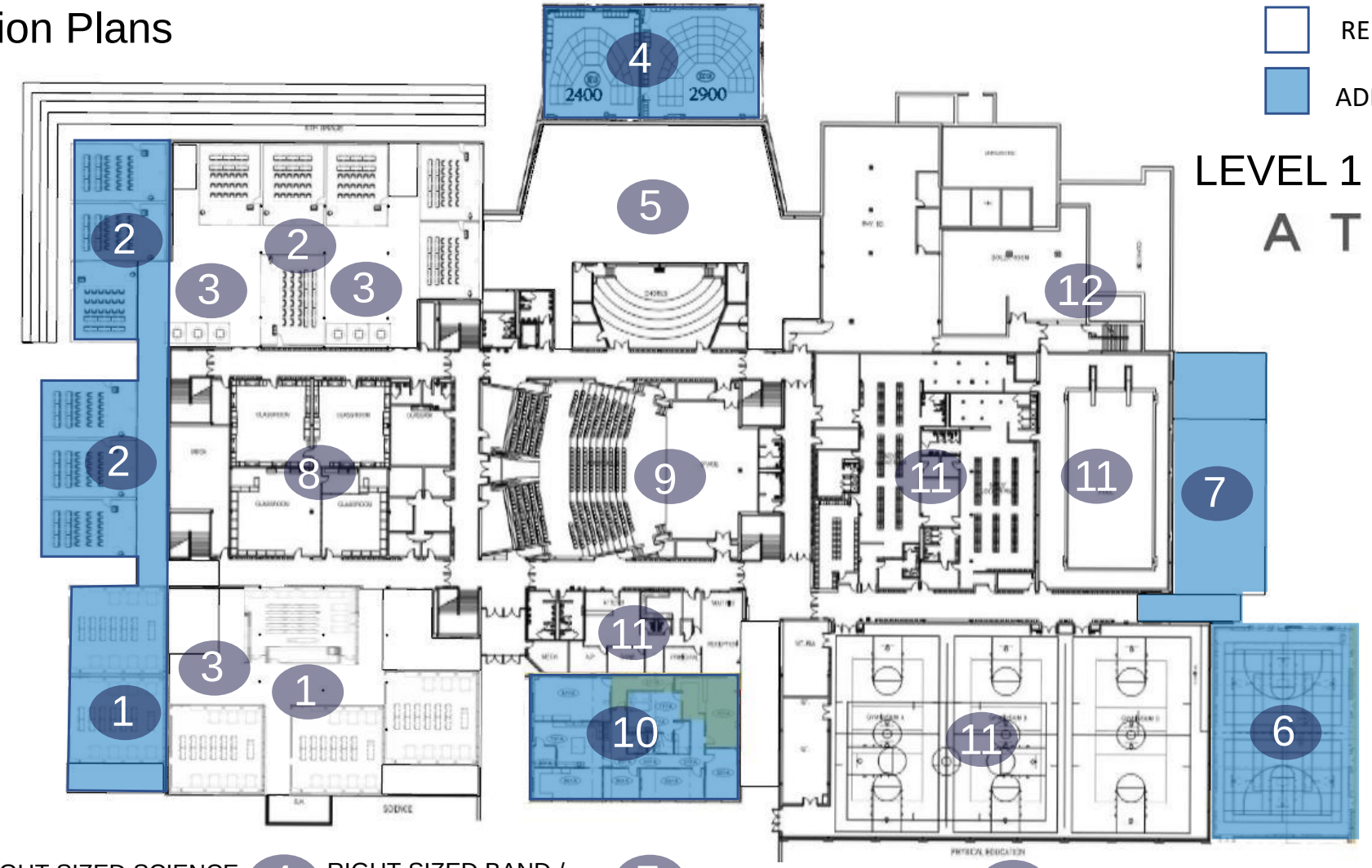
Aspiration Plans

REMODELING

ADDITION

LEVEL 1 PLAN

ATSR



1 RIGHT SIZED SCIENCE

2 RIGTH SIZED CLASSROOMS

3 MS TEAM BREAK OUT AREA WITH SMALL GROUP ROOMS

4 RIGHT SIZED BAND / ORCHESTRA

5 MUSIC COMMONS / PRACTICE / STORAGE

6 GYMNASIUM

7 FITNESS / STORAGE

8 REMODELED FACS

9 AUDITORIUM REFRESH

10 MEETING SPACES / STUDENT SERVICES

11 REFRESH SPACES

12 FREIGHT ELEVATOR

SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 768

SMS 1

Aspiration Plans

REMODELING

ADDITION

LEVEL 2 PLAN

ATSR



1 RIGTH SIZED CLASSROOMS

2 RIGTH SIZED WORLD LANGUAGE CR'S

3 MS TEAM BREAK OUT AREA WITH SMALL GROUP ROOMS

4 REMODELED MEDIA CENTER

5 MUSIC BELOW

6 AUDITORIUM BELOW

7 STUDENT COMMONS / COLLABORATION

8 FORUM ROOM FOR 100 STUDENTS

9 GYM BELOW

10 REFRESH SPACES

11 POOL BELOW

12 KITCHEN IMPROVEMENTS

SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 768

SMS 1

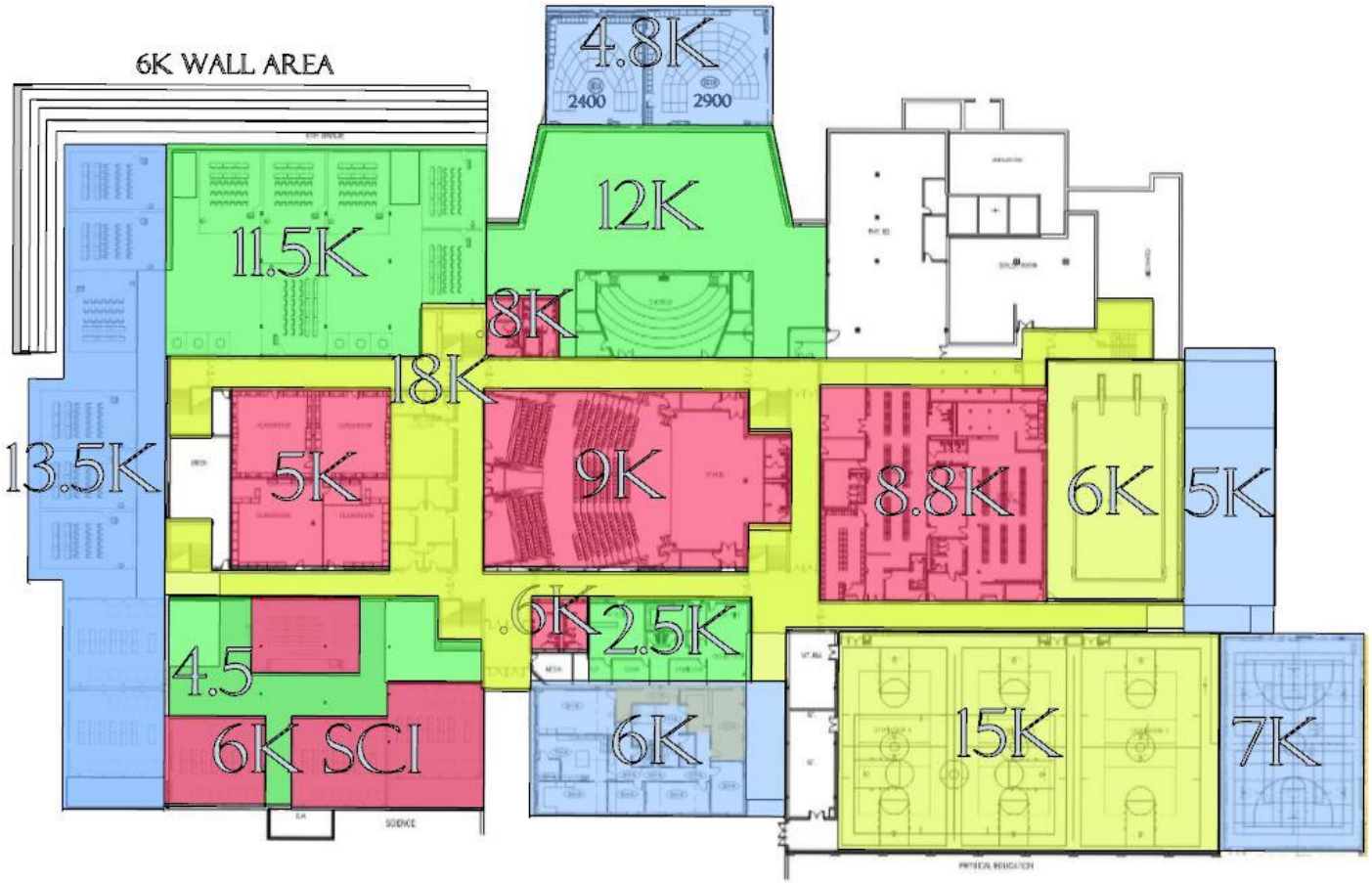
Aspiration Plans

ADDITION

MAJOR REMODELING

MODERATE REMODELING

MINOR (FINISHES) REFRESH



ATSR

BUDGET PLAN 1

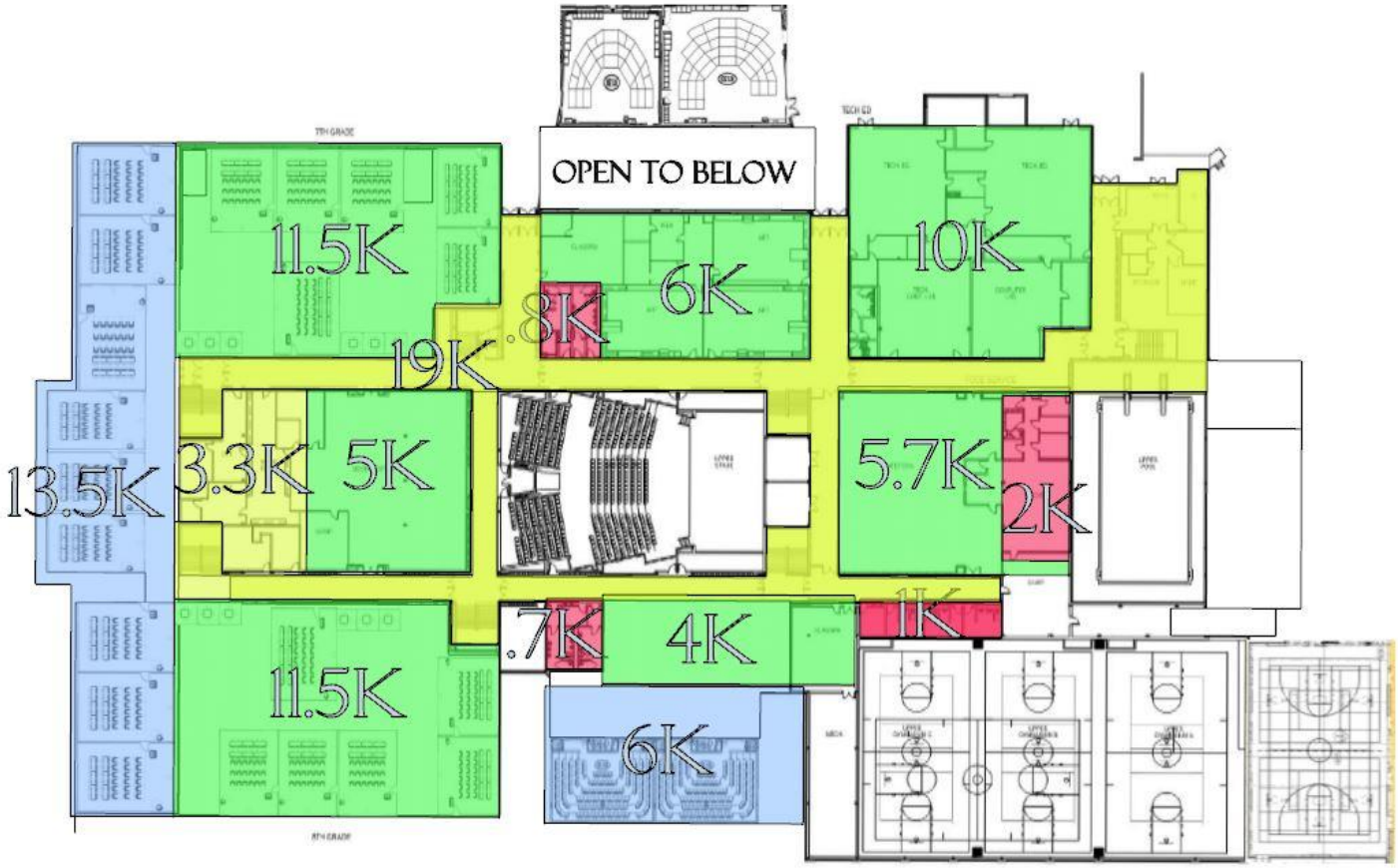
SOUTH MIDDLE SCHOOL

SITE: 36.8 ACRES
BUILDING: 204,953 SF
ENROLLMENT: 768

SMS 1

Aspiration Plans

- ADDITION
- MAJOR REMODELING
- MODERATE REMODELING
- MINOR (FINISHES) REFRESH



ATSR

BUDGET PLAN 2

MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

MHS 1



EXISTING

ADDITION

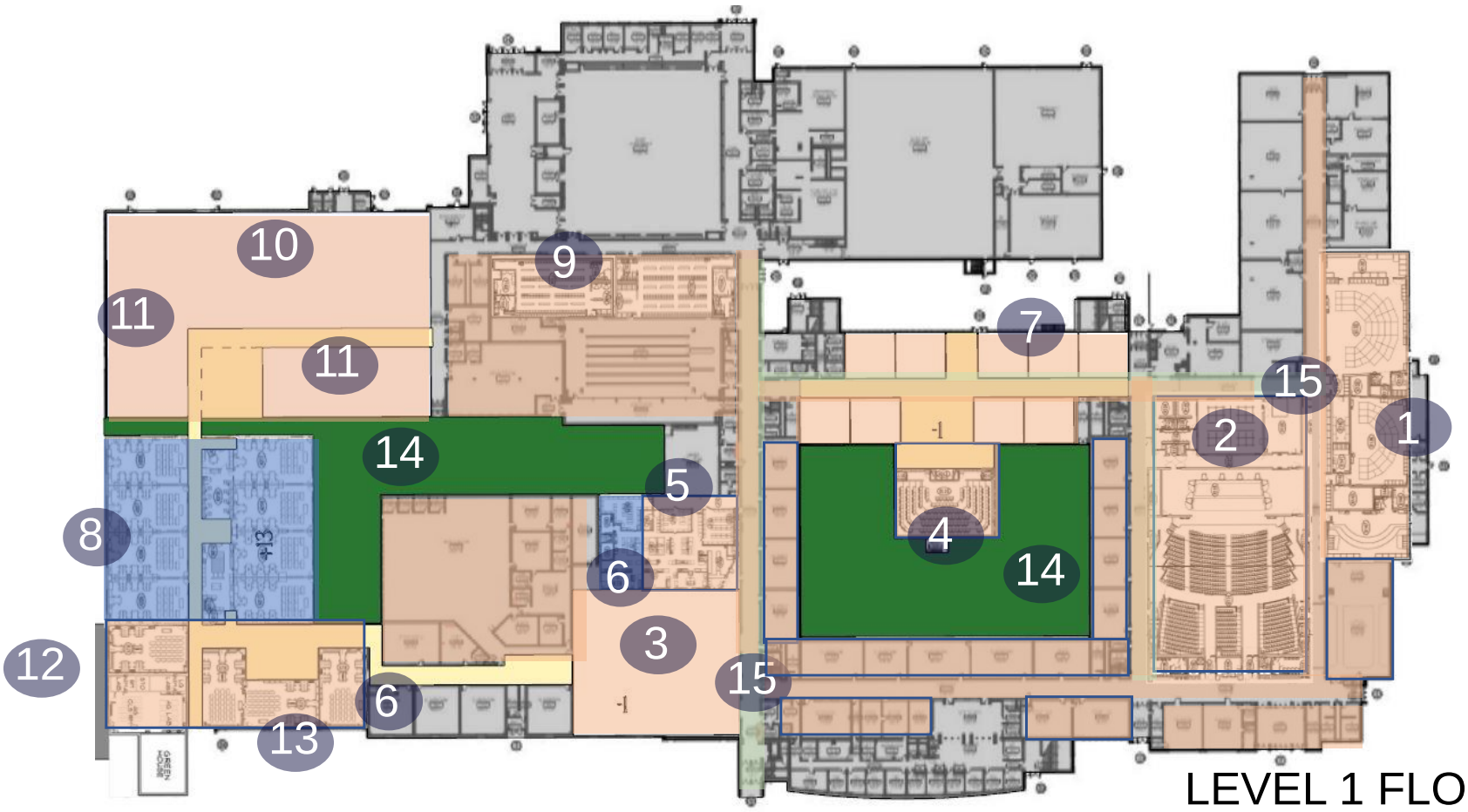
DEMOLITION

ATS+R

MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

MHS 1



EXISTING

REMODEL / REFRESH

ADDITION

ATSR

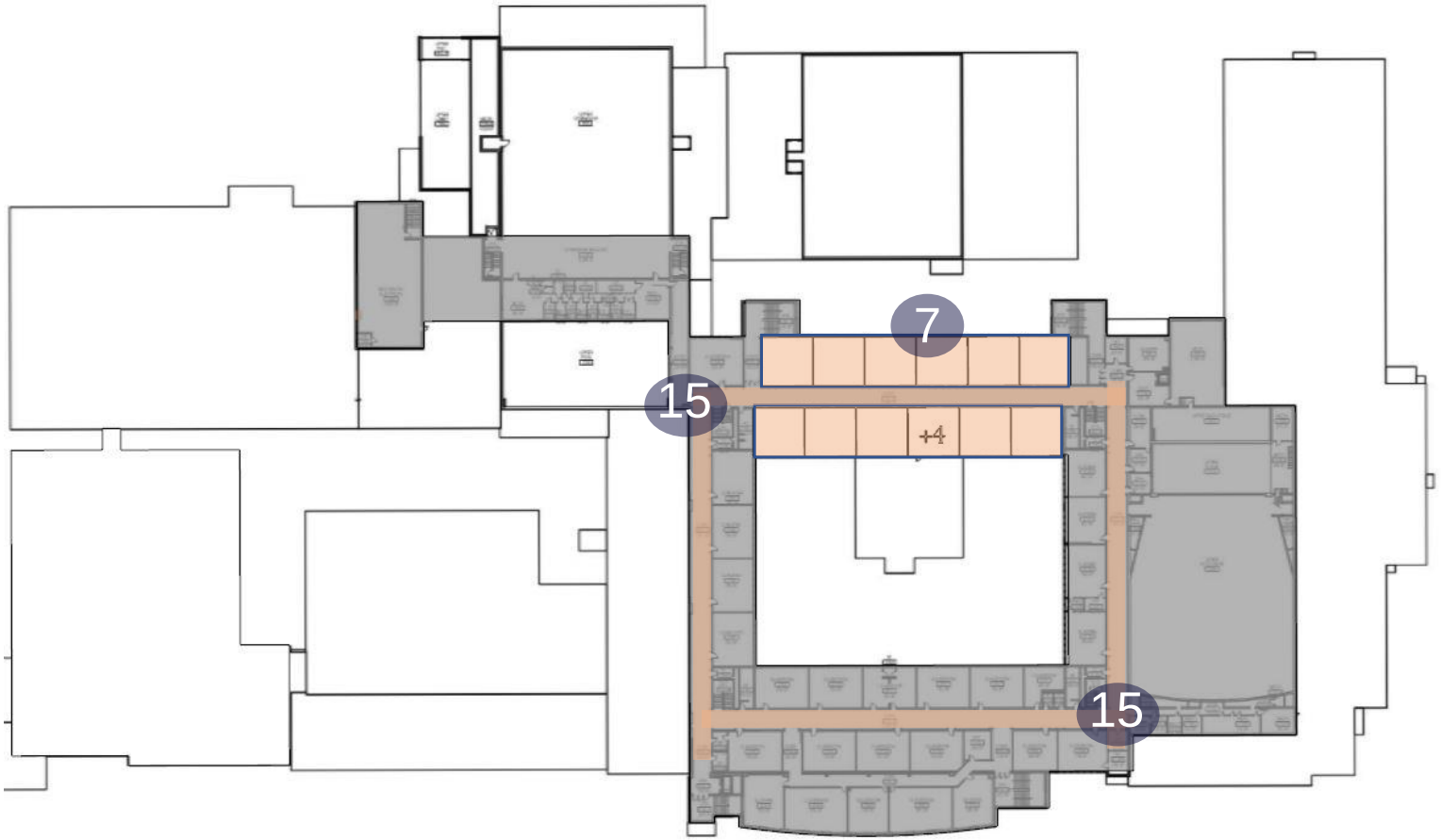
LEVEL 1 FLOOR PLAN

1. NEW MUSIC SUITE
2. AUDITORIUM / SCENE SHOP / DRESSING / MAKE UP
3. EXTENDED CAFETERIA / CREATE STUDENT COMMONS
4. FORUM ROOM FOR 200 WITH BREAK OUT
5. KITCHEN / SERVING
6. NEW TOILETS
7. OLD SCI-- NEW CR'S
8. NEW SCIENCE CENTER
9. PE LOCKER RMS
10. SHOPS
11. TECH ED CLEAN LABS -PLTW – CAD – GRAPHICS - PHOT
12. DEMO 1954 ES PORTION
13. AG / BIO / GREENHOUSE
14. COURTYARD
15. CORRIDOR REFRESH

MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

MHS 1



LEVEL 2 FLOOR PLAN

7 OLD SCI-- NEW CR'S

15 CORRIDOR REFRESH

ATSR

MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

MHS 1

ADDITION

MAJOR REMODEL

MODERATE REMODEL

MINOR REMODEL- FINISHES- PAINT

DEMOLITION



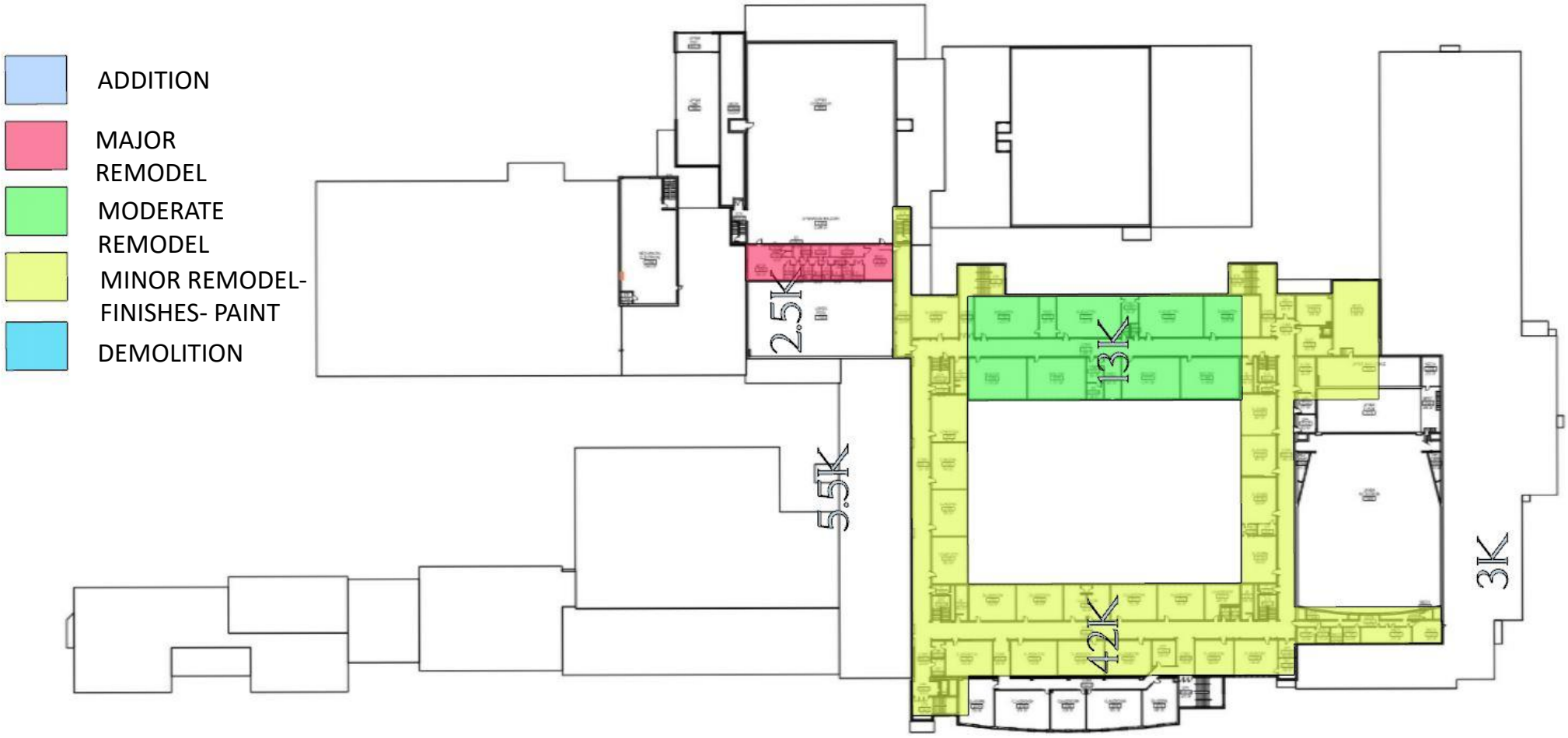
LEVEL 1 BUDGET PLAN

ATSR

MEMORIAL HIGH SCHOOL

SITE: 37.2 ACRES
BUILDING: 364,043 SF
ENROLLMENT: 1,739

MHS 1



LEVEL 2 BUDGET PLAN

ATSR

NORTH HIGH SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

NHS 1



EXISTING

ADDITIONS

ATSR

NORTH HIGH SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

NHS 1



ATSR

1 NEW MUSIC SUITE

2 SCENE SHOP / DRESSING / MAKE UP

3 EXTENDED CAFETERIA / COMMONS

4 FORUM ROOM FOR 200

5 KITCHEN / SERVING

6 NOT USED

7 OLD ART - NEW CR'S

8 NEW FITNESS / WEIGHTS

9 LOCKER ROOMS

10 OLD WOOD SHOP – NEW FAB LAB

11 EXPANDED AUTO SHOP

12 NEW TECH ED CLEAN LABS -PLTW – CAD - GRAPHICS

13 NEW WOOD AND METAL SHOPS – PHOTO LAB

14 3 NEW ART LABS

15 CENTRAL STUDENT COMMONS – BREAK OUT – MEDIA CENTER

16 BLDG SERVICES – LOADING DOCK- STORAGE

17 10 NEW CLASSROOMS

18 AUDITORIUM REFRESH

NORTH HIGH SCHOOL

SITE: 8.0 ACRES
BUILDING: 348,655 SF
ENROLLMENT: 276

NHS 1

ADDITION
MAJOR REMODEL
MODERATE REMODEL
MINOR REMODEL- FINISHES- PAINT



LEVEL 1 BUDGET PLAN

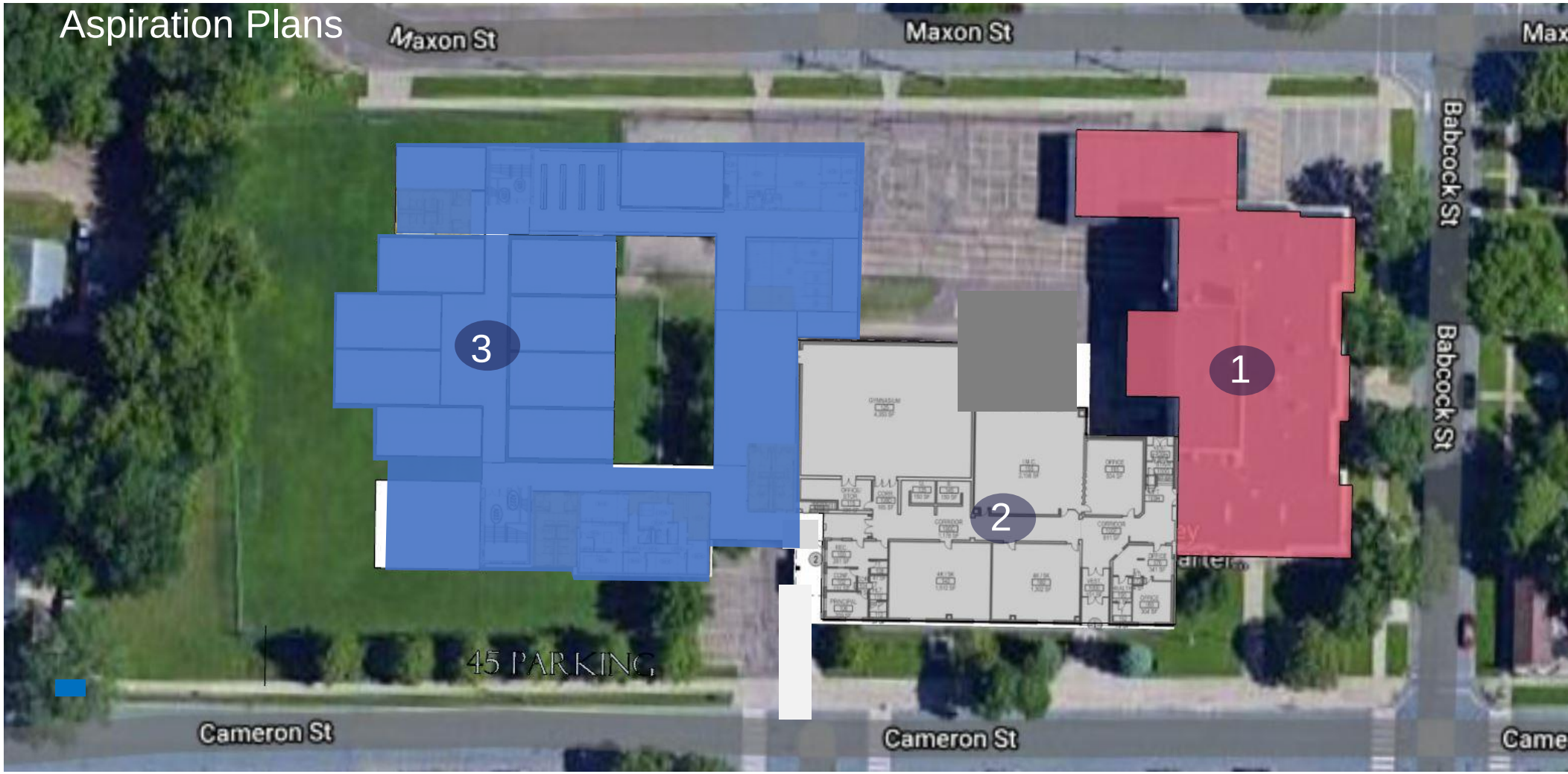
ATSR

MONTESSORI ELEMENTARY SCHOOL

SITE: 2.9 ACRES
BUILDING: 56,202 SF
ENROLLMENT: 188

MONT 1

Aspiration Plans



EXISTING

ADDITION

DEMOLITION

1 DEMOLISH 1919 , 1937, 1952 BULIDING PORTIONS

2 KEEP 1994 BUILDING PORTION

3 NEW BUILDING

NEW AND OLD PLAN

ATSR

MONTESSORI ELEMENTARY SCHOOL

SITE: 2.9 ACRES
BUILDING: 56,202 SF
ENROLLMENT: 188

MONT 1

Aspiration Plans



DESIGN PLAN

EXISTING

ADDITION

1 SECURE ENTRY

2 CAFETERIA

3 TWO STORY CLASSROOM BUILDING

4 EXISTING GYM

5 MUSIC

6 ART

7 PK-K PLAY AREA

8 LOADING DOCK / REC'G/ MECH

9 KITCHEN

10 ADMIN

11 PLAY GROUND

12 PERIMETER FENCING

13 KEEP EXISTING TREES

14 DROP OFF / 50 SITE PARKING

PRAIRIE RIDGE EARLY LEARNING

SITE: 16.9 ACRES
BUILDING: 42,354 SF
ENROLLMENT:

PR 1

Aspiration Plans



EXISTING

ADDITION

1 NEW CLASSROOMS | TOILETS | STORAGE

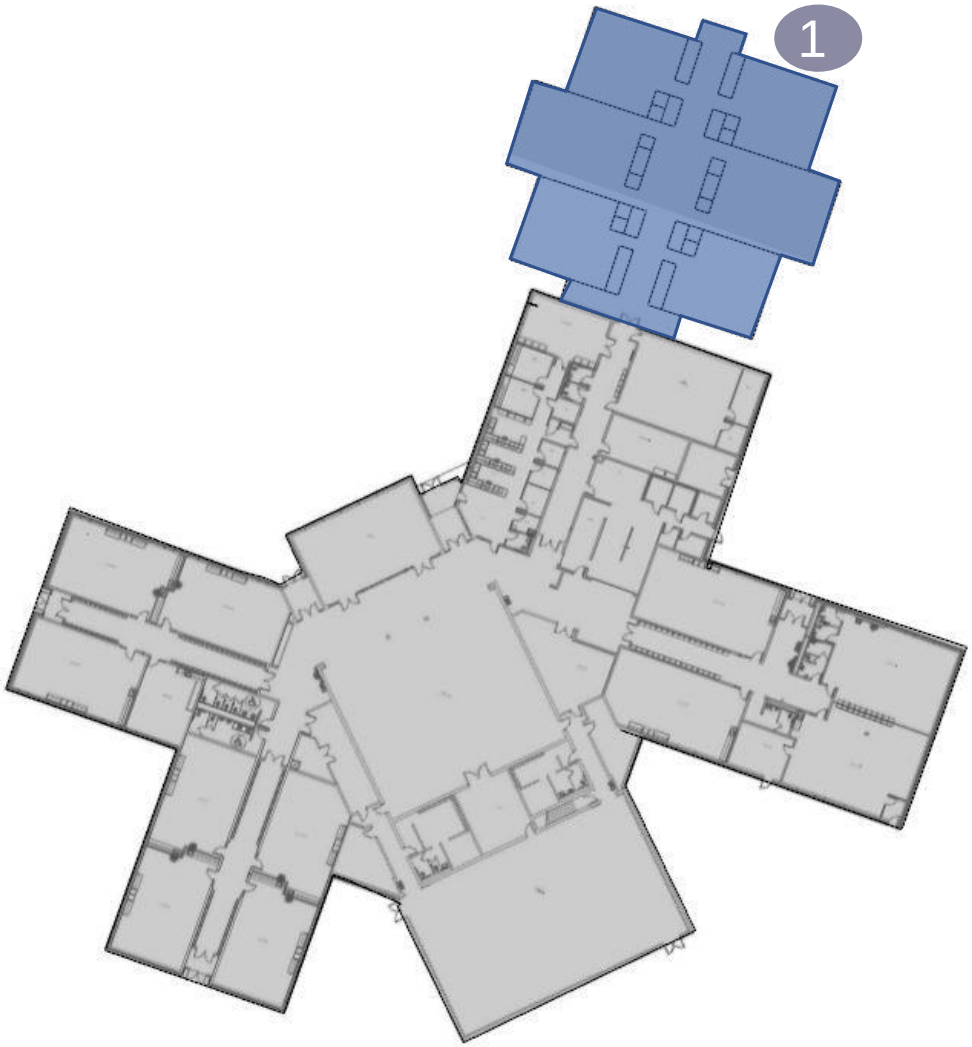
ATSR

PRAIRIE RIDGE EARLY LEARNING

SITE: 16.9 ACRES
BUILDING: 42,354 SF
ENROLLMENT:

PR 1

Aspiration Plans



EXISTING

ADDITION

1 NEW CLASSROOMS | TOILETS | STORAGE

ATSR

COST MENUS

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
DAV1	Davey		Exg Gross SF	55,250	Project Cost	
	Total Option		Option Gross SF	69,100	Project Cost	$12,343,988
FLYNN1	Flynn		Exg Gross SF	55,275	Project Cost	
	Total Option		Option Gross SF	67,775	Project Cost	$9,283,921
MONT 1	Montessori		Exg Gross SF	54,340	Project Cost	
	Total Option		Option Gross SF	54,340	Project Cost	$27,912,409
LF 1	Longfellow		Gross SF	64,296	Project Cost	
	Total Option		Option Gross SF	63,796	Project Cost	$20,186,200
MZ 1	Manz		Exg Gross SF	55,984	Project Cost	
	Total Option		Option Gross SF	66,784	Project Cost	$7,874,673
MV	Meadowview		Exg Gross SF	60,100	Project Cost	
	Total Option		Option Gross SF	102,100	Project Cost	$22,610,573
PR	Prairie Ridge		Exg Gross SF	42,354	Project Cost	
	Total Option		Option Gross SF	52,354	Project Cost	$4,325,685
PUT 1	Putnam		Exg Gross SF	81,135	Project Cost	
	Total Option		Option Gross SF	94,035	Project Cost	$6,109,813
ROS 1	Roosevelt		Exg Gross SF	39,849	Project Cost	
	Total Option		Option Gross SF	70,499	Project Cost	$28,637,279
NEW 1	New Elementary School Comparison		Gross SF	74,500	Project Cost	
	Total Option		Option Gross SF	74,500	Project Cost	$25,782,725
SMS 1	South Middle			204,953	Project Cost	
	Total Option		Option Gross SF	260,753	Project Cost	$48,785,001
MHS 1	Memorial HS		Gross SF	364,043	Project Cost	
	Option Total		Option Gross SF	359,834	Project Cost	$51,717,523
NHS 1	North HS		Exg Gross SF	337,334	Project Cost	
	Option Total		Option Gross SF	443,243	Project Cost	$67,052,664

ATSR

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
DAV1	Davey		Exg Gross SF	55,250	Project Cost	
	Option Capacity	414				
	Option SF / Student	167				
	High Priority Repair and Betterment		55,250	$ 3.65	$201,864	
	Medium Priority Repair and Betterment		55,250	$ 41.18	$2,275,104	
	Subtotal		55,250	$ 44.83		**$2,476,968**
	Additions to Consider					
	Partial Gym Extension		4,000	Sq.Ft.	$1,922,896	
	Partial Café Extension and Classrooms		9,850	Sq.Ft.	$3,753,005	
	Subtotal		**New SF**	**13,850**		**$5,675,901**
	Remodeling- Beyond Facility Study to Consider					
	Remodel K Classrooms		6,750	Sq.Ft.	$679,751	
	Remodel Library / Collaboration		5,800	Sq.Ft.	$714,003	
	Remodel Level 2 Classrooms		11,700	Sq.Ft.	$1,178,236	
	Major Remodeling		2,500	Sq.Ft.	$521,430	
	Moderate Remodeling		5,000	Sq.Ft.	$713,520	

ATSR

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Minort Remodeling	Total Rem	5,000	Sq.Ft.	$384,180	
	Subtotal	36,750	55,250	$ 75.86		**$4,191,119**
	Total Option		**Option Gross SF**	**69,100**	**Project Cost**	**$12,343,988**
FLYNN1	Flynn		**Exg Gross SF**	**55,275**	**Project Cost**	
	Option Capacity	345				
	Option SF / Student	196				
	High Priority Repair and Betterment		55,275		$22,048	
	Medium Priority Repair and Betterment		55,275		$391,248	
	Subtotal		55,275	$ 7.48		**$413,296**
	Additions to Consider					
	New Gym		7,500	Sq.Ft.	$3,605,430	
	Art and Storage		5,000	Sq.Ft.	$1,905,079	
	Subtotal		**New SF**	**12,500**		**$5,510,509**
	Remodeling- Beyond Facility Study to Consider					
	Library		4,000	Sq.Ft.	$570,816	
	Cafeteria and Music		6,700	Sq.Ft.	$956,116	

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Collaboration		4,000	Sq.Ft.	$570,816	
	Major Remodeling		2,500	Sq.Ft.	$521,430	
	Moderate Remodeling		2,500	Sq.Ft.	$356,760	
	Minort Remodeling	Total Rem	5,000	Sq.Ft.	$384,180	
	SubTotal	24,700				**$3,360,117**
	Total Option		**Option Gross SF**	**67,775**	**Project Cost**	**$9,283,921**
MONT 1	Montessori		**Exg Gross SF**	**54,340**	**Project Cost**	
	Option Capacity					
	Option SF / Student					
	High Priority Repair and Betterment		54,340		$65,832	
	Medium Priority Repair and Betterment		54,340		$1,556,048	
	Subtotal		54,340	$ 29.85		**$1,621,880**
	Remodeling- Beyond Facility Study to Consider					
	Major Remodeling		4,000	Sq.Ft.	$834,288	
	Moderate Remodeling		8,000	Sq.Ft.	$1,141,631	
	Minort Remodeling		4,000	Sq.Ft.	$307,344	

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Additions to Consider					
	Classroom Addition		54,000	Sq.Ft.	$19,050,787	
	Connections to Existing Building		1	EA	$250,000	
	Furniture and Equipment				$1,905,079	
	Subtotal Addition		**New SF**	**54,000**		**$21,205,866**
	Demolition- Abatement not included					
	1952, 1919, 1937 Building Portions	(31,350)	528,000	Cubic Feet	$1,108,800	
	Bituminous		25,000	Cubic Feet	$35,000	
	Subtotal					**$1,143,800**
	Site					
	Earthwork - Grading		50,000	0	$910,000	
	Bituminous		40,000	Sq.Ft.	$224,000	
	Concrete		10,000	Sq.Ft.	$210,000	
	Sod, Seed		30,000	Sq.Ft.	$33,600	
	Utilities		1	EA	$280,000	
	Subtotal					**$1,657,600**
	Totals					**$2,283,263**

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
EAU CLAIRE ASPIRATIONS						
	Total Option		**Option Gross SF**	**54,340**	**Project Cost**	**$27,912,409**
LF 1	Longfellow		**Gross SF**	**64,296**	**Project Cost**	
	Option Capacity	322				
	Option SF / Student	198				
	High Priority Repair and Betterment (1980 wing remaining)		64,296		$0	
	Medium Priority Repair and Betterment (1980 wing remaining)		64,296		$273,400	
	Subtotal					**$273,400**
	Additions to Consider					
	Classrooms, Cafeteria, Library, Administration, Bldg Services, Kitchen		40,000	Sq.Ft.	$15,000,000	
	Furniture and Equipment				$1,500,000	
			New SF	**40,000**		**$16,500,000**
	Demolition- Abatement not included					
	1919,1948 Building Portions	(40,500)	810,000	Cubic Feet	$1,640,250	
	Bituminous		20,000	Cubic Feet	$27,000	
	Subtotal					**$1,667,250**
	Site					

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Earthwork - Grading		60,000	Sq.Ft.	$1,053,000	
	Bituminous		40,000	Sq.Ft.	$216,000	
	Concrete		7,000	Sq.Ft.	$141,750	
	Sod, Seed		60,000	Sq.Ft.	$64,800	
	Utilities		1	EA	$270,000	
	Subtotal					**$1,745,550**
	Total Option		**Option Gross SF**	63,796	**Project Cost**	**$20,186,200**
MZ 1	Manz		**Exg Gross SF**	**55,984**	**Project Cost**	
	Option Capacity	414				
	Option SF / Student	161				
	High Priority Repair and Betterment		55,984		$189,800	
	Medium Priority Repair and Betterment		55,984		$1,365,520	
	Subtotal		55,984	$ 27.78		**$1,555,320**
	Additions to Consider					
	Gym and sto		7,000	Sq.Ft.	$3,365,068	
	Storage, Corridor, Mechanical		3,800	Sq.Ft.	$1,447,860	

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Subtotal Additions		**New SF**	**10,800**		**$4,812,928**
	Remodeling- Beyond Facility Study to Consider					
	Library		4,000	Sq.Ft.	$570,816	
	Relocate Kitchen to Old Gym / Cafe Area with Equipment		1,200	Sq.Ft.	$672,000	
	Cafeteria at Old Gym / Café Area		3,600	Sq.Ft.	$263,609	
	Subtotal					**$1,506,425**
	Total Option		**Option Gross SF**	**66,784**	**Project Cost**	**$7,874,673**
MV	Meadowview		**Exg Gross SF**	**60,100**	**Project Cost**	
	Option Capacity	552				
	Option SF / Student	185				
	High Priority Repair and Betterment		60,100		$43,368	
	Medium Priority Repair and Betterment		60,100		$2,958,280	
	Subtotal		60,100	$ 49.94		**$3,001,648**
	Additions to Consider					
	Classrooms, Cafeteria, Receiving, Corridors, Art, Music, Storage		42,000	Sq.Ft.	$16,002,661	
	Total Additions		**New SF**	**42,000**		**$16,002,661**

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Remodeling- Beyond Facility Study to Consider					
	Moderate Remodeling		19,000	Sq.Ft.	$2,711,374	
	Minort Remodeling		2,500	Sq.Ft.	$192,090	
	Subtotal		-	#DIV/0!		**$2,903,464**
	Site					
	Bituminous		90,000	Sq.Ft.	$630,000	
	Concrete		4,000	Sq.Ft.	$72,800	
	Subtotal		Sq.Ft.	#VALUE!		**$702,800**
	Total Option		**Option Gross SF**	**102,100**	**Project Cost**	**$22,610,573**
PR	Prairie Ridge		**Exg Gross SF**	**42,354**	**Project Cost**	
	Option Capacity					
	Option SF / Student					
	High Priority Repair and Betterment		42,354		$154,232	
	Medium Priority Repair and Betterment		42,354		$361,296	
	Subtotal		42,354	$ 12.17		**$515,528**
	Additions to Consider					

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Classrooms		10,000	Sq.Ft.	$3,810,157	
	Subtotal Additions		**New SF**	**10,000**		**$3,810,157**
	Total Option		**Option Gross SF**	**52,354**	**Project Cost**	**$4,325,685**
PUT 1	Putnam		**Exg Gross SF**	**81,135**	**Project Cost**	
	Option Capacity	483				
	Option SF / Student	195				
	High Priority Repair and Betterment		81,135		$57,928	
	Medium Priority Repair and Betterment		81,135		$765,752	
	Subtotal		81,135	$ 10.15		**$823,680**
	Additions to Consider					
	Classrooms		11,700	Sq.Ft.	$4,457,884	
	Mechanical		1,200	Sq.Ft.	$457,219	
	Subtotal Additions		**New SF**	**12,900**		**$4,915,103**
	Remodeling- Beyond Facility Study to Consider					
	Collaboration Area		2,600	Sq.Ft.	$371,030	
	Subtotal					**$371,030**

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Total Option		**Option Gross SF**	**94,035**	**Project Cost**	**$6,109,813**
ROS 1	Roosevelt		**Exg Gross SF**	**39,849**	**Project Cost**	
	Option Capacity	414				
	Option SF / Student	170				
	High Priority Repair and Betterment		8,500		NA since rebuilding	
	Medium Priority Repair and Betterment		8,500		NA since rebuilding	
	Additions to Consider					
	New School except existing 6 1995 Classrooms remain		62,000	Sq.Ft.	$21,873,126	
	Connections to Existing Building		1	EA	$250,000	
	Furniture and Equipment				$2,187,313	
	Subtotal Addition		**New SF**	**62,000**		**$24,310,439**
	Demolition- Abatement not included					
	1919,1948 Building Portions	(31,350)	752,400	Cubic Feet	$1,580,040	
	Bituminous		20,000	Cubic Feet	$28,000	
	Subtotal					**$1,608,040**
	Site					

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Earthwork - Grading		93,000	Sq.Ft.	$1,692,600	
	Bituminous		65,000	Sq.Ft.	$364,000	
	Concrete		15,000	Sq.Ft.	$315,000	
	Sod, Seed		60,000	Sq.Ft.	$67,200	
	Utilities		1	EA	$280,000	
	Subtotal					**$2,718,800**
	Total Option		**Option Gross SF**	**70,499**	**Project Cost**	**$28,637,279**
NEW 1	New Elementary School Comparison		**Gross SF**	**74,500**	**Project Cost**	
	Option Capacity	414				
	Option SF / Student	180				
	Building and Site		74,500	Sq.Ft.	$25,482,725	
	Land Purchase	20	acres	$ 15,000	$300,000	
	Total Option		**Option Gross SF**	74,500	**Project Cost**	**$25,782,725**
SMS 1	South Middle			**204,953**	**Project Cost**	
	Option Capacity	1050				

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Option SF / Student	248				
	High Priority Repair and Betterment		204,953	$ 3.14	$642,824	
	Medium Priority Repair and Betterment		204,953	$ 126.44	$25,913,296	
	Total Remodeling / Repair and Betterment		**Option Gross SF**		**Project Cost**	**$26,556,120**
	Additions to Consider					
	Terraced cut out and windows at 6th grade classrooms		1	unit	$795,000	
	Classrooms		24,000	Sq.Ft.	$9,144,378	
	Science		3,000	Sq.Ft.	$1,316,250	
	Music		4,800	Sq.Ft.	$1,828,876	
	Gym		7,000	Sq.Ft.	$2,667,110	
	Fitness / Corridor/ Storage		5,000	Sq.Ft.	$1,905,079	
	2 125 Student Forum Rooms and Student Commons		6,000	Sq.Ft.	$2,286,094	
	Meeting Rooms/ Administration / Student Services		6,000	Sq.Ft.	$2,286,094	
	Total Addition SF		**New SF**	**55,800**		**$21,433,881**
	Total Option		**Option Gross SF**	**260,753**	**Project Cost**	**$48,785,001**
				$ 187.09	/SF	

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Comparable					
	DeLong Costs 2011	ENR MAY 2012	5,297.18		$ 23,517,535	
		ENR DEC 2021	7,495.48			
	Inflated Costs DeLong Costs 2021		1.41		**$33,277,180**	
MHS 1	Memorial HS		**Gross SF**	**364,043**	**Project Cost**	
	Remaining Items if Remodel Items below for High Priority Repair and Betterment	Prior to additon SF	364,043	Sq.Ft.	$3,057,961	
	Remaining Items if Remodel Items below for Medium Priority Repair and Betterment		364,043	Sq.Ft.	$4,077,282	
	Additions					
	New Science Center		18,000	Sq.Ft.	$8,012,067	
	Green House		1,500	Sq.Ft.	$592,691	
	Kitchen Storage - Freeze / cooler / dry food storage areas		2,000	Sq.Ft.	$790,255	
	New Toilets at Cafeteria		1,000	Sq.Ft.	$455,000	
	Total Addition SF		**New SF**	**22,500**		
	Major Remodeling- Beyond Facility Study items					
	Locker Rooms		6,000	Sq.Ft.	$1,251,431	
	Kitchen Storage - Freeze / cooler / dry food storage areas		4,500	Sq.Ft.	$938,574	

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Foorum Room - Large Group Room for 225 students		3,000	Sq.Ft.	$625,716	
	New Music Suite		12,000	Sq.Ft.	$2,502,863	
	Auditorium Refresh		13,000	Sq.Ft.	$5,642,000	
	Small Theater Refresh		3,000	Sq.Ft.	$1,302,000	
	New Scene Shop / Black Box / Dressing Rooms		3,500	Sq.Ft.	$730,002	
	Subtotal		45,000	Sq.Ft.		**$12,992,585**
	Moderate Remodeling- Beyond Facility Study items					
	Tech Ed - Rework with Clean Labs- PLTW - Cadd - Fab Lab - Graphics		13,000	Sq.Ft.	$1,855,151	
	Media Center / Commons		22,000	Sq.Ft.	$3,139,486	
	Old Science Labs - new Classrooms		15,000	Sq.Ft.	$2,140,559	
	1954 Classrooms- currently under sized - right size - add collaboration area		18,700	Sq.Ft.	$2,668,563	
	Subtotal		68,700	Sq.Ft.		**$9,803,759**
	Minor Remodeling- Refresh - Paint - Finishes - Casework - Beyond Facility Study items					
	Balance of School less specific areas		155,343	Sq.Ft.	$11,935,923	
	Subtotal					**$11,935,923**
	Option Total		**Option Gross SF**	**359,834**	**Project Cost**	**$51,717,523**

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
NHS 1	North HS		**Exg Gross SF**	**337,334**	**Project Cost**	
	Remaining Items if Remodel Items below for High Priority Repair and Betterment		337,334	Sq.Ft.	$2,361,338	
	Remaining Items if Remodel Items below for Medium Priority Repair and Betterment		337,334	Sq.Ft.	$2,833,606	
						$5,194,944
	Additions					
	Music		19,000	Sq.Ft.	$7,980,000	
	Metals / Woods / Pltw / Graphics / Cadd / Tech Ed ? Art Labs		43,000	Sq.Ft.	$19,565,000	
	14 new Classrooms with Remodel to attach		17,200	Sq.Ft.	$7,224,000	
	Subtotal		**79,200**			**$34,769,000**
	Major Remodeling- Beyond Facility Study items					
	Extended Café		6,000	Sq.Ft.	$1,251,431	
	Forum Room		3,000	Sq.Ft.	$625,716	
	Black Box / Scene Shop / Dressing Rooms / Toilets		10,000	CF	$2,085,719	
	Locker Rooms Remodeling		14,000	Sq.Ft.	$2,920,007	
	Kitchen with Equipment		1,500	Sq.Ft.	$735,000	
	Subtotal		**34,500**	Sq.Ft.		**$7,617,873**

EAU CLAIRE AREA SCHOOLS 2021 MASTER PLAN

1/18/2022
Project No. 21049

ESTIMATE OF PROBABLE PROJECT COSTS						
	ASPIRATION OPTIONS COST MENU					
	EAU CLAIRE ASPIRATIONS					
	Moderate Remodeling- Beyond Facility Study items					
	Old Art Rooms now 4 Classrooms		6,000	Sq.Ft.	$856,223	
	Mediia Center and Student Center / Collaborations Areaa / Maker Spaces		13,000	Sq.Ft.	$1,855,151	
	Fitness Room		5,000	Sq.Ft.	$713,520	
	Subtotal		**24,000**	Sq.Ft.		**$3,424,894**
	Minor Remodeling- Refresh - Finishes -Beyond Facility Study items					
	Balance of Building highlightedin yellow		208,834	Sq.Ft.	$16,045,954	
						$16,045,954
	Option Total		**Option Gross SF**	**443,243**	**Project Cost**	**$67,052,664**

APPENDIX I

Custodian Questionnaires

Flynn Elementary School

Calie berg

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
No

Are there any areas where water runs along buildings, or areas of drainage concerns?
No

Are there any concerns with athletic fields and/or playgrounds?
No

Are there any known traffic flow concerns?
No

Do you have any other concerns regarding the grounds?
No

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
No

Are there areas showing water damage to interior or exterior materials?
No

Are there overhead doors that do not operate properly?
No

Are there any operable windows which do not operate properly?
No

Do you have any other concerns regarding the exterior walls of the building?
No

INTERIOR

Are there any overhead doors that do not operate properly?
No

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
No

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
No

Is there any equipment that does not operate properly?
No

Do you have any other concerns regarding the interior of the building?
No

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

No

Are you aware of any issues regarding the chiller and pumps?
No

Are you aware of any issues regarding the HVAC systems?
No

Are you aware of any issues regarding the air handlers and rooftop units?
No

Are you aware of any issues with positive or negative pressures?
No

Are you aware of any with dust collectors?
No

Do you have any other concerns regarding the mechanical systems of the building?
No

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
No

Are you aware of any galvanized piping?
No

Are you aware of any leaks in the plumbing system?
No

Are you aware of any fixtures with persistent problems?
No

Are you aware of any issues regarding water heaters?
No

Do you have any other concerns regarding the plumbing systems of the building?
No

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No

Are you aware of any areas of the building that do not have enough power and/or circuits?
No

Are you aware of any LED lighting with intermittent or persistent issues?
No

Are you aware of any issues regarding parking lot and other site lighting?
No

Are you aware of any issues regarding sound systems?
No

Are you aware of any issues regarding the paging system?
No

Are you aware of any issues regarding the security system?
No

Are you aware of any issues regarding technology cabling and devices?
No

Do you have any other concerns regarding the electrical systems of the building?
No

Lakeshore Elementary School

Chad Burton

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
In front of entry 6 Hudson Street Drop Off Area

Are there any areas where water runs along buildings, or areas of drainage concerns?
Playground area in front of the swings on the pavement. Water doesn't drain well enough and it creates a dangerous icy area when freezing

Are there any concerns with athletic fields and/or playgrounds?
See above

Are there any known traffic flow concerns?
Hudson Street drop off and pick up can get very congested.

Do you have any other concerns regarding the grounds?
Parking lot concrete curbs needs replacing in several spots.

EXTERIOR WALLS

Are there areas that you think there may be **s**mall or slow leaks?
East side of the building rain leaks in when it is a rainstorm coming in from the east

Are there areas showing water damage to interior or exterior materials?
In the cafeteria/gym on the top part of the east wall. Ceiling tiles in lobby gets water damage from time to time.

Are there overhead doors that do not operate properly?
No.

Are there any operable windows which do not operate properly?
No.

Do you have any other concerns regarding the exterior walls of the building?
No lettering of the building name...one of very few buildings in the district that doesn't have the school name on the building.

INTERIOR

Are there any overhead doors that do not operate properly?
No.

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
No.

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
No.

Is there any equipment that does not operate properly?
No.

Do you have any other concerns regarding the interior of the building?
Work room flooring needs to be replaced. Some classrooms needs vinyl replaced as well.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
No.

Are you aware of any issues regarding the chiller and pumps?
No.

Are you aware of any issues regarding the HVAC systems?
Concerns that North end of the building has a minimum 55% OA vent which in turn brings in a lot of high humidity constantly when it is humid outside. There has been white mold issues on the carpets in the summer because of the high moisture content coming into the building.

Are you aware of any issues regarding the air handlers and rooftop units?
No.

Are you aware of any issues with positive or negative pressures?
Very rare.

Are you aware of any with dust collectors?
Bag filters in the AHUs.

Do you have any other concerns regarding the mechanical systems of the building?
No.

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
No.

Are you aware of any galvanized piping?
Yes. Upstairs in the mezzanine hot water piping?

Are you aware of any leaks in the plumbing system?
No.

Are you aware of any fixtures with persistent problems?
No.

Are you aware of any issues regarding water heaters?
No.

Do you have any other concerns regarding the plumbing systems of the building?
No.

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No.

Are you aware of any areas of the building that do not have enough power and/or circuits?
No.

Are you aware of any LED lighting with intermittent or persistent issues?
In the past it was a problem. When the old smartboards were replaced with the newer ones the strobbing light issues went away.

Are you aware of any issues regarding parking lot and other site lighting?
No.

Are you aware of any issues regarding sound systems?
No.

Are you aware of any issues regarding the paging system?
No.

Are you aware of any issues regarding the security system?
Simplex fire system panel has IDNET2 CARD issues for the umpteenth time.

Are you aware of any issues regarding technology cabling and devices?
No.

Do you have any other concerns regarding the electrical systems of the building?
No.

Locust Lane Elementary School

Randy Espie

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
NO

Are there any areas where water runs along buildings, or areas of drainage concerns?
NO

Are there any concerns with athletic fields and/or playgrounds?
NO

Are there any known traffic flow concerns?
PAINTED CURBING FOR BUS PARKING AND KIDS LOADING

Do you have any other concerns regarding the grounds?
NO

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
NO

Are there areas showing water damage to interior or exterior materials?
NO

Are there overhead doors that do not operate properly?
NO

Are there any operable windows which do not operate properly?
NO

Do you have any other concerns regarding the exterior walls of the building?
NO

INTERIOR

Are there any overhead doors that do not operate properly?
NO

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
NOT TO MY KNOWLAGE

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
NOT TO MY KNOWLAGE

Is there any equipment that does not operate properly?
NO

Do you have any other concerns regarding the interior of the building?
NO

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

NO

Are you aware of any issues regarding the chiller and pumps?
CHILLER UPGRADE IS NOT COMPLETED. AN OLD CHILLER IS TO BE REMOVED AND HANDLING UNIT IS TO BE CONNECTED TO THE NEW CHILLER THAT IS NOW IN PLACE.

Are you aware of any issues regarding the HVAC systems?
NO

Are you aware of any issues regarding the air handlers and rooftop units?
NO

Are you aware of any issues with positive or negative pressures?
BULDING FEELS OVER PRESSURIZED AT QUITE OFTEN

Are you aware of any with dust collectors?
NO

Do you have any other concerns regarding the mechanical systems of the building?
NO

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
NO

Are you aware of any galvanized piping?
NOT TO MY KNOWLAGE BUT THERE PROBEBLY IS IN THE OLD SECTION

Are you aware of any leaks in the plumbing system?
NO

Are you aware of any fixtures with persistent problems?
NO

Are you aware of any issues regarding water heaters?
NO

Do you have any other concerns regarding the plumbing systems of the building?
WATER HEATER SUPPLY SYSTEM FOR OUR KITCHEN IS OUTDATED.

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
NO

Are you aware of any areas of the building that do not have enough power and/or circuits?
NO

Are you aware of any LED lighting with intermittent or persistent issues?
NO

Are you aware of any issues regarding parking lot and other site lighting?
NO

Are you aware of any issues regarding sound systems?
NO

Are you aware of any issues regarding the paging system?
NO

Are you aware of any issues regarding the security system?
NO

Are you aware of any issues regarding technology cabling and devices?
NO

Do you have any other concerns regarding the electrical systems of the building?
NO

Longfellow Elementary School

Sam Ganther

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
no

Are there any areas where water runs along buildings, or areas of drainage concerns?
no

Are there any concerns with athletic fields and/or playgrounds?
no

Are there any known traffic flow concerns?
no

Do you have any other concerns regarding the grounds?
no

EXTERIOR WALLS

Are there areas that you think there may be **s**mall or slow leaks?
no

Are there areas showing water damage to interior or exterior materials?
no

Are there overhead doors that do not operate properly?
no

Are there any operable windows which do not operate properly?
no

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
no

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
yes the whole building has original ceilings with new drop ceiling installed below it.

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
Not to my knowledge.

Is there any equipment that does not operate properly?
no

Do you have any other concerns regarding the interior of the building?
The first and second levels had new floors installed a number of years ago and the are so rough that you can not sweep or mop them.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
no

Are you aware of any issues regarding the chiller and pumps?
no

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
no

Are you aware of any issues with positive or negative pressures?
There is a lot of positive pressure from the gym area.

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
the hvac system is out dated and is hard to get parts for some things such as plates for thermostats in entry ways.

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
There is a constant build up of what appears to be sand in all the screens of sinks.

Are you aware of any galvanized piping?
most of they building is galvanized pipe.

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
no

Are you aware of any LED lighting with intermittent or persistent issues?
most of the lights flicker when a teacher or someone around them have there lights dimmed.

Are you aware of any issues regarding parking lot and other site lighting?
no

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?
no

Are you aware of any issues regarding technology cabling and devices?
no

Do you have any other concerns regarding the electrical systems of the building?
custodial wireless phone does not work in the building also the new radios have very spotty coverage and only work on Conventional mode and not the DMR mode.

Manz Elementary School

Jeff Stytz

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
Front parking lot, near the exit. Lot is not sloped away from building.

Are there any areas where water runs along buildings, or areas of drainage concerns?
NO

Are there any concerns with athletic fields and/or playgrounds?
NO

Are there any known traffic flow concerns?
Morning and afternoon pickup zones are over crowded.

Do you have any other concerns regarding the grounds?
Sidewalks require fixing/replacing.

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
Yes, West end of building/Large windows with holes on the outside.

Are there areas showing water damage to interior or exterior materials?
Same as above.

Are there overhead doors that do not operate properly?
NO

Are there any operable windows which do not operate properly?
West end/hard to operate.

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
no

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
Stage area

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
Unknown

Is there any equipment that does not operate properly?
no

Do you have any other concerns regarding the interior of the building?
no

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

no

Are you aware of any issues regarding the chiller and pumps?
no

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
Some are old, need new ones to manage air flow/heat and cooling better.

Are you aware of any issues with positive or negative pressures?
no

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
See above

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
no

Are you aware of any galvanized piping?
yes, east end

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
no

Are you aware of any LED lighting with intermittent or persistent issues?
no

Are you aware of any issues regarding parking lot and other site lighting?
no

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?
no

Are you aware of any issues regarding technology cabling and devices?
unknown

Do you have any other concerns regarding the electrical systems of the building?
No

Meadowview Elementary School

Fred w Lutz

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
east sidewalk from playground

Are there any areas where water runs along buildings, or areas of drainage concerns?
no

Are there any concerns with athletic fields and/or playgrounds?
no

Are there any known traffic flow concerns?
no

Do you have any other concerns regarding the grounds?
playground blacktop has lots of large cracks

EXTERIOR WALLS

Are there areas that you think there may be **s**mall or slow leaks?
no

Are there areas showing water damage to interior or exterior materials?
some hall ceiling tiles

Are there overhead doors that do not operate properly?
no

Are there any operable windows which do not operate properly?
no

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
no

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
no

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
no

Is there any equipment that does not operate properly?
no

Do you have any other concerns regarding the interior of the building?
we need an elevator

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

no

Are you aware of any issues regarding the chiller and pumps?
no

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
no

Are you aware of any issues with positive or negative pressures?
yes sometimes the building gets enough pressure that the doors don't shut

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
no

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
no

Are you aware of any galvanized piping?
no

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
the halls

Are you aware of any LED lighting with intermittent or persistent issues?
no

Are you aware of any issues regarding parking lot and other site lighting?
no

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?
i am not sure that it is setting at night

Are you aware of any issues regarding technology cabling and devices?
no

Do you have any other concerns regarding the electrical systems of the building?
No

Northwoods Elementary School

Craig Walter

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
Yes...sidewalk and grass next to NW corner of the playground

Are there any areas where water runs along buildings, or areas of drainage concerns?
no

Are there any concerns with athletic fields and/or playgrounds?
Yes...North playground has elevation concerns from sidewalk to wood chips covering playground

Are there any known traffic flow concerns?
yes...talk to Principal Luke Stordahl

Do you have any other concerns regarding the grounds?
Parking Lot lights in East parking lot are covered with tree branches and are not effective.

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
no

Are there areas showing water damage to interior or exterior materials?
no

Are there overhead doors that do not operate properly?
no

Are there any operable windows which do not operate properly?
no

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
no

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
no

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
no

Is there any equipment that does not operate properly?
no

Do you have any other concerns regarding the interior of the building?
no

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
no

Are you aware of any issues regarding the chiller and pumps?
Yes…its getting old and should be replaced

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
no

Are you aware of any issues with positive or negative pressures?
yes…happens occasionally with doors not closing properly…not a big issue

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
no

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
no

Are you aware of any galvanized piping?
no

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
no

Are you aware of any LED lighting with intermittent or persistent issues?
Yes….flickering classroom lighting from dimmer switch issues

Are you aware of any issues regarding parking lot and other site lighting?
Yes…East parking lot lighting is blocked by tree branches

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?
no

Are you aware of any issues regarding technology cabling and devices?
no

Do you have any other concerns regarding the electrical systems of the building?
No

Prairie Ridge Elementary School

Matt Coyle

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
No

Are there any areas where water runs along buildings, or areas of drainage concerns?
Yes, Concrete pads sinking around the building and near some entryways. Door 3 can take on water at times of heavy rainfall.

Are there any concerns with athletic fields and/or playgrounds?
No

Are there any known traffic flow concerns?
No

Do you have any other concerns regarding the grounds?
Concrete is in rough condition in spots. We had some of the worst spots replaced this past summer, there are still areas of concern.

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
I have noticed some windows take on rain during heavy rainfall, very rare.

Are there areas showing water damage to interior or exterior materials?
Door 3 can take on water during heavy rainfall. Tile flooring at door 3 shows signs of wear due to water damage.

Are there overhead doors that do not operate properly?
No

Are there any operable windows which do not operate properly?
No

Do you have any other concerns regarding the exterior walls of the building?
No

INTERIOR

Are there any overhead doors that do not operate properly?
No

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
No

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
No

Is there any equipment that does not operate properly?
No

Do you have any other concerns regarding the interior of the building?

No

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
No

Are you aware of any issues regarding the chiller and pumps?
No

Are you aware of any issues regarding the HVAC systems?
No

Are you aware of any issues regarding the air handlers and rooftop units?
No

Are you aware of any issues with positive or negative pressures?
Occasionally have issues with positive pressure during the spring and fall.

Are you aware of any with dust collectors?
No

Do you have any other concerns regarding the mechanical systems of the building?
No

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
No

Are you aware of any galvanized piping?
No

Are you aware of any leaks in the plumbing system?
No

Are you aware of any fixtures with persistent problems?
No

Are you aware of any issues regarding water heaters?
No

Do you have any other concerns regarding the plumbing systems of the building?
No

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No

Are you aware of any areas of the building that do not have enough power and/or circuits?
No

Are you aware of any LED lighting with intermittent or persistent issues?
LED lights flickering in classrooms due to dimmer switches that are installed.

Are you aware of any issues regarding parking lot and other site lighting?
No

Are you aware of any issues regarding sound systems?
No

Are you aware of any issues regarding the paging system?
No

Are you aware of any issues regarding the security system?
No

Are you aware of any issues regarding technology cabling and devices?
No

Do you have any other concerns regarding the electrical systems of the building?
No

Putnam Heights Elementary School

Randi Heimstead

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
no

Are there any areas where water runs along buildings, or areas of drainage concerns?
no

Are there any concerns with athletic fields and/or playgrounds?
no

Are there any known traffic flow concerns?
no

Do you have any other concerns regarding the grounds?
no

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
no

Are there areas showing water damage to interior or exterior materials?
no

Are there overhead doors that do not operate properly?
no

Are there any operable windows which do not operate properly?
no

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
no

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
no

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
no

Is there any equipment that does not operate properly?
no

Do you have any other concerns regarding the interior of the building?
no

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

no

Are you aware of any issues regarding the chiller and pumps?
no

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
no

Are you aware of any issues with positive or negative pressures?
no

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
no

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
no

Are you aware of any galvanized piping?
boys Bathroom across from teachers Lounge

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
no

Are you aware of any LED lighting with intermittent or persistent issues?
no

Are you aware of any issues regarding parking lot and other site lighting?
no

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?

no

Are you aware of any issues regarding technology cabling and devices?

no

Do you have any other concerns regarding the electrical systems of the building?

No

Roosevelt Elementary School

Greg Slemec

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
Yes, just where the concrete needs to be replace on the walkways. Also the pavement in parking lot and playground is getting near end of life very rough shape.

Are there any areas where water runs along buildings, or areas of drainage concerns?
Yes, on the northwest end of building the parking lot drains to and washes the dirt away on that corner of building. Also the southwest corner washes out on the playground.

Are there any concerns with athletic fields and/or playgrounds?
Yes the fields are pretty much weeds and sand not a very great play area.

Are there any known traffic flow concerns?
Yes, it is tight on 8th St at drop off and pickup also parking lot is too small not enough parking for the staff; several park on the street and adds to the congestion at the drop-off/ pick-up.

Do you have any other concerns regarding the grounds?
None that I can think of at this point.

EXTERIOR WALLS

Are there areas that you think there may be **s**mall or slow leaks?
Yes, the windows on the Kindergarten thru 2nd grade classroom are end of life and need replacement; also the windows in rooms 154, 155, and 161 can see where the water has made it's way in to the windows.

Are there areas showing water damage to interior or exterior materials?
The brick around the windows in rooms 154, 155, and 161 is showing damage water had been getting behind and the brick is breaking down. There is also several spot that should be tuck pointed.

Are there overhead doors that do not operate properly?
There are none here.

Are there any operable windows which do not operate properly?
Yes, most of the windows in the Kindergarten thru 2nd grade rooms do not operate well and bind when trying to open and close.

Do you have any other concerns regarding the exterior walls of the building?
Yes, caulking around intake vents and other exterior protrusion's.

INTERIOR

Are there any overhead doors that do not operate properly?
No overhead doors at Roosevelt.

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?

Yes, just room 101 the ceiling was put in after Hvac update.

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
None that I am aware of.

Is there any equipment that does not operate properly?
No

Do you have any other concerns regarding the interior of the building?
Corner of room 101 there is cracking in drywall and you can see some sagging going on.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
Not that I am aware of.

Are you aware of any issues regarding the chiller and pumps?
I do not have a chiller at Roosevelt

Are you aware of any issues regarding the HVAC systems?
Yes, it is very hard to control AHU #2 areas; uses a hot deck cold deck unlike the other 2 AHU's that use Vavs.

Are you aware of any issues regarding the air handlers and rooftop units?
Yes, when it gets really hot out I have to spray water on the one of the old Trane unit otherwise it overheat and kicks out on overload.

Are you aware of any issues with positive or negative pressures?
Yes, at a certain temp the building is at a positive pressure because we are drawing in more outside air than exhausting. The AHU's are economizing.

Are you aware of any with dust collectors?
No dust collector at Roosevelt.

Do you have any other concerns regarding the mechanical systems of the building?
No

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
Galvanized pipe in the old section of building. I get a lot of rust in toilets and sinks makes the water discolored.

Are you aware of any galvanized piping?
Yes, in the old part of building most is buried in the concrete rooms 101,105,106, and so on about half of the building.

Are you aware of any leaks in the plumbing system?
Not that I am aware of.

Are you aware of any fixtures with persistent problems?
Not really other than getting a lot of sediment in the aerators at the sinks. I think is coming from the galvanized pipe.

Are you aware of any issues regarding water heaters?
No, they were replaced in the summer of 2020.

Do you have any other concerns regarding the plumbing systems of the building?
No

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No

Are you aware of any areas of the building that do not have enough power and/or circuits?
Yes, in the staff lounge room 184 could use more dedicated circuits for microwaves.

Are you aware of any LED lighting with intermittent or persistent issues?
No

Are you aware of any issues regarding parking lot and other site lighting?
No

Are you aware of any issues regarding sound systems?
Not that I am aware of.

Are you aware of any issues regarding the paging system?
Not that I am aware of.

Are you aware of any issues regarding the security system?
Not that I am aware of.

Are you aware of any issues regarding technology cabling and devices?
Not that I am aware of.

Do you have any other concerns regarding the electrical systems of the building?
The only other concern I have is the way the building has been added onto and the improper labeling makes it hard to figure out what circuit controls what.

Robbins Elementary School

William Mooney

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
Yes. The south and north parking lots hold water in front of the drains that go under the curb.

Are there any areas where water runs along buildings, or areas of drainage concerns?
No.

Are there any concerns with athletic fields and/or playgrounds?
No.

Are there any known traffic flow concerns?
No.

Do you have any other concerns regarding the grounds?
No.

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
No.

Are there areas showing water damage to interior or exterior materials?
No.

Are there overhead doors that do not operate properly?
No.

Are there any operable windows which do not operate properly?
No.

Do you have any other concerns regarding the exterior walls of the building?
No.

INTERIOR

Are there any overhead doors that do not operate properly?
No.

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
No.

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
No.

Is there any equipment that does not operate properly?
Yes. The curtain and backboards in the gym sometimes operate with the incorrect button. Sometimes when you try to lower the Backboards on the north side the opposite ones lower.

Do you have any other concerns regarding the interior of the building?
No.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
No.

Are you aware of any issues regarding the chiller and pumps?
No.

Are you aware of any issues regarding the HVAC systems?
No.

Are you aware of any issues regarding the air handlers and rooftop units?
No.

Are you aware of any issues with positive or negative pressures?
Yes. The building usually has an Issue with both. It is not often that the pressure is equal. Usually in the morning the doors are being blown open and in the afternoon being pulled shut.

Are you aware of any with dust collectors?
No.

Do you have any other concerns regarding the mechanical systems of the building?
No.

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
No.

Are you aware of any galvanized piping?
No.

Are you aware of any leaks in the plumbing system?
No.

Are you aware of any fixtures with persistent problems?
No.

Are you aware of any issues regarding water heaters?
No.

Do you have any other concerns regarding the plumbing systems of the building?
No.

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No.

Are you aware of any areas of the building that do not have enough power and/or circuits?
No.

Are you aware of any LED lighting with intermittent or persistent issues?
No.

Are you aware of any issues regarding parking lot and other site lighting?
No.

Are you aware of any issues regarding sound systems?

Yes. The system in the gym and cafeteria crackle very loudly and are unusable if you try to use more than one microphone.

Are you aware of any issues regarding the paging system?
No.

Are you aware of any issues regarding the security system?
No.

Are you aware of any issues regarding technology cabling and devices?
No.

Do you have any other concerns regarding the electrical systems of the building?
No.

Sam Davey Elementary School

Jeremy Fitzl

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
Yes. Front parking lot.

Are there any areas where water runs along buildings, or areas of drainage concerns?
No.

Are there any concerns with athletic fields and/or playgrounds?
No.

Are there any known traffic flow concerns?
No.

Do you have any other concerns regarding the grounds?
No.

EXTERIOR WALLS

Are there areas that you think there may be **s**mall or slow leaks?
Yes. Kitchen, music room, 205

Are there areas showing water damage to interior or exterior materials?
Yes. See above.

Are there overhead doors that do not operate properly?
No.

Are there any operable windows which do not operate properly?
No.

Do you have any other concerns regarding the exterior walls of the building?
Large… large amounts of leaves collecting and blowing in playground entry ways. Simple fence would help.

INTERIOR

Are there any overhead doors that do not operate properly?
Still no.

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
Yes. Entire old part of building.

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
Not that I am aware of.

Is there any equipment that does not operate properly?
No.

Do you have any other concerns regarding the interior of the building?
Serving line floor.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
No.

Are you aware of any issues regarding the chiller and pumps?
No.

Are you aware of any issues regarding the HVAC systems?
No.

Are you aware of any issues regarding the air handlers and rooftop units?
No.

Are you aware of any issues with positive or negative pressures?
No.

Are you aware of any with dust collectors?
No.

Do you have any other concerns regarding the mechanical systems of the building?
No.

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
Yes. Old part of building classroom sinks clog constantly.

Are you aware of any galvanized piping?
Yes. Old part of building.

Are you aware of any leaks in the plumbing system?
No.

Are you aware of any fixtures with persistent problems?
Girls bathroom gang sink. Needs adjusting weekly

Are you aware of any issues regarding water heaters?
No.

Do you have any other concerns regarding the plumbing systems of the building?
No.

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No.

Are you aware of any areas of the building that do not have enough power and/or circuits?
No.

Are you aware of any LED lighting with intermittent or persistent issues?
Yes. Every room with a dimmer switch.

Are you aware of any issues regarding parking lot and other site lighting?
No.

Are you aware of any issues regarding sound systems?
No.

Are you aware of any issues regarding the paging system?
No.

Are you aware of any issues regarding the security system?
No.

Are you aware of any issues regarding technology cabling and devices?
No.

Do you have any other concerns regarding the electrical systems of the building?
No.

Sherman Elementary School

Jose Nunez

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
No

Are there any areas where water runs along buildings, or areas of drainage concerns?
No

Are there any concerns with athletic fields and/or playgrounds?
No

Are there any known traffic flow concerns?
No

Do you have any other concerns regarding the grounds?
Sinking sidewalks uneven

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
No

Are there areas showing water damage to interior or exterior materials?
Water damage to ceiling tiles due to leak betweenthe gym and the hallway.

Are there overhead doors that do not operate properly?
No

Are there any operable windows which do not operate properly?
No

Do you have any other concerns regarding the exterior walls of the building?
No

INTERIOR

Are there any overhead doors that do not operate properly?
No

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
No

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
Unknown

Is there any equipment that does not operate properly?
No

Do you have any other concerns regarding the interior of the building?
No

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

No

Are you aware of any issues regarding the chiller and pumps?
No

Are you aware of any issues regarding the HVAC systems?
No

Are you aware of any issues regarding the air handlers and rooftop units?
No

Are you aware of any issues with positive or negative pressures?
No

Are you aware of any with dust collectors?
No

Do you have any other concerns regarding the mechanical systems of the building?
No

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
No

Are you aware of any galvanized piping?
No

Are you aware of any leaks in the plumbing system?
No

Are you aware of any fixtures with persistent problems?
No

Are you aware of any issues regarding water heaters?
No

Do you have any other concerns regarding the plumbing systems of the building?
No

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No

Are you aware of any areas of the building that do not have enough power and/or circuits?
No

Are you aware of any LED lighting with intermittent or persistent issues?
Flickering in room 176

Are you aware of any issues regarding parking lot and other site lighting?
No

Are you aware of any issues regarding sound systems?
No

Are you aware of any issues regarding the paging system?
No

Are you aware of any issues regarding the security system?
No

Are you aware of any issues regarding technology cabling and devices?
No

Do you have any other concerns regarding the electrical systems of the building?
No

DeLong Middle School

Tim Schmidt

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
N/A

Are there any areas where water runs along buildings, or areas of drainage concerns?
N/A

Are there any concerns with athletic fields and/or playgrounds?
N/A

Are there any known traffic flow concerns?
Half of the rear East parking lot has been converted to bus drop-off/pick-up creating parking issues. Also, the general flow of traffic into and out of both front and rear parking lots for student drop-off and pick-up creates considerable congestion and traffic back-ups within the parking lots and at the street exits/entries. Also. the general public uses our parking lot as a traffic short cut from one street to another.

Do you have any other concerns regarding the grounds?
N/A

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
N/A

Are there areas showing water damage to interior or exterior materials?
Cracks in pool walls in Pool Mechanical room.

Are there overhead doors that do not operate properly?
N/A

Are there any operable windows which do not operate properly?
N/A

Do you have any other concerns regarding the exterior walls of the building?
N/A

INTERIOR

Are there any overhead doors that do not operate properly?
N/A

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
N/A

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
N/A

Is there any equipment that does not operate properly?
Stage rigging and curtains are at the end of their life.

Do you have any other concerns regarding the interior of the building?
Wood Gym floor needs to be replaced.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
N/A

Are you aware of any issues regarding the chiller and pumps?
N/A

Are you aware of any issues regarding the HVAC systems?
N/A

Are you aware of any issues regarding the air handlers and rooftop units?
N/A

Are you aware of any issues with positive or negative pressures?
N/A

Are you aware of any with dust collectors?
N/A

Do you have any other concerns regarding the mechanical systems of the building?
N/A

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
Cast iron piping in Pool Mechanical room.

Are you aware of any galvanized piping?
Yes. Boys & girls locker room. Could be other areas also.

Are you aware of any leaks in the plumbing system?
Cast iron piping in Pool Mechanical room.

Are you aware of any fixtures with persistent problems?
Photo eye urinals work inconsistently.

Are you aware of any issues regarding water heaters?
N/A

Do you have any other concerns regarding the plumbing systems of the building?
N/A

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
N/A

Are you aware of any areas of the building that do not have enough power and/or circuits?
N/A

Are you aware of any LED lighting with intermittent or persistent issues?
No LED lighting.

Are you aware of any issues regarding parking lot and other site lighting?
N/A

Are you aware of any issues regarding sound systems?
N/A

Are you aware of any issues regarding the paging system?
N/A

Are you aware of any issues regarding the security system?
Our current Johnson Controls P2000 system is no longer supported with updates. This is a District wide issue.

Are you aware of any issues regarding technology cabling and devices?
WiFi Custodial phones rarely work. No service, dropped calls, can't hear caller or they can't hear you, can't answer the call, etc.

Do you have any other concerns regarding the electrical systems of the building?
N/A

Northstar Middle School

Mark Kramer

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
South Parking Lot-Walkway cut out in median and water from parking lot runs to drain in front of Door #5A

Are there any areas where water runs along buildings, or areas of drainage concerns?
Down spout on garage runs out onto walkway for student drop-off

Are there any concerns with athletic fields and/or playgrounds?
Tennis court hold water ruining the surface

Are there any known traffic flow concerns?
South Lot get congested before and after school blocking loading dock.

Do you have any other concerns regarding the grounds?
Area East of Building has multiple areas of erosion.

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
Southeast corner of building causing moisture up

Are there areas showing water damage to interior or exterior materials?
Wall above locker rooms and Door #1 and offices

Are there overhead doors that do not operate properly?
No

Are there any operable windows which do not operate properly?
Multiple windows through out the building-not sealing well and locks are wearing out. Door frames are rusting out and door leak air.

Do you have any other concerns regarding the exterior walls of the building?
Caulking joints are starting to open up on Pool walls and on exterior penetrations through out the building.

INTERIOR

Are there any overhead doors that do not operate properly?
No

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
No

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
No

Is there any equipment that does not operate properly?
Stage curtain rigging has been removed

Do you have any other concerns regarding the interior of the building?
Moisture coming up into floors in unexcavated areas

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
No

Are you aware of any issues regarding the chiller and pumps?
Chiller has multiple issues

Are you aware of any issues regarding the HVAC systems?
Roof top DX unit in office over cools space. Control program has issues at times, Victaulic joints will leak in multiple areas at times.

Are you aware of any issues regarding the air handlers and rooftop units?
AHU 13(pool) is rusting out, does not heat space and return air issues.

Are you aware of any issues with positive or negative pressures?
Yes, during free cooling.

Are you aware of any with dust collectors?
No

Do you have any other concerns regarding the mechanical systems of the building?
No

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
Yes

Are you aware of any galvanized piping?
No

Are you aware of any leaks in the plumbing system?
No

Are you aware of any fixtures with persistent problems?
Boys locker room urinals have draining issues

Are you aware of any issues regarding water heaters?
No

Do you have any other concerns regarding the plumbing systems of the building?
No

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
No

Are you aware of any areas of the building that do not have enough power and/or circuits?
Generator and transfer switch has inconsistences, panel for boiler room equipment is a mess.

Are you aware of any LED lighting with intermittent or persistent issues?
What LED lighting?

Are you aware of any issues regarding parking lot and other site lighting?
No

Are you aware of any issues regarding sound systems?
No

Are you aware of any issues regarding the paging system?
No

Are you aware of any issues regarding the security system?
Need more card readers to avoid propped doors

Are you aware of any issues regarding technology cabling and devices?
Computer drops in rooms are near return air vent in rooms causing possible air flow issues

Do you have any other concerns regarding the electrical systems of the building?
No

South Middle School

Sean R Branson

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
Not so much low spots as lots of broken areas or potholes.

Are there any areas where water runs along buildings, or areas of drainage concerns?
None known

Are there any concerns with athletic fields and/or playgrounds?
None known

Are there any known traffic flow concerns?
None known

Do you have any other concerns regarding the grounds?
Areas of crumbling sidewalk. And the loading dock is deteriorating.

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
Currently none known.

Are there areas showing water damage to interior or exterior materials?
Many ceiling tiles.

Are there overhead doors that do not operate properly?
Track Shed has two older worn doors.

Are there any operable windows which do not operate properly?
None known

Do you have any other concerns regarding the exterior walls of the building?
None

INTERIOR

Are there any overhead doors that do not operate properly?
None

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
None

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
None known

Is there any equipment that does not operate properly?
A piece is broken out of the front top corner of the score board.

Do you have any other concerns regarding the interior of the building?
Many old stained ceiling tiles.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

None known

Are you aware of any issues regarding the chiller and pumps?
None Known

Are you aware of any issues regarding the HVAC systems?
Just some VAVs that need replacement. A work order has been summited.

Are you aware of any issues regarding the air handlers and rooftop units?
None Known

Are you aware of any issues with positive or negative pressures?
None known

Are you aware of any with dust collectors?
None known

Do you have any other concerns regarding the mechanical systems of the building?
None known

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
None currently

Are you aware of any galvanized piping?
None known

Are you aware of any leaks in the plumbing system?
None currently

Are you aware of any fixtures with persistent problems?
None currently

Are you aware of any issues regarding water heaters?
None known

Do you have any other concerns regarding the plumbing systems of the building?
None currently

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
None

Are you aware of any areas of the building that do not have enough power and/or circuits?
One office in the woodshop made from the metal walls has no outlets. A work order has been filled out.

Are you aware of any LED lighting with intermittent or persistent issues?
None

Are you aware of any issues regarding parking lot and other site lighting?
None known

Are you aware of any issues regarding sound systems?
None

Are you aware of any issues regarding the paging system?
None

Are you aware of any issues regarding the security system?
None

Are you aware of any issues regarding technology cabling and devices?
None

Do you have any other concerns regarding the electrical systems of the building?
None

Memorial High School

Brian Bohlinger

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
no

Are there any areas where water runs along buildings, or areas of drainage concerns?
no

Are there any concerns with athletic fields and/or playgrounds?
Yes we get a lot of gophers, We don't have a good place for spectators to sit for varsity track and soccer, Also there is no lights on the fields which would be nice for games and graduation set up and clean up

Are there any known traffic flow concerns?
no

Do you have any other concerns regarding the grounds?
there is not a good sign marking the front of the building

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
the windows in the culinary wing are starting to leak and the windows in the square are vary drafty

Are there areas showing water damage to interior or exterior materials?
the hallway outside the game gym has a lot of leaks that cant be found.

Are there overhead doors that do not operate properly?
no

Are there any operable windows which do not operate properly?
no

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
no

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
no

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
yes there are a few rooms that are listed in the asbestos binder

Is there any equipment that does not operate properly?
outside score boards can be hit or miss if they will turn on

Do you have any other concerns regarding the interior of the building?

there is a lot of old vinyl flooring is starting to come up or that is not taking wax. like in the art, and in arlington wing.

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
no

Are you aware of any issues regarding the chiller and pumps?
no

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
no

Are you aware of any issues with positive or negative pressures?
no

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
no

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
no

Are you aware of any galvanized piping?
yes room 1288

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
no

Are you aware of any LED lighting with intermittent or persistent issues?
the dimmers in the classroom will flash at times

Are you aware of any issues regarding parking lot and other site lighting?
only half of the lights work in the big parking lot, there is no lighting on the fields

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?
no

Are you aware of any issues regarding technology cabling and devices?
no

Do you have any other concerns regarding the electrical systems of the building?
no

North High School

Timothy J Ganther

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
No

Are there any areas where water runs along buildings, or areas of drainage concerns?
No

Are there any concerns with athletic fields and/or playgrounds?
No

Are there any known traffic flow concerns?
Every Morning before school the traffic always backs up around the school. Not much can be done, just to many cars trying to get in all at once

Do you have any other concerns regarding the grounds?
No

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
New windows and roof were installed a couple of years ago. all in good shape

Are there areas showing water damage to interior or exterior materials?
No

Are there overhead doors that do not operate properly?
Could really use a new overhead door on our loading dock and opener

Are there any operable windows which do not operate properly?
No

Do you have any other concerns regarding the exterior walls of the building?
No

INTERIOR

Are there any overhead doors that do not operate properly?
see answer to this same question from before

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
No

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
No but there are a couple of rooms with tile that may include asbestos, Like custodial break room

Is there any equipment that does not operate properly?
No but the bleaches in our main gym are 40 years old and do have problems from time to time. They should be replaced soon

Do you have any other concerns regarding the interior of the building?
Many of our air handlers are 25 to 60 years old and should be replaced over time. Some are starting to be more work than there worth

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
No New 2 years ago

Are you aware of any issues regarding the chiller and pumps?
no New 2 1/2 years ago

Are you aware of any issues regarding the HVAC systems?
Just air handlers as Described above

Are you aware of any issues regarding the air handlers and rooftop units?
Again as above also some very old DX units on roof

Are you aware of any issues with positive or negative pressures?
Its been 15 ish years since we were balanced. Wouldn't hurt to redo

Are you aware of any with dust collectors?
No ours is in good shape

Do you have any other concerns regarding the mechanical systems of the building?
no

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
no

Are you aware of any galvanized piping?
We do have a fair amount of older piping in the tunnels

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
Could use a larger generator to power things like the pool and heating system when power fails

Are you aware of any LED lighting with intermittent or persistent issues?
no

Are you aware of any issues regarding parking lot and other site lighting?
no Has all been upgraded to LED

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?
no

Are you aware of any issues regarding technology cabling and devices?
no

Do you have any other concerns regarding the electrical systems of the building?
No

Chippewa Valley Montessori Charter School

Anthony Hehl

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
no

Are there any areas where water runs along buildings, or areas of drainage concerns?
no

Are there any concerns with athletic fields and/or playgrounds?
no

Are there any known traffic flow concerns?
no

Do you have any other concerns regarding the grounds?
no

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
windows leak when it rains, and have cold drafts in the winter

Are there areas showing water damage to interior or exterior materials?
no

Are there overhead doors that do not operate properly?
no

Are there any operable windows which do not operate properly?
no

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
no

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
yes

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
yes all of third floor

Is there any equipment that does not operate properly?
no

Do you have any other concerns regarding the interior of the building?
carpet in rooms is pulling apart

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?

boilers are old and in-efficient

Are you aware of any issues regarding the chiller and pumps?
no

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
no

Are you aware of any issues with positive or negative pressures?
no

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
control system for heating and cooling is under-par (needs to be changed)

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
no

Are you aware of any galvanized piping?
no

Are you aware of any leaks in the plumbing system?
no

Are you aware of any fixtures with persistent problems?
no

Are you aware of any issues regarding water heaters?
no

Do you have any other concerns regarding the plumbing systems of the building?
no

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
yes, 2nd floor to the art room closet area. breaker keeps tripping

Are you aware of any areas of the building that do not have enough power and/or circuits?
no

Are you aware of any LED lighting with intermittent or persistent issues?
no

Are you aware of any issues regarding parking lot and other site lighting?
no

Are you aware of any issues regarding sound systems?
no

Are you aware of any issues regarding the paging system?
no

Are you aware of any issues regarding the security system?

no

Are you aware of any issues regarding technology cabling and devices?

no

Do you have any other concerns regarding the electrical systems of the building?

No

Administration Building

Michelle Steffen

SITE

Are there any low spots that hold water at walkways, parking lots or pavement areas?
out door 2 on upper level main street side the concrete is damaged in areas and needs to be repaired.

Are there any areas where water runs along buildings, or areas of drainage concerns?
not sure

Are there any concerns with athletic fields and/or playgrounds?
N/A

Are there any known traffic flow concerns?
Hard to find parking

Do you have any other concerns regarding the grounds?
Some of the side walks were repaired however there are still some side walk squares with broken concrete

EXTERIOR WALLS

Are there areas that you think there may be small or slow leaks?
Not sure

Are there areas showing water damage to interior or exterior materials?
not sure

Are there overhead doors that do not operate properly?
no

Are there any operable windows which do not operate properly?
no

Do you have any other concerns regarding the exterior walls of the building?
no

INTERIOR

Are there any overhead doors that do not operate properly?
the doors in the building are not ADA compliant. The outside doors also are not ADA compliant. Also there is no handicap parking for the lower level. Also no elevator for the ADA.

Are there original ceilings which might be hidden above later installed suspended ACT ceilings?
In the large media area in the middle of the building the ceiling tiles drop down randomly. Needs to have possible a drop ceiling added. Room 121A Book room

Are there areas of vinyl asbestos flooring that may be hidden under later installed flooring materials?
not sure

Is there any equipment that does not operate properly?
not sure

Do you have any other concerns regarding the interior of the building?
there is a hump in the floor in payroll which runs through the hall and into 100A and 100B.
Room 137 board room needs new carpet.
The halls in the middle going into the auditorium could use new paint on the floor.
The lower level needs to be painted.
The entryways need to be painted and possibly new sheet rock.
Room 137 has a room divider that was requested by Meta Miske to be removed.
There is a women shower in the lower level but the male shower can not be used.
The size of the board room has been problematic as it is not big enough.
Interior doors and locks are not ADA compliant and some doors don't have locks

MECHANICAL SYSTEMS

Are you aware of any issues regarding the boiler and pumps?
there is no secondary back up boiler and would be nice if there was one per Stan Mateus our HVAC guy

Are you aware of any issues regarding the chiller and pumps?
roof top units are aging and should be replaced soon

Are you aware of any issues regarding the HVAC systems?
no

Are you aware of any issues regarding the air handlers and rooftop units?
several air handlers are aging example above the av dept. room G104 also the one in room G108B

Are you aware of any issues with positive or negative pressures?
No

Are you aware of any with dust collectors?
no

Do you have any other concerns regarding the mechanical systems of the building?
no

PLUMBING SYSTEMS

Are you aware of any issues with the plumbing system?
n/a

Are you aware of any galvanized piping?
n/a

Are you aware of any leaks in the plumbing system?
n/

Are you aware of any fixtures with persistent problems?
na

Are you aware of any issues regarding water heaters?
na

Do you have any other concerns regarding the plumbing systems of the building?

na

ELECTRICAL SYSTEMS

Are you aware of any issues panels with breakers that keep tripping?
no

Are you aware of any areas of the building that do not have enough power and/or circuits?
room 121A

Are you aware of any LED lighting with intermittent or persistent issues?
Flickering of lights through out the building.
To add lights to room 121A large media room

Are you aware of any issues regarding parking lot and other site lighting?
Not enough light in the parking lot

Are you aware of any issues regarding sound systems?
n/a

Are you aware of any issues regarding the paging system?
n/a

Are you aware of any issues regarding the security system?
The front entry way could be remodeled for security purposes. So that the secretary could see the people before letting them into the building.

Are you aware of any issues regarding technology cabling and devices?
no

Do you have any other concerns regarding the electrical systems of the building?
no

APPENDIX II

Principal Questionnaires

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Jim Schmitt
Position: Principal
School: Flynn Elementary School
Email: jschmitt@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Top need: None. We are in good shape.
    b. Xx
    c. Xx

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Top need: Flooring is bubbling in classrooms
    b. Window updates
    c. xx

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. We have a great flow.
        2. Xx
        3. xx

    b. The top three things about your site that need improvement.
        1. We are OK as long as people follow directions!
        2. xx
        3. xx

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. We have a nice amount of green space.
        2. xx
        3. xx
    b. The top three things about your site that need improvement.
        1. Holding pond/well can't be fenced off
        2. xx
        3. xx

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building N/A
    b. How are your Special Needs spaces? Very good.
    c. Do you have a Large Group Area or Forum Room that holds 150-200? Gym
    d. Would you be interested in a Forum Room? Yes. Don't know where it would go!
    e. Do you have Small Group Areas that support the classrooms? Yes
    f. Do you have Teaming Areas that support your classrooms? N/A
    g. Do you staff prep in their classrooms? Yes
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? No
    i. What kind of new Storage would you need? We need a bit more space to store things.
    j. Teach us about how your Administration area is working and what additional spaces you could use. It works well. The space for the secretary (between the island and the wall counter) could have been wider.
    k. Teach us about how your Student Services area is working and what additional spaces you could use. It works well.
    l. Parking It works well.
    m. Car and Bus Drop Off Areas It works well.
    n. Playgrounds / Fields It works well.
    o. Toilets It works well.
    p. Cafeteria It works well.
    q. Kitchen It works well.
    r. Physical Education Areas It works well.
    s. Media Center It works well.
    t. Science Areas N/A
    u. Engineering Areas N/A
    v. Green house N/A
    w. Art Areas - Sink needs to be updated to allow for students to clean up better.
    x. Music Areas It works well.
    y. Athletic Areas It works well.
    z. Performing Arts Areas N/A
    aa. Educational Technology Areas N/A
    bb. Family Consumer Science N/A
    cc. Outdoor Learning Areas It works well.
    dd. Building Services Areas N/A
    ee. Circulation Areas It works well.

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers? N/A
    b. Would you be open to removing lockers? N/A

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. It works well.

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. Large classrooms
        2. Small group rooms
        3. xx
    b. The top three challenges with your school.
        1. We're set
        2. xx
        3. xx

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners? No
    b. Are the needs of special needs students being met in your building? No
    c. What challenges are you finding? N/A
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem? No

10. What future educational program needs do you see coming? We're set for now.

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here. N/A

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together? N/A

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs. None

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Colleen Miner
Position: Principal
School: Lakeshore Elementary
Email: cminer@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Top need: Add a pull screen in our cafeteria (like what is in the gym) so we can utilize that space for large presentations, especially for family events where our library is not large enough.
    b. Xx
    c. Xx

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Top need: Window to the cafeteria and gym doors entrances (facing parking lot) so our before and after school care can utilize those doors. Additionally, add a card reader to those same doors so the before and after school staff as well as school staff can utilize those doors for transitioning students to and from the cafeteria and/or gym.
    b. Add a sidewalk/pavement from the side entrance of the playground to the trail and then again from the trail to entrance #2. We use these entrances to help split up our students as they enter the building from recess so that not all our students are trying to funnel through the same entryway. Currently those areas are grass until the trail and so those exits and entrances are not able to be used when the grassy area becomes muddy.
    c. Our conference room is awful. It is incredibly small and we can hardly use it. Additionally, the technology in there isn't working either.

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. The bus zone (area in front of school) works well,
        2. Xx
        3. xx

    b. The top three things about your site that need improvement.
        1. Parent pick-up and drop off on Hudson St. needs improvement! The traffic flow and residential parking across the street on Hudson makes our traffic flow difficult. We have initiated a "drop and go" model in the morning and a "pick up and go" in the afternoon.

2. Our parent pick-up and droff-off is in the same location as our loading dock (not sure there is anything that can be done about that.)
3. xx

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. We have lots of outdoor space which is great!
        2.
        3. xx
    b. The top three things about your site that need improvement.
        1. Add a sidewalk/pavement from the side entrance of the playground to the trail and then again from the trail to entrance #2. We use these entrances to help split up our students as they enter the building from recess so that not all our students are trying to funnel through the same entryway. Currently those areas are grass until the trail and so those exits and entrances are not able to be used when the grassy area becomes muddy.
        2. Not sure how to handle our shed outside. It isn't in a very good location as it obstructs visibility of a part of our playground.
        3. x

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces?
    c. Do you have a Large Group Area or Forum Room that holds 150-200? We only have our library, cafeteria and gym space. Only the gym and cafeteria could hold 150-200 people.
    d. Would you be interested in a Forum Room?
    e. Do you have Small Group Areas that support the classrooms? Yes
    f. Do you have Teaming Areas that support your classrooms? Not sure what you mean by that.
    g. Do your staff prep in their classrooms? Yes; however, we do have a large work room.
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? – Yes, would love to have this.
    i. What kind of new Storage would you need? A better storage shed for recess equipment.
    j. Teach us about how your Administration area is working and what additional spaces you could use. I have no space for students to go if they need a break or are down in the office area for disciplinary reasons. They sit in my office or in the hallway. Not idea. My conference room is awful and so that needs an upgrade.
    k. Teach us about how your Student Services area is working and what additional spaces you could use. We have adequate space as we are not at full student capacity.
    l. Parking
    m. Car and Bus Drop Off Areas Our bus area works well. Our parent pick up and drop off from Hudson Street needs some work.
    n. Playgrounds / Fields
    o. Toilets
    p. Cafeteria
    q. Kitchen
    r. Physical Education Areas
    s. Media Center
    t. Science Areas
    u. Engineering Areas
    v. Green house
    w. Art Areas
    x. Music Areas
    y. Athletic Areas
    z. Performing Arts Areas
    aa. Educational Technology Areas

bb. Family Consumer Science
cc. Outdoor Learning Areas
dd. Building Services Areas
ee. Circulation Areas

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. Our main entrance works well. We have a large foyer and space. We don't have a direct line of vision to the front door, but we do have cameras which we use.

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. We are not at capacity, so we have flexibility with space. It would be nice though to have a large space that could be flexible that isn't a gym, cafeteria or classroom, but instead a type of multi-purpose room.
        2. xx
        3. xx
    b. The top three challenges with your school.
        1. Biggest challenge is not having a conference room large enough to be more functional. If we had a decent conference room, teacher teams could meet, and we could use those areas for other meetings.
        2. xx
        3. xx

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners? Yes, having other flexible spaces would be great, such as designated sensory rooms and multi-use spaces.

b. Are the needs of special needs students being met in your building? We could benefit from having more defined sensory rooms as well as multi-use spaces.
c. What challenges are you finding?
d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
    i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem? We are already at reduced capacity so I think it would be more of how to reconfigure our current space to meet needs, and not necessarily decreasing students attending.

10. What future educational program needs do you see coming? More flexible spacing to meet special education students' needs.

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA

Architecture / Partner

Questions for Facility Study
Locust Lane Elementary

The top 5 educational deficiencies in my facility are: (Rank order #1 being the highest).

1. 1 more kindergarten classroom

2. Assembly/Presentation room

3. Book room for all reading materials (Guided reading books, SOAR materials, DRA kits etc…)

4. Larger conference room

5. Additional adult bathroom

6. Window in the principal's office ☺

The top 5 facility and or facility maintenance issues are: (Rank order #1 being the highest).

1. Temperature control in the building – too hot in one area, too cold in another

2. New carpeting for media center and classrooms (except K and 1st)

3.

4.

5.

The top 5 student, staff, facility, or site safety issues are: (Rank order #1 being the highest.

1. Card reader for door # 2

2. Parking lot situation (spot to drop off/pick up students safely)

3. Lighting in our parking lot when it's dark

4.

5.

Other facility/site issues:

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Sarah Fisher
Position: Principal
School: Longfellow
Email: sfisher@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Our Kindergarten rooms are just regular sized rooms and can't fit larger class sizes.
    b. We need some small intervention rooms.
    c. We'd like to better soundproof the music room, so it doesn't disrupt surround classes.

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Top need: xx
    b. xx
    c. xx

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Busses pick up out front and all others go out the back at the end of the day
        2. This summer, they fixed our parking lot.
        3. xx

    b. The top three things about your site that need improvement.
        1. Despite repeated interventions, parents drop off in different spots and let their kids cross in ways we don't and sometimes that involves through the parking lot.
        2. Our loading dock and all deliveries come in right by the main door.
        3. xx

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. We have a nice big field.
        2. This summer, they re-did our playground pavement and painted activity lines.
        3. xx

b. The top three things about your site that need improvement.
    1. We'd love new playground equipment, but we are a high poverty area so most of our parents don't have resources or connections to raise money. In addition, whatever we do has to be very durable because we have issues with vandalism after hours.
    2. xx
    3. xx

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces?
    c. Do you have a Large Group Area or Forum Room that holds 150-200?
    d. Would you be interested in a Forum Room?
    e. Do you have Small Group Areas that support the classrooms?
    f. Do you have Teaming Areas that support your classrooms?
    g. Do you staff prep in their classrooms?
    h. Are you interested to free up the classrooms by provide Staff Planning Areas?
    i. What kind of new Storage would you need?
    j. Teach us about how your Administration area is working and what additional spaces you could use.
    k. Teach us about how your Student Services area is working and what additional spaces you could use.
    l. Parking
    m. Car and Bus Drop Off Areas
    n. Playgrounds / Fields
    o. Toilets
    p. Cafeteria
    q. Kitchen
    r. Physical Education Areas
    s. Media Center
    t. Science Areas
    u. Engineering Areas
    v. Green house
    w. Art Areas
    x. Music Areas
    y. Athletic Areas
    z. Performing Arts Areas
    aa. Educational Technology Areas
    bb. Family Consumer Science
    cc. Outdoor Learning Areas
    dd. Building Services Areas
    ee. Circulation Areas

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?

b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.

8. When you look at teaching and learning in your building please identify:
   a. The top three positives with your school.
      1. xx
      2. xx
      3. xx
   b. The top three challenges with your school.
      1. xx
      2. xx
      3. xx

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
   a. Are there challenges with your facility in meeting the needs of all learners?
   b. Are the needs of special needs students being met in your building?
   c. What challenges are you finding?
   d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
      i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?

10. What future educational program needs do you see coming?
    a. Each year we are adding another Dual Immersion Classroom.

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

    a. Our sick bay is extremely small; one child barely fits in there. We often have to spill out into the main office area or conference room.
    b. Our conference room is fairly small and can't accommodate larger groups.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Longfellow Information for ATS&R Tour 2010

Grade Level Sections:

Grade Level	Number of Sections
Kindergarten	4
First	3
Second	2
Third	3
Fourth	3
Fifth	2
	Total = 17

MAPE Sections:

Grade Level	Music	Phy. Ed.	Art
Kindergarten	4	4	0
First	2x3=6	2x3=6	3
Second	2x3=6	2x3=6	2
Third	2x3=6	2x3=6	3
Fourth	3x3=9	3x3=9	3
Fifth	2x3=6	2x3=6	2
Totals:	**37**	**37**	**13**

Special Education Sections/Rooms:

- 3 on the bottom floor (LD, CD, EBD, autism, etc.)
- 2 on the first floor (Speech and Language and Self-Contained EBD)

Other Services / Miscellaneous Rooms:

- 2 Title 1 Reading (top floor)
- 2 English Language Learners (top floor)
- 2 Pre-K / Head Start (first floor)

Number of Homeroom Sections:

K = 3
1 = 3
2 = 3
3 = 4
4 = 2
5 = 2

Total 17 Sections (3rd grade is team teaching)

Number of MAPE sections:

Music & P.E. K-5: 39 sections (1st & 2nd attend in class and a half)

Art 1-5: 13 sections

Resource Rooms:

Special Education Resource rooms	2
ELL Resource room	1
Title I resource rooms	2

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Adam Keeton
Position: Principal
School: Manz
Email: akeeton@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Top need: Classroom spaces (both in size and quantity) that accommodate the likelihood of larger class sizes (greater than our current class size limits) with modern academic needs (technology, storage, etc).
    b. Instructional spaces that support/promote small group learning (enrichment, target time, EL, Special education, etc)
    c. Change in building layout to preserve the sanctity of the quiet classroom (location of cafeteria)

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Top need: additional sections *should* the population on the south side continue to grow (3 to 4 section building)
    b. Updated halls, walls, flooring, windows (Frankenstein- style building)
    c. Much larger and different location for our cafeteria to accommodate our current reality

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. School is not on a major street or near a busy intersection
        2. Busses have room to park in front (door 1)
        3.

    b. The top three things about your site that need improvement.
        1. Better location for busses to drop students off that is conducive to student arrival (playground or cafeteria). Currently they walk around one wing of the building rather than through the school to get to the playground.
        2. A school specific pick up/drop off location for families.
        3. Better continuous parking for staff, families, guests/visistors

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:

a. The top three things about your site that work well.
    1. Newly purchased equipment (by the PTA)
    2. xx
    3. xx
b. The top three things about your site that need improvement.
    1. Handicapped friendly play spaces
    2. Actual grass for students to play on
    3. Actual outdoor learning spaces for students to work.
        a. Outdoor classrooms
        b. Outdoor environmental learning spaces (green house, gardens, etc)
        c.

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces? This fluctuates with the needs in our building. We currently have 3 spaces that are considered to be special education classrooms but can be absorbed by increased grade level sections.
    c. Do you have a Large Group Area or Forum Room that holds 150-200?
        i. No
    d. Would you be interested in a Forum Room?
        i. Yes! It would be great mixed-use space for grade level events, school events, meetings, guest speakers, etc
    e. Do you have Small Group Areas that support the classrooms?
        i. Only the library but does not adequately support small group due to the layout.
    f. Do you have Teaming Areas that support your classrooms?
        i. No
    g. Do you staff prep in their classrooms?
        i. Yes
    h. Are you interested to free up the classrooms by provide Staff Planning Areas?
        i. Would be ideal; but may not be a priority.
    i. What kind of new Storage would you need?
        i. General school wide storage for Buildings and Grounds supplies
        ii. General storage for school/academic supplies (paper, curriculum, technology, etc)
        iii. Classroom storage for daily teacher needs
    j. Teach us about how your Administration area is working and what additional spaces you could use.
        i. Additional staff restrooms that are more private
        ii. Re-arrangement of principal office
        iii. Ideally, it would be nice to have additional office space
    k. Teach us about how your Student Services area is working and what additional spaces you could use.
        i. We do not have a Student Services area.
    l. Parking
        i. Seems to be ok.
    m. Car and Bus Drop Off Areas
        i. Bus drop off is okay but it is connected to our front parking lot. We do not have a dedicated car drop off area. Families park on the side streets and leave their vehicle to walk children up to school.

n. Playgrounds / Fields
    i. See comments above- I believe Manz has one of the smallest green spaces in the district (especially for the size of the enrollment).
    ii. PTA just purchased a second playground.
o. Toilets
    i. Out of date in the original wing of the building.
    ii. Not enough staff restrooms that are private and respectful to adult needs.
p. Cafeteria
    i. Most certainly small for our current enrollment. It is also centrally located making it very noisy for grades K through 3 in the middle of the day.
q. Kitchen
    i. Small-ish
r. Physical Education Areas
    i. Seems to be adequate
s. Media Center
    i. Small, limited storage space for technology, but operates efficiently
t. Science Areas
    i. ?
u. Engineering Areas
    i. I wish we had a STEAM dedicated space(s) here!
v. Green house
    i. YES PLEASE!
w. Art Areas
    i. OK
x. Music Areas
    i. A little on the small side but ok
y. Athletic Areas
    i. ?
z. Performing Arts Areas
    i. ?
aa. Educational Technology Areas
    i. ?
bb. Family Consumer Science
    i. ?
cc. Outdoor Learning Areas
    i. See above
dd. Building Services Areas
    i. Space and storage continues to be an issue here.

ee. Circulation Areas
    i. HVAC or books?

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.
    a. Secure entrance seems to work effectively. We would like to see each door in our building have the lock/metal sliders for safety reasons.

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1.The staff
        2.The students
        3.The families
    b. The top three challenges with your school.
        1. Learning spaces that reflect a shift in our instructional philosophies (desks in rows to a 21st century focus on how students learn best)
        2.
        3. xx

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners?
        i. Yes. We do not have any of the items above that would create this environment.
    b. Are the needs of special needs students being met in your building?
        i. How do you mean?
    c. What challenges are you finding?
        i. All of the above.
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".

i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?
    1. While I don't see an issue with reducing the capacity of Manz to achieve the above, I am not sure that is realistic or in the best interest of our tax payers. It seems like this would solved in an "and" rather than an "or."

10. What future educational program needs do you see coming?
    a. I would love to have MANZ become a STEAM initiative school that focuses on learning modules that are individualized and support more curiosity in the fields of science, technology, math and the arts.

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.
    a. That would depend on how serious the possibility is in question 10.

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Luke Stordahl
Position: Principal
School: Northwoods
Email: lstordahl@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. More small group spaces for interventions and SPED
    b. Central curricular storage area
    c. Xx

2. Please list the top Facility or repair needs in your building that could be improved.

    a. New room dividers

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Two lots and a street that is not heavily travelled with parking on it
        2. Xx
        3. xx

    b. The top three things about your site that need improvement.
        1. Not sure. It works until it doesn't. Maybe some concrete islands or landscaping in the north lot to avoid some illegal parking that leads to congestion
        2. xx
        3. xx

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. Lots of land, very nice
        2. xx
        3. xx
    b. The top three things about your site that need improvement.
        1. Concrete
        2.

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces?
        i. Our Cluster site classroom should be brought in line with others – kitchen, bathroom, small group room or break space, etc.
    c. Do you have a Large Group Area or Forum Room that holds 150-200? Cafeteria or gym
    d. Would you be interested in a Forum Room? I wouldn't say no.
    e. Do you have Small Group Areas that support the classrooms? Yes
    f. Do you have Teaming Areas that support your classrooms? Not really
    g. Do you staff prep in their classrooms? Yes
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? Yes
    i. What kind of new Storage would you need? ???
    j. Teach us about how your Administration area is working and what additional spaces you could use.
        i. It's good enough but would take a more collaborative space
    k. Teach us about how your Student Services area is working and what additional spaces you could use. It's okay
    l. Parking – It's okay
    m. Car and Bus Drop Off Areas – It would be nice to have it improved but it isn't the worst thing.
    n. Playgrounds / Fields - Great
    o. Toilets – They all flush
    p. Cafeteria – Round tables would be nice but that isn't a facility thing
    q. Kitchen - ???
    r. Physical Education Areas - Great
    s. Media Center - Great
    t. Science Areas – n/a
    u. Engineering Areas – n/a
    v. Green house – n/a
    w. Art Areas - ok
    x. Music Areas - ok
    y. Athletic Areas - ok
    z. Performing Arts Areas – n/a
    aa. Educational Technology Areas – n/a
    bb. Family Consumer Science – n/a
    cc. Outdoor Learning Areas – would be nice to have an outdoor classroom
    dd. Building Services Areas - ?
    ee. Circulation Areas - ?

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.
   It's fine

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. xx
        2. xx
        3. xx
    b. The top three challenges with your school.
        1. Some occasional large class sizes
        2. xx
        3. xx

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners?
        i. It would be nice to have some collaborative learning spaces for adults and learners
    b. Are the needs of special needs students being met in your building?
        i. No, our students in cluster programming could use a space that is more suitable for them
    c. What challenges are you finding?
        i. Handicap accessible bathrooms are on the edge of the building
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?

10. What future educational program needs do you see coming?

Our cluster-site classroom looks like it will have a permanent home here, which is great, so having a more suitable facility for that would be great.

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Diana Lesneski
Position: Principal
School: Putnam Heights Elementary
Email: dlesneski@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Small group break out space in primary wing
    b. Storage Areas – ie. FOSS kits, Dramatic Play
    c. Flexible Seating Options/Spaces

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Varying temperatures in building not appropriate for weather
    b. Primary bathrooms – lack of sinks and stalls
    c. Lightening and Flooring, such as rooms that have too small carpet areas

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Bus area
        2. xx
        3. xx

    b. The top three things about your site that need improvement.
        1. Parking Lot Flow
        2. Safety – no parking on MacArthur, better signage, repaint lines
        3. Speed bumps

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. Amount of green space
        2. Barrier Free Playground
        3. Variety of Equipment on Wood Chip Area

    b. The top three things about your site that need improvement.
        1. Blacktop/Field Area activities for Primary
        2. Vandalism on Nature Trail
        3. Lack of outdoor learning classroom

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces?
        i. Kitchen – locks on drawers/cabinets, lockable doors from Kitchen to Rooms
        ii. Need to make spaces more relaxing - lightening
        iii. EBD – needing more small spaces
    c. Do you have a Large Group Area or Forum Room that holds 150-200?
        i. Only the gym which is not an ideal space for adults. It's doable for student gatherings, but not the best.
    d. Would you be interested in a Forum Room?
        i. YES
    e. Do you have Small Group Areas that support the classrooms?
        i. Yes, but not enough
    f. Do you have Teaming Areas that support your classrooms?
        i. No
    g. Do your staff prep in their classrooms?
        i. Yes
    h. Are you interested to free up the classrooms by provide Staff Planning Areas?
        i. Not a priority
    i. What kind of new Storage would you need?
        i. Both shelving and open space for larger items
    j. Teach us about how your Administration area is working and what additional spaces you could use.
        i. Admin area is new and very large, so no new space is needed.
    k. Teach us about how your Student Services area is working and what additional spaces you could use.
        i. Counselor office is in main office area, while School Psych and Social Worker are in a different location, so we don't have a dedicated Student Services Area. This is not overly detrimental.
    l. Parking
        i. Parking lot flow concerns
    m. Car and Bus Drop Off Areas
        i. Bus is fine, but car/parking lot needs a better flow
    n. Playgrounds / Fields
        i. See above green space question
    o. Toilets
        i. See above facility question
    p. Cafeteria
        i. No problem

q. Kitchen
    i. Not from my point of view.
r. Physical Education Areas
    i. Sound system in the gym, but I believe that is coming.
s. Media Center
    i. Charging Station
    ii. Area for private calls, like in Secondary schools
t. Science Areas – No designated science areas, but storage for FOSS kits is needed
u. Engineering Areas – N/A
v. Green house – N/A
w. Art Areas
    i. Kiln is in storage area, which is a safety concern
x. Music Areas - none
y. Athletic Areas - none
z. Performing Arts Areas – N/A
aa. Educational Technology Areas
    i. Would like to have a Makerspace area
bb. Family Consumer Science – N/A
cc. Outdoor Learning Areas
    i. Currently have a small area in the woods along the nature trail, but would like an area by the fields
dd. Building Services Areas – N/A
ee. Circulation Areas – N/A

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.
    a. Concerned about that the only "safe" way to communicate with families is while they are still standing outside through our "Buzzer/Camera" system. Once they are in our vestibule, there's no window to communicate or to share documents etc. They would have to come into our office to do that. For example, once we go to our new Driver's License check, they will have to be in our office to complete the check and therefore now have access to the whole building.

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. Upgrades – space in new hallways, office areas, gym
        2. Green Space
        3. Cluster Services area
    b. The top three challenges with your school.
        1. bathroom space
        2. large meeting space for staff
        3. parking lot/safety

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners?
        i. Original primary wing classrooms are smaller and therefore it is difficult to have the "set apart" areas or large presentation areas when you have 24-25 students in a class.
    b. Are the needs of special needs students being met in your building?
        i. Yes, but we do have a few requests noted above in Sped section.
    c. What challenges are you finding?
        i. Collaboration space for whole staff
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?

10. What future educational program needs do you see coming?
    a. Personalized Learning

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Putnam Heights
2010 Questions for Facility Study

The top 5 educational deficiencies in my facility are: (Rank order #1 being the highest).

1. *Space large enough for entire student body to meet*

2. *Life skills/Family living area is inaccessible to students whose IEPs list life skills*

3. *Small classrooms and offices on west side of the building. (Classrooms limit class size and offices are unsuitable for small groups)*

4. *Lack of break out spaces or unused areas available for small group work and/or interventions.*

5. *Lack of family resource area for home/community connections*

The top 5 facility and or facility maintenance issues are: (Rank order #1 being the highest).

1. *Main entrance and office location are confusing to visitors*

2. *Lack of storage leaves materials in hallways and accessible to students*

3. *Drainage issues on playground interferes with students ability to run/play during recess*

4. *Variance in temperature throughout the building*

5. *Lack of conference room or private meeting space for confidential conversations with community/parents*

The top 5 student, staff, facility, or site safety issues are: (Rank order #1 being the highest.

1. *Cannot hear public address system in certain areas of the building*

2. *Traffic congestion (pedestrian, bus, auto) at dismissal time due to layout/organization and location of bike racks*

3. *Aging barrier free playground*

4. *Drainage on playground*

5. *Small gym space for large numbers of students during physical activity*

Other facility/site issues:
** All SDPE sections must be taught in cafeteria, limiting activity choices
**Bike rack replacement has been delayed several years due to facility planning concerns
**Electrical needs in lounge/workroom result in several issues
**All classrooms and office spaces are currently used, several are shared. We have no space for additional classrooms, resource rooms, or offices.

Grade Level Sections—3 sections of each grade K-5
Music Sections—48
PE Sections—48 Gen Ed plus 9 SDPE
Art Sections—15
SpEd Resource Rooms—3 rooms (3.5 teachers)
Speech Language—1 office plus 1 shared office (1.4 teachers)
OT/PT—1 room

Roosevelt Elementary School Population:
Roosevelt's current enrollment is currently at 275. It usually fluctuates by about +/- 10 students during the school year. We reached our highest enrollment in 2015-2016 with 312 students before using Sherman as an overflow school (2016-2019) and instituting boundary changes in 2020-2021. Prior to these adjustments, student enrollment continued to trend upward rising by 42 students in four years.

100% Building Capacity = 316
90% Building Capacity = 284
65% Building Capacity = 205

2011-12 = 264
2012-13 = 263
2013-14 = 283
2014-15 = (missing data)
2015-16 = 308
2016-17 = 295*
2017-18 = 291*
2018-19 = 288*

2020-21 = 268
2021-22 = 275

Between 2016-2019, Sherman Elementary was used as an overflow school to alleviate large enrollment sizes by signing off on some alternate school requests that would have otherwise been denied, lost some students to private schools because of our large K sizes, and have sent 7-10 incoming K students (living north of the north crossing and without older siblings attending Roosevelt) already to Sherman. We currently have 50 kindergarten students enrolled with 24-26 student per classroom. As of 2018-2019, Roosevelt has a non-white population that ranges between 27.3% with a district average of 23.8%, an economically disadvantaged population of 36.4% with a district average of 37.8%, and a 5.6% population of English learners with a district average of 3.6%.

Information about space concerns at Roosevelt Elementary School were presented to our School Board on October 5th, 2015 and provided to the Demographic Trends & Facility Planning committee in 2016. Although a few things have changed, much is still pertinent and not represented by our current "building capacity" formula being used. The Pros/Cons List Worksheet was created by the Demographic Trends & Facility Planning committee in 2016 with a great deal of input from building principals. This list was shared at multiple school board meetings during the spring of 2016.

Even when within the 90% capacity range of 284 students, the common spaces (gym, cafeteria, library, hallways) are undersized and overcrowded. This can be attributed to our school capacity numbers being directly related to the number of classrooms in a school, regardless of

classroom size. The formula used has not taken into account the size of common spaces within a school.

Initial 2016 Referendum Plan - Checklist $500,000-$600,000 costs now at $1-2 million

- Fire alarms
- Roof
- Windows
- Gym floor
- Secure entrance

Roosevelt Elementary School Space Concerns

Playground:

Roosevelt Elementary PTA is in the beginning stages of playground update funding. Much of our equipment is 20+ years old, damaged, and/or vandalized.

Snow removal has no space other than the basketball courts to the east of the playground. When snow melts, it is located upstream from our playground covered in mulch, making it very muddy.

The exit for our lower unit (K-2) is door #7. The blacktop outside of door #7 is very steep and is extremely icy and slippery under winter conditions resulting in falls and injury to staff and students (even when salted regularly). The blacktop surface is in rough shape and in need of a seal coat.

Bus Lane:

The cut out for bus lane helps with the narrow Eighth Street we are positioned on. The sidewalk for our bus lane is 50% too narrow for bus lines and walking traffic to maintain a safe traffic flow without walking over the curb or into the lawn, especially when snow is present.

Parking:

We have 25 regular parking spots and 1 handicapped spot in our school parking lot. In 2015, the parking lot at Roosevelt Park (behind our building near the warming house) was paved and now has 8 regular spots and 1 handicap spot. We have over 50+ staff members in our building in addition to multiple volunteers, before and after school employees, adult crossing guards, university students, student teachers, business partners, community members, parents and family members daily. The blacktop surface is in rough shape and in need of a seal coat. An expansion to the west (unused grassy area) would be helpful, even if only room for one line of cars instead of two.

Student Pickup/Dropoff Zone

Street parking on Eighth Street is severely limited due to bus parking, crosswalks, and driveways. Eighth Street has a great deal of two-way traffic and is especially narrow

during the winter months. Before and after school parents have a very difficult time picking up their children safely. Many stop their vehicles in traffic where they should not, encouraging their children to cross in the middle of the street to get in and out quickly.

Cafeteria:

Roosevelt's cafeteria is small with a low ceiling and hard concrete surfaces, making it challenging to reduce volume levels even with noise dampening materials along the walls. The small size is overcrowded for 275-300 students and very difficult to avoid bumping into each other and keeping a smooth traffic flow. With an upper (3-5) and lower (K-2) grade paired with each other, our lower grades have exited out of the southwest door, while our upper grades traditionally exiting through a broom closet, past our kitchen/custodian areas, and down a flight of steps (past two building exits). The volume level is high even when students are talking at a normal volume level. There is not enough space to accommodate parents, grandparents, and other lunch visitors.

On rare occasions when we feel the need to hold a community-building event we need to use the gym, art room or classrooms to have enough seating for everyone. Our cafeteria is also too small for our before/after school care to use because it is deemed too small for their own licensing guidelines.

Lack of table space for students with allergies. Outside of our peanut free tables, students highly allergic to fish have eaten in the IMC, gym, hallway, and office (needing us to move students with medical needs any vacant space available at the time).

Gym:

Roosevelt's gymnasium is undersized compared to all other ECASD schools including all two-section schools. The gym floor replacement was part of a 5-year plan in 1997-2001 but was cancelled and delayed repeatedly over the past 20 years. A new gym floor is needed. Our current surface results in frequent slipping and falling because of the existing overworn surface. We have the only remaining old school gym left in the ECASD with Phy Ed groupings as large as 45 students at one time (three sections of students with only 0.7 staffing for PE). Our stage is used by students with OT and other SPED services because of a lack of options and is unsafe for students who lack body control given the length of the fall if falling off of the stage onto the concrete floor. Simple tag games in the gym are dangerous, restricting our Phy Ed staff of following ECASD curriculum as it is intended in all other ECASD elementary schools. More storage in one

area for PE equipment is needed as opposed to 3-4 smaller storage areas. This also restricts what items can be ordered for PE because of the lack of space to store them. This space is also used by before and after school care. They are currently storing their supplies on the stage, in the hall and in a cupboard down the hall from the gym.

Classrooms:

Grade K-2 Classrooms: Classroom sizes are too small, hallway locker area is also too small. More classrooms are needed so that students from our EL and SPED populations are not displaced to hallway spaces or inconsistent locations depending on the day. Small group intervention (SGI) spaces are needed throughout the day, also regulated to hallway spaces or inconsistent locations depending on the day.

Kindergarten rooms do not have enough room to incorporate ECASD required purposeful play supplies. K-2 classrooms do not have enough floor space to incorporate ECASD support SMART activities within the room, also forcing this to be regulated to hallway spaces which is problematic. One of our two kindergarten rooms is smaller than you standard kindergarten room, removing the ability to have a similar layout to other kindergarten classrooms across the ECASD along with constricting the ability to offer comparable purposeful play and SMART activities to students of the same age.

Grade 3-5 Classrooms: I Small group intervention (SGI) spaces are needed throughout the day with closer locations to classrooms. All classrooms need windows and adequate space. More bathroom space is also needed in 3-5 wing.

Shared Spaces

A majority of our hourly, itinerant, and part-time staff do not have an adequate location to store their personal possessions or hang their coat. This is true for approximately 15 staff members not including School Based Mental Health Therapists, volunteers, and hourly staff substitutes.

Itinerant staff (school psychologist, school social worker, OT, PT) currently share a small room with our EL teacher and Literacy Coach sharing another small room. This prohibits some of the main functions of our staff members such as: confidential phone calls, confidential and quiet testing area, private meeting area for parent meeting, student interviews, etc. In addition, it is quite disruptive for any shared staff member to be

coming in and out of the office as small group instruction is occurring in the same room. Sound proofing would be helpful as it shares a wall with our music room and seems to reverberate sounds down more than normal in other buildings.

Our SBMH therapist needs a consistent, confidential space to meet with students. Our school counselor and speech language pathologist need to vacate their own spaces when students have their weekly school based mental health counseling.

There are limitations on the size of group our counselor can work with due to the current small size of the counseling office. Also, because of the shared wall, it is not a confidential space. Historically, our counselor has needed to share her office space with our SPED teacher on a couple of afternoons when there is no other space available for our SPED teacher to work with her small groups of students. As a result, however, the counselor is limited in the work that can be done during those times. The need for sharing phones and computer docking spaces is an issue.

Historically, our school social worker has floated between the art and music rooms when those teachers are not in the building, sometimes also using the staff lounge, library space alongside students, or our counselor's office. SSW services are seriously restricted due to a lack of confidential space. Making phone calls is very difficult and there is no place to keep professional and confidential student files. Parents have come in experiencing a crisis and finding a confidential place to converse is unavailable. The occupational therapist is often in the hallway with all of her equipment, and also works with students in the hallway outside the special education resource room.

Roosevelt's Partnership Coordinator has a permanent workspace in the hallway. It consists of a desk built in between two banks of cupboards in the hallway to the west of the gym, with the cafeteria at one end and the playground door at the other. There is no space to meet with volunteers or community members let alone staff members other than the hallway. There is no confidentiality and very little storage space. Items are stored on carts along the wall.

Special Education:

Our current spaces for assisting our students with disabilities is inadequate. Students with learning disabilities need an environment where intensive interventions can take place without. Space is also needed so that materials can be kept in an explicitly organized manner for optimum instruction and learning. Working with some of the most challenging and/or vulnerable students in an 11' x 19' space and a 28' x 28' shared

space with no windows (shared by two SPED teachers) working with multiple groups has been non-conducive to student learning.

Resource Rooms:

Our Speech Language room shares a privacy wall with the counselor's room. This limits privacy. When the counselor's room is utilized for group special education lessons (due to the limited space), the noise from the special education students often causes distractions to the speech students. Additionally, the speech room shares a wall with the steps and ramp that act as a gateway between the old portion of the building (gym, cafeteria) and the new portion of the building (library, art, music), meaning traffic is frequent. The noise from student traffic often disrupts speech lessons and is especially distracting when assessing students. Roosevelt acts as a speech therapy site for some pre-k students. The small room with limited storage makes it challenging to organize materials as well as engage in play-based therapy.

The conference room is a 9' x 12' space used as a student break spot for students who are highly escalated needing time and space to self-regulate. When not needed, the conference room is available to be used as a conference room or a SGI space as needed (Speech Language, PALS assessments, Occupational Therapy, School Based Mental Health, etc.). This is also our primary break spot for students with escalated behaviors superseding anything else that was taking place in the room prior to the individual student need which can be unpredictable and difficult to plan around. Spaces that have been utilized for SGI spaces are the gym floor, the hallway, and the cafeteria. This inconsistency is not ideal for students who need structure and predictable environments. The unpredictability of this space paired with the instructional materials needing to be moved abruptly is extremely inefficient and difficult for students and staff.

Library:

Like many other rooms, the library is frequently used for small group activities due to a lack of sufficient space for these groups during the day. The library is often used for large-group instruction that occurs during the day and after school, but there isn't sufficient space to hold all instructional materials, large-group meetings, comfortable reading, and all the technology. Students and staff are often needing to be very agile in the way they move through the space because there is so much that happens in the

library at one time. The library needs a designated space for reading, large group instruction, checkout, and material storage.

Sound is a problem with proximity to the music classroom. There is a lot of noisy activity across the hallway and the noise carries prominently into this room throughout the day. Additionally, the low ceilings in the room made it very loud for a library, especially when you have a large group of students present.

Music Room:

The music room would benefit greatly from a sink. Things that students share, such as train whistles, slide whistles, and borrowed recorders for when students forget theirs at home, need to be thoroughly washed after each use. It would save much instructional time and make it easier for students to do this work independently if a sink were to be in the room.

The music room space is frequently used by others in the building, out of necessity for additional space, during the day for testing and meetings. This makes it very hard to provide things like lessons and extra opportunities for students with great interest in music, who have been identified as gifted in music, or who need additional help. So, while the music room space is sufficient, the ability to use it to its full potential is hindered by the lack of space in other areas of the building.

Art Room:

The art room has insufficient counter space to have supplies out and ready for the day of instruction, allowing for maximum instruction time. The configuration of the sink limits the number of students that can be using it at one time, and negates valuable counter space behind it. The sink also creates hazardous bottlenecks with students trying to get to washing supplies stored on the awkward counter space around the sink.

Each year we run the risk of running out of seating for students in the art room. The art room can only accommodate 8 tables seating 4 students each. With 3 section grade levels being condensed into 2 sections of art, there is not adequate seating at tables and on the floor for lesson/demonstration time.

The placement of the network connections also limits the amount of space available to use the computer/document camera for demonstrations.

Staff Workroom

When we received updated copy machines, we needed to block an exit while losing significant workspace in the meantime. Staff regularly utilize the hallway, cafeteria, or

any other open space to complete work because there is not enough room for multiple workers in the same space.

HVAC

Heating and cooling is inconsistent. It can get very hot over the summer months and too warm during the winter at times. It is difficult for the custodian to control temperature because it has direct consequence on nearby offices.

Building & Grounds

No loading dock (or entrance wide enough for a pallet), space to house snow removal equipment (snow blower, sweeper, salter, shovels), or storage space.

Our largest storage space ("the attic") has an extremely steep ladder to climb, making the carrying of items very difficult. The stage and different hallways have become other storage areas for us. Storage above the cabinets in our hallway to the west of the gym should not be there according to fire code because of the type of sprinkler system used.

Roosevelt 2010 Questions for Facility Study

The top 5 educational deficiencies in my facility are: (Rank order #1 being the highest).

1. Not enough classroom space. We currently have a first grade classroom sharing space in the art room and media center.

2. Need for additional space in the K-2 wing. We are experiencing an increase in children with emotional/behavior concerns. These young children have to travel to the other side of the building to "take a break" or receive services.

3. Gym floor in need of replacement.

4.

5.

The top 5 facility and or facility maintenance issues are: (Rank order #1 being the highest).

1.Replace doors & frames entrance #3 an #6 and#8

2.Replace partitions in restrooms#123 & #125

3.Replace or repair sidewalk in front of building.
Seal coat black top in parking lot and playground.
Need more parking space for the staff.

4.Weld the cracks and seams of the floor in the halls & classrooms. Question about a new gym floor.

5.To move the backstop in front of the drain "southeast corner"

The top 5 student, staff, facility, or site safety issues are: (Rank order #1 being the highest.

1. Telephone pole on playground.

2. Bike racks are located across the street.

3. Parking lot too small.

4.

5.

Other facility/site issues:

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Joe Eisenhuth
Position: Principal
School: Sam Davey
Email: jeisenhuth@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. **More classrooms and additional small group rooms/learning spaces**
    b. **Our Wi-fi is unreliable. The signal is not saturated throughout the building causing many unnecessary delays and disruptions in teaching and learning.**
    c. **Smartboards or equivalent for each classroom**

2. Please list the top Facility or repair needs in your building that could be improved.
    a. **Gymnasium needs complete renovation - long overdue**
    b. **Significant storage needs, interior and exterior (including large exterior shed and interior lockers/cubbies)**
    c. **Sections of roof need to be replaced (Especially over kitchen and 2nd floor on west side of building)**

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1.
    b. The top three things about your site that need improvement.
        1. **Sidewalk/walkways near building need replacement**
        2. **Drop off and delivery area near main entrance is tight**
        3. **Signage (Speed of traffic on Starr Avenue is a liability and southbound traffic on Starr have no indication that they are approaching a school.)**

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. **Our blacktop space works well.**
        2. **Our soccer area works well.**
        3. xx
    b. The top three things about your site that need improvement.
        1. **Exterior lighting needs improvements – add more lights.**
        2. **Cameras in the security system are poor quality – making it difficult to follow-up on vandalism or other liability issues**
        3. **Need a large exterior shed to reduce interior space issues**

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces?
    c. Do you have a Large Group Area or Forum Room that holds 150-200?
    d. Would you be interested in a Forum Room?
    e. Do you have Small Group Areas that support the classrooms?
    f. Do you have Teaming Areas that support your classrooms?
    g. Do you staff prep in their classrooms?
    h. Are you interested to free up the classrooms by provide Staff Planning Areas?
    i. What kind of new Storage would you need?
    j. Teach us about how your Administration area is working and what additional spaces you could use.
    k. Teach us about how your Student Services area is working and what additional spaces you could use.
    l. Parking
    m. Car and Bus Drop Off Areas
    n. Playgrounds / Fields
    o. Toilets
    p. Cafeteria
    q. Kitchen
    r. Physical Education Areas
    s. Media Center
    t. Science Areas
    u. Engineering Areas
    v. Green house
    w. Art Areas
    x. Music Areas
    y. Athletic Areas
    z. Performing Arts Areas
    aa. Educational Technology Areas
    bb. Family Consumer Science
    cc. Outdoor Learning Areas
    dd. Building Services Areas
    ee. Circulation Areas

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?

b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. – **Due to air pressure in the foyer, the doors often do not lock.**

8. When you look at teaching and learning in your building please identify:
   a. The top three positives with your school.
      1. **We have an adequately sized library.**
      2. xx
      3. xx
   b. The top three challenges with your school.
      1. **Not enough different learning spaces**
      2. **Inadequate and unreliable Wi-Fi**
      3. **Inadequate storage leaving classrooms cluttered with items in them that should be stored for the majority of the school year.**

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
   a. Are there challenges with your facility in meeting the needs of all learners?
   b. Are the needs of special needs students being met in your building?
   c. What challenges are you finding?
   d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
      i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?
         1. **Both should be considered.**

10. What future educational program needs do you see coming? **More individualized programming and opportunities to meet the needs of all students.**

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

    a. **More small group learning spaces. Improved large group auditorium style learning spaces.**

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

    a. **Our nurse's office is 6ft. x 12ft. With a counter, a cot, and a miniature desk, there is barely space for the nurse and 1 student. For a school with an enrollment of 370 students, (and growing) this is completely inadequate for the needs of treating the students in a confidential and caring manner. Any time we have more than one sick student, we end up placing other sick students on cots in the main office, in our conference room, or in the hallways.**
    b. **The girls bathroom by our gym has old metal stalls that are falling apart. Stall doors have fallen off and needed to be reattached. Students have expressed concerns about this over the past several years.**
    c. **The sinks were multiple students can wash their hands, by the bathrooms by our gym need constant maintenance. They are old, often don't work, and frequently require maintenance staff to work on them just to make them operational.**

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Joel Dimock
Position: Principal
School: Sherman Elementary
Email: jdimock@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Top need: Smaller student to teacher ratio
    b. interactive whiteboard technology

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Top need: Closed in fencing on playground
    b. Air conditioning efficiency
    c. Infrastructure / Air quality / plumbing on east side of building

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Separate bus and car sections

    b. The top three things about your site that need improvement.
        1. We need another exit option
        2. Expanded parking lot – currently undersized

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. Space – lots of it on playground and fields
        2. Additions of handicap accessible equipment
        3. Community uses it alot
    b. The top three things about your site that need improvement.
        1. Accessible for all students
        2. Outdoor classroom space or set up
        3. Soccer nets

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces? FINE
    c. Do you have a Large Group Area or Forum Room that holds 150-200? CAFETERIA
    d. Would you be interested in a Forum Room? NO
    e. Do you have Small Group Areas that support the classrooms? YES
    f. Do you have Teaming Areas that support your classrooms? N/a
    g. Do you staff prep in their classrooms? YES
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? NO
    i. What kind of new Storage would you need? NONE
    j. Teach us about how your Administration area is working and what additional spaces you could use. NONE
    k. Teach us about how your Student Services area is working and what additional spaces you could use. NONE
    l. Parking LARGER PARKING LOT WITH ANOTHER EXIT OPTION
    m. Car and Bus Drop Off Areas LARGER PARKING LOT WITH ANOTHER EXIT OPTION
    n. Playgrounds / Fields
    o. Toilets
    p. Cafeteria
    q. Kitchen
    r. Physical Education Areas – HARDWOOD FLOORING
    s. Media Center
    t. Science Areas
    u. Engineering Areas
    v. Green house
    w. Art Areas
    x. Music Areas
    y. Athletic Areas
    z. Performing Arts Areas
    aa. Educational Technology Areas
    bb. Family Consumer Science
    cc. Outdoor Learning Areas
    dd. Building Services Areas
    ee. Circulation Areas

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. WORKS FINE

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. Space
        2. Resources
        3. Small group instruction rooms
    b. The top three challenges with your school.
        1. High teacher to student ratio (3rd and 5th)
        2. Lack of subs to fill positions, daily

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners? FOR THE MOST PART, NO
    b. Are the needs of special needs students being met in your building? IT WOULD BE GREAT TO SEE OUR PLAYGROUND BEING MORE INCLUSIVE – WHEELCHAIR ACCESSIBLE
    c. What challenges are you finding?
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem? IN MY OPINION, WE ARE OKAY RIGHT NOW.

10. What future educational program needs do you see coming? NONE

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

N/a

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Sherman 2010
Questions for Facility Study

The top 5 educational deficiencies in my facility are: (Rank order #1 being the highest).

1. Undersized and too few classrooms in east Wing (Old section)

2. Location of office and lack of a parent/community area

The top 5 facility and or facility maintenance issues are: (Rank order #1 being the highest).

1. Heating and cooling system – electronic HVAC controls

2. Infrastructure/plumbing (age of east side)

3. A/C – Only partially implemented (20%)

The top 5 student, staff, facility, or site safety issues are: (Rank order #1 being the highest.

1. Parking Lot – Pick-up and drop-off area - Undersized and does not meet the needs of school

2. Too few security/night lights and central control

3. Old carpet in six classrooms a tripping hazard

4. Air quality issues in east wing

Other facility/site issues:

- 20 sections currently
- 4 special education rooms – cluster site
- Our rec. - Bulldoze the east wing and construct a two story addition with 24 classrooms and an office and foyer area – this will accommodate our expanding neighborhood.

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Michele Wiberg
Position: Principal
School: DeLong Middle School
Email: mwiberg@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Same subject meetings/more time to collaborate
    b. Interactive White boards
    c. Curricular Resources

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Low ropes course
    b. Gymnasium we need more gym space
    c. Track and tennis courts
    d. More signage around the building

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. 2 spots to drop off and pick up
        2. Bus pick up and drop off
        3. Loading dock is out of the way

    b. The top three things about your site that need improvement.
        1. Family pick up and drop off
        2. Flow of traffic cross traffic is too slow, safety of kids crossing parking lot
        3. Need more parking
        4. More signage

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. We have a lot of green space
        2. We have a trail/ outdoor classroom
        3. Things are in pretty good shape
    b. The top three things about your site that need improvement.
        1. We don't truly have the space for soccer need another field
        2. Landscape requires a lot of upkeep. Could it be more grass

3.

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building : 9 teams
    b. How are your Special Needs spaces? I think it is pretty good, potentially more sensory space
    c. Do you have a Large Group Area or Forum Room that holds 150-200? yes
    d. Would you be interested in a Forum Room? We already have an auditorium
    e. Do you have Small Group Areas that support the classrooms? few
    f. Do you have Teaming Areas that support your classrooms? no
    g. Do you staff prep in their classrooms? yes
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? No
    i. What kind of new Storage would you need? More outdoor storage for athletics and PE classes
    j. Teach us about how your Administration area is working and what additional spaces you could use. This is fine
    k. Teach us about how your Student Services area is working and what additional spaces you could use. We NEED another office
    l. Parking – Need more parking
    m. Car and Bus Drop Off Areas – Not big enough and flow of traffic is dangerous
    n. Playgrounds / Fields- fine
    o. Toilets – battery operated urinals are not ideal
    p. Cafeteria – Nice to be bigger or space for students to spread out
    q. Kitchen – need Ice machine
    r. Physical Education Areas – More Gym space, Girls locker room should be bigger
    s. Media Center - Fine
    t. Science Areas - Good
    u. Engineering Areas - Good
    v. Green house – It is on the wrong side of the building, it is in the shade
    w. Art Areas - Good
    x. Music Areas - Good
    y. Athletic Areas – Tennis courts and track need to be fixed, more gym space
    z. Performing Arts Areas – Sound system and lighting needs work
    aa. Educational Technology Areas - fine
    bb. Family Consumer Science - Fine
    cc. Outdoor Learning Areas - Fine
    dd. Building Services Areas - Fine
    ee. Circulation Areas- Fine

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. It works but the lock does not always work. It would be nice if there was a two way communication window so people can drop things off without coming into the office

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. Grade level houses
        2. Classrooms are good size
        3. Work stations in classrooms are nice
        We have windows
    b. The top three challenges with your school.
        1. More small spaces for students. More intervention spaces
        2. xx
        3. xx

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners? Based on what is listed above yes,
    b. Are the needs of special needs students being met in your building? yes
    c. What challenges are you finding? More smaller spaces to spread students out
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem? We are maxed out right now we can't reduce the capacity

10. What future educational program needs do you see coming? Charging stations, docking stations regrading technology

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here. We need the technology for this more then the space

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs. **We really need to look at our parking lot and the drop off and pick up area. Flow of traffic.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Tim Skutley
Position: Principal
School: Northstar M S
Email: tskutley@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Top need: Additional instrumental music room to accommodate three programs (Band, Choir, & Orchestra separate spaces). We currently deliver 4 separate music options within two classrooms. This presents storage and classroom set-up options.
    b. Additional gym space to accommodate 3 PE classes per hour. An additional ½ court gym would relieve this scheduling conflict.
    c. Auditorium to serve Northstar and north side community. Music concerts, recitals, and programs are currently held in cafeteria, gym, or moved to North High School. (A smaller auditorium – 400 seats – would be used by North High for their student recitals and smaller events as well.)
    d. Replace two standard size classrooms with a 1/3 – 2/3 wall to provide intervention and office spaces. Currently we have SPED teachers who teach in a full size classroom because other 'intervention size' rooms aren't available. Build a wall and separate a full size classroom into 1/3 office (i.e. Speech and Language Pathologist) and 2/3 intervention room for SPED teacher.

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Additional private restrooms to serve special circumstances/ students with disabilities. Currently we have the majority of our classrooms on the second floor, but only one private restroom for students and staff needing additional support or privacy.
    b. Remodel locker room/ changing space for special circumstances/ students with disabilities. We currently do not have a changing space for students and staff needing additional support or privacy.
    c. Replace 7 moveable walls separating 'double wide' classroom spaces. I support the modular concept and staffing flexibility of the design. The walls are in disrepair and need updating.
    d. Pool ventilation concerns- I don't know specifics, but would ask you to consider if any updates or corrections are needed.
    e. Electronic card key readers on all exterior doors. Ability to auto lock all exterior doors. This would allow us to unlock and lock doors on a scheduled basis without the need for custodial or office staff to physically walk around and secure doors each morning.

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Large, straight yellow curb for bus line-up after school
        2. Blacktop path for kids walking/ biking to northeast and northwest

    b. The top three things about your site that need improvement.
        1. General lack of space in south parking lot for parent dismissal. Parent traffic often backs-up into Abbe Hill Drive because there isn't enough pace on our property.
        2. Signage/ signal light to help with exiting vehicles at conclusion of the school day- near tennis courts. Much like other major crosswalks in our community, could we stop traffic in a safe and predictable manner to help students cross the street and bus exit at 3:00 pm?

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. Outdoor space near door 1 with tables and seating
        2. Comfortable distance between school and public sidewalk to isolate visitors/ improve security.
        3. Many open fields to accommodate athletic program. Ample space.
    b. The top three things about your site that need improvement.
        1. Slow deterioration of concrete (curb and front area near door 1). Our school is 26 years old, so the flatwork needs a little TLC.
        2. Deterioration and weed growth of Abbe Hill sidewalk. Same as #1 above.
        3. Remove and replace overgrown trees near building.

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces?
    c. Do you have a Large Group Area or Forum Room that holds 150-200?
    d. Would you be interested in a Forum Room?
    e. Do you have Small Group Areas that support the classrooms?
    f. Do you have Teaming Areas that support your classrooms?
    g. Do you staff prep in their classrooms?
    h. Are you interested to free up the classrooms by provide Staff Planning Areas?
    i. What kind of new Storage would you need?
    j. Teach us about how your Administration area is working and what additional spaces you could use.
    k. Teach us about how your Student Services area is working and what additional spaces you could use.
    l. Parking
    m. Car and Bus Drop Off Areas
    n. Playgrounds / Fields
    o. Toilets
    p. Cafeteria
    q. Kitchen
    r. Physical Education Areas
    s. Media Center
    t. Science Areas
    u. Engineering Areas
    v. Green house
    w. Art Areas
    x. Music Areas
    y. Athletic Areas
    z. Performing Arts Areas
    aa. Educational Technology Areas
    bb. Family Consumer Science
    cc. Outdoor Learning Areas
    dd. Building Services Areas
    ee. Circulation Areas

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?

b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow.

8. When you look at teaching and learning in your building please identify:
   a. The top three positives with your school.
      1. xx
      2. xx
      3. xx
   b. The top three challenges with your school.
      1. xx
      2. xx
      3. xx

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
   a. Are there challenges with your facility in meeting the needs of all learners?
   b. Are the needs of special needs students being met in your building?
   c. What challenges are you finding?
   d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
      i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem?

10. What future educational program needs do you see coming?

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Trevor Kohlhepp
Position: Principal
School: South
Email: tkohlhepp@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Walls need to improve. Too much noise between them cause academic issues.
    b. Larger class sizes
    c. Conference rooms for meeting with students
    d. Cabinet and storage in classrooms

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Classroom Walls
    b. Lighting and ceiling tiles
    c. Sidewalks, parking lot
    d. Bathroom set up – wheelchair accessible

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Two parking lot locations
        2. One door designated for deliveries

    b. The top three things about your site that need improvement.
        1. Loading dock is bad, crumbling and not level
        2. Too congested for parent drop/pickup
        3. Sidewalk from door #8 to the tennis courts?

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. Large spaces
        2. Spread out.
        3. Several options for outdoors
    b. The top three things about your site that need improvement.
        1. Addition of outdoor basketball courts
        2. Outdoor storage for athletics and PE
        3. Raised concreate areas in front of door 1-2 is difficult to mow and cause student issues at times.

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building 6-8
    b. How are your Special Needs spaces? ID room needs more space and potential of cooking/life skills
    c. Do you have a Large Group Area or Forum Room that holds 150-200? Yes
    d. Would you be interested in a Forum Room? No
    e. Do you have Small Group Areas that support the classrooms? No
    f. Do you have Teaming Areas that support your classrooms? No- would like
    g. Do you staff prep in their classrooms? Yes, when possible
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? No
    i. What kind of new Storage would you need? Classroom cabinets, outdoor storage
    j. Teach us about how your Administration area is working and what additional spaces you could use. Conference rooms
    k. Teach us about how your Student Services area is working and what additional spaces you could use. Too small of an area. Not good for students. Would like to be closer to Admin.
    l. Parking Space is good. Needs to be repaved
    m. Car and Bus Drop Off Areas Drop off/Pick up is congested.
    n. Playgrounds / Fields Good
    o. Toilets Divider in the urinals
    p. Cafeteria Sound system and lighting needs improvement
    q. Kitchen Ok. But would refer to Josh on this.
    r. Physical Education Areas Another gym. Washing machine and dryer needs
    s. Media Center too small and outdated
    t. Science Areas out dated and small.
    u. Engineering Areas need more space
    v. Green house ok
    w. Art Areas ok
    x. Music Areas band area is small.
    y. Athletic Areasok
    z. Performing Arts Areas new seating in auditorium
    aa. Educational Technology Areas need more updates
    bb. Family Consumer Science old outdated classrooms. Needs update
    cc. Outdoor Learning Areas Currently don't have any. Out door patio, classroom or picnic area would be good.
    dd. Building Services Areas Garage, loading dock
    ee. Circulation Areas

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. This updated area is working

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. Grade level houses
        2. Separate science area
        3. SPED classrooms are spread out.
    b. The top three challenges with your school.
        1. small classrooms
        2. noise between classrooms
        3. no area for team or interdisciplinary classes to meet.

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners? No common areas in the houses, noise issuses
    b. Are the needs of special needs students being met in your building? Need a larger SPED planning room,
    c. What challenges are you finding? Need to upgrade and improve gender neutral bathrooms. 6th grade house needs new lighting and better system to control moisture.
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem? We can't reduce classrooms. We need larger ones

10. What future educational program needs do you see coming?
    Natural lighting in the 6th grade area, Service/Freight Elevator need
    Humidity issues in the music areas

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here.

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals MEMORIAL

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: xx
Position: xx
School: xx
Email: xx

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Top need: More FTE
    b. Size of the Lunchroom/Commons
    c. The remodel and reformation of the IMC area to reflects a 21st century learning environment
    d. Resizing space in the Arlington Wing, IE, possible expansion of some classroom sizes

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Top need: Updates to the green space to the east of the building, meaning possible turf for Soccer and Football. Usable space for a Softball field, so that we could host more events on campus
    b. Updated bathroom facilities for our outdoor facility use.
    c. "DECA Store"
    d. We would like a "3rd line" to serve lunches

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Well...we might have enough space for most of the students to park on campus...most of the year.
        2. The Updates on Keith Street has increase safety for bus pickup and drop off
        3.

    b. The top three things about your site that need improvement.
        1. We do not have proper traffic flow for families and students to enter and exit during the start and end of the day
        2. We do not have a great space for families to pickup or drop off students at the start and end of the day. Not a common space
        3. Without a more universal space, we continue to need to have door monitors to supervise the multiple entries to the building

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. We do have fields on campus and can host most practices and host a few events
        2. We have updated Tennis and Track facilities, they meet NFHS standards
        3. We do have various outdoor instructional spaces for PE to use
    b. The top three things about your site that need improvement.
        1. We could use lights for Soccer, Track and Softball (if the field is updated)
        2. Lighting on the east side of the building could use enhancement, safety wonderment
        3. Turf fields so that we can use this space to host events, use as outdoor instructional spaces and continue to host graduation on campus
        4. We do not have outdoor seating to properly host events
        5. MHS doesn't have an outdoor space that can host larger events for spectators, such as musical event or ceremonies, such as graduation
        6. We are limited in gym spaces, we do end up with quite a few very early or late practices and practices off-campus
        7. Our Swim deck is below standard in hosting events

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building
    b. How are your Special Needs spaces? More spaces that are designed for life or transitions skills on the campus. It would be nice to include alternative seating and lighting, here. Bath-rooming for ID students Pick-up and drop off for ID students can be challenging
    c. Do you have a Large Group Area or Forum Room that holds 150-200? Yes. We do not have a space that can host the entire student body at one time
    d. Would you be interested in a Forum Room? Yes. We would use this to support both lecture and then breakout sessions that could allow some alternative bell schedules
    e. Do you have Small Group Areas that support the classrooms? yes
    f. Do you have Teaming Areas that support your classrooms? no
    g. Do you staff prep in their classrooms? For the most part, yes
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? No
    i. What kind of new Storage would you need? We could use a better space for our food and clothing spaces or pantries. A "multipurpose" room that also allowed place for additional Buildings and Grounds storage (tables, et al).
    j. Teach us about how your Administration area is working and what additional spaces you could use.
    k. Teach us about how your Student Services area is working and what additional spaces you could use.
    l. Parking Our parking is adequate, it's the traffic flow that needs to be urgently addressed
    m. Car and Bus Drop Off Areas Noted above
    n. Playgrounds / Fields Noted above
    o. Toilets We could use updated restrooms and then intentional space for transgendered restrooms
    p. Cafeteria See above
    q. Kitchen See above
    r. Physical Education Areas additional space for our weight room. Updated to the PE locker rooms
    s. MEDICAL Center We do not have adequate space to meet medical needs for students and ensure privacy
    t. Science Areas Overall, our class sixes have overwhelmed our spaces to allow all students to participate in labs
    u. Engineering Areas
    v. Green house We do not have a functioning greenhouse

w. Art Areas
x. Music Areas We do not have spaces where students can practice while larger groups practice
y. Athletic Areas See above
z. Performing Arts Areas The auditorium deserves another whole conversation
aa. Educational Technology Areas
bb. Family Consumer Science This is fine
cc. Outdoor Learning Areas We do not have adequate access to the MHS courtyard. As of now, it isn't a usable space due to lack of access
dd. Building Services Areas Our Loading Dock is not large enough
ee. Circulation Areas

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
   a. What percentage of your students uses their lockers? Less than 5% of students use lockers
   b. Would you be open to removing lockers? Yes, but there are a few that we might want to retain

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. Our secure entrance space is simply too small to be the main or only entrance for students and families to the building. We simply need more staff (parking lot attendant) to do this

8. When you look at teaching and learning in your building please identify:
   a. The top three positives with your school.
      1. We have a highly qualified staff
      2. Our instructional coaches have been wonderful in assisting in PD
      3. Our staff is committed to our student being College and Career ready
   b. The top three challenges with your school.
      1. I would prefer that we had a common planning time for all staff before school, as example.
      2. I would argue that our class sizes have gotten a point where it does limit some of the instructional and assessment practices
      3. We are moving closer to an alternative educational setting on the campus, but will need additional resources to see this grow to

meet the needs that allow more students to remain on campus (less McKinley and off-campus referrals)

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners? We would not be able to do the above with the current structures of the building
    b. Are the needs of special needs students being met in your building? This is a loaded question. Our staff does a fine job, but we do need to continue to be supported by Central Office in filling our staffing needs
    c. What challenges are you finding? Tell me more...
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem? In my opinion, more additions to MHS would not be productive. We can enhance the current spaces, but short of building a new high school, I would not support more additions.

10. What future educational program needs do you see coming? Enhancing our Tech Ed facilities, trying to increase access for students by keeping students on the campus, rather than off-campus. Same applies to medical programming/

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here. Listed above

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together? This would be a not yet, until we would have a fundamental change in T and L expectations, et al

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Questions for Eau Claire School Principals

To: School Principals
From: ATSR: Dean Beeninga / Peter Lacey
Re: 2021 Educational Analysis
Date: Fall 2021

Name: Pam Hermodson
Position: Principal
School: Chippewa Valley Montessori
Email: phermodson@ecasd.us

ATS&R Planners, Architects and Engineers has been commissioned by Eau Claire Administration and School Board to study the district's educational facilities and to work with existing district and community committees make recommendations for long term facility utilization to the School Board. The study will include instructional adequacies and inadequacies. We will also evaluate such things as the district organization, building utilizations, building capacities, demographics, transportation, safety, and security needs. Current and future program space needs, consideration for "Future Ready" instructional needs, and community needs will also be a part of our study. Our goal will be to prepare a report that will serve as a guide for the board when important decisions need to be made in the future.

Process: Representatives from ATSR will visit each educational and support facility in the district to interview each Site Based Team. A Site Based Team may consist of the principal, associate principals, key staff member(s), lead building engineer, community members, students, and any other important contributors to your school program that may have valuable insight and input into just how things work and what the future needs are. We do not mind if the team is small or large. Generally, a Site Based Team Meeting will take 30 minutes for Elementary Schools, 45 minutes for Middle Schools and 60 minutes for the High School Facility. It will be important if you could complete this form and return it to dbeeninga@atsr.com in word format so we can spend our time on the specifics during our time together.

Please help us to have additional insight into your buildings and programs by answering the following questions. We are always interested in any other items that you deem important that the questions do not address, feel free to elaborate.

1. Please list the top Instructional needs in your building that could be improved.
    a. Top need: More classrooms to expand program
    b. More teaching space for interventions, small groups, etc.
    c. Staff eating area is a workroom. Less work area due to people eating.

2. Please list the top Facility or repair needs in your building that could be improved.
    a. Top need: Storage—for furniture, supplies, Montessori materials not being used or stored for replacements.
    b. Exterior doors don't shut/rusting out
    c. Interior doors-stick
    d. Third floor carpet removal (asbestos)

3. When you look at your schools' site separation flow for cars, buses and delivery vehicles please identify:
    a. The top three things about your site that work well.
        1. Three sides of building have streets as drop off/pick up options

    b. The top three things about your site that need improvement.
        1. Delivery trucks hang out into street or block traffic.

4. When you look at your schools' green space to support outdoor play areas, environmental learning areas, outdoor learning areas and athletic fields please identify:
    a. The top three things about your site that work well.
        1. xx
        2. xx
        3. xx
    b. The top three things about your site that need improvement.
        1. Concrete on playground is broken and dangerous
        2. Path through the prairie garden. Kids can't go in to see things (the point of it).
        3. A short fence to keep kids and balls off parking lot (south side of equipment).????

5. Please talk about the needs or deficiencies in the following areas: Some may only apply to MS and HS.
    a. MS: List number of teams in your building N/A
    b. How are your Special Needs spaces? Small. 1.5 and 3 SEAs in one cramped area. And interventionist office in hallway to bathroom.
    c. Do you have a Large Group Area or Forum Room that holds 150-200? No
    d. Would you be interested in a Forum Room? Yes
    e. Do you have Small Group Areas that support the classrooms? No
    f. Do you have Teaming Areas that support your classrooms? No
    g. Do you staff prep in their classrooms? Yes
    h. Are you interested to free up the classrooms by provide Staff Planning Areas? Yes
    i. What kind of new Storage would you need? More space to put furniture not being used but possible in the future. Space for supplies not currently in use. Space for daily use supplies (workroom is also used as a Book Room)
    j. Teach us about how your Administration area is working and what additional spaces you could use. It's fine for just administration, but it's also being used for interventions, Deaf and Hard of Hearing, Big Brother/Big Sisters meetings, isolation room, Covid testing rooms, school based mental health.
    k. Teach us about how your Student Services area is working and what additional spaces you could use. We don't have a student services area.
    l. Parking Doesn't hold all staff vehicles.
    m. Car and Bus Drop Off Areas City streets
    n. Playgrounds / Fields Fine
    o. Toilets Many are old. Bathrooms themselves are old
    p. Cafeteria Small
    q. Kitchen Small
    r. Physical Education Areas Adequate
    s. Media Center Adequate but small—no storage or even enough shelves for technology
    t. Science Areas N/A
    u. Engineering Areas N/A
    v. Green house N/A--we have a garden that is fine
    w. Art Areas Very small classroom
    x. Music Areas Very small classroom
    y. Athletic Areas Adequate
    z. Performing Arts Areas N/A
    aa. Educational Technology Areas N/A
    bb. Family Consumer Science N/A
    cc. Outdoor Learning Areas N/A

dd. Building Services Areas N/A
ee. Circulation Areas In library? Small

6. High School: We are finding many HS students are not using lockers. This can free much floor area up or make narrow corridors wider when you remove these lockers.
    a. What percentage of your students uses their lockers?
    b. Would you be open to removing lockers?

7. Please describe how well your Secure Entry works and if you need improvements, additional technology, or components to improve the secure entry system and flow. It's pretty new and they are good about coming to fix if there are issues.

8. When you look at teaching and learning in your building please identify:
    a. The top three positives with your school.
        1. xx
        2. xx
        3. xx
    b. The top three challenges with your school.
        1. Not enough space for anything besides classrooms.
        2. No pull-out areas other than the middle of a hallway.

9. Research has showed that teaching and learning can be enhanced if teachers can have multiple settings to meet the needs of different learning styles such as individual 'set apart' areas, small group teaming areas, larger presentation areas within classrooms etc.
    a. Are there challenges with your facility in meeting the needs of all learners? Yes
    b. Are the needs of special needs students being met in your building? Yes
    c. What challenges are you finding? No place to take if someone needs a break or extra help. No space for SMART now that we have an interventionist. No space for Deaf and Hard of Hearing, Big Br/Sis meetings, no space for School Based Mental Health.
    d. Typically, we would need to provide additional space OR reduce the capacity of the school to achieve a variety of learning spaces that support "classrooms".
        i. Do you have a concern reducing the capacity of your school or would you think that an addition should be strongly considered to solve this typical older school building problem? With our program, large classrooms are necessary. Our building is over 100 years old and not conducive to research-based teaching and learning. An

addition or another building to spread out the program would be very helpful.

10. What future educational program needs do you see coming? We would love to accommodate all of the families who want to be at Montessori but when we are capped at 300, we are not able to. We generally have 30+ students on each of the 4K and 5K on the waitlist, and between 1-10 on the 1st-5th grade waitlists (more in the younger years).

11. What revisions to your facility would be needed to support these future educational program programs? If listed above, you don't have to recreate here. Addition(s) or second facility

12. High School question: Would you like your school to be reorganized into an inter-disciplinary subject arrangement where multiple subjects are arranged around the student in lieu of your current departmental subjects arranged together?

13. Summary: Please describe any other items not mentioned above that should be done to your facility to best serve the next 10-year needs.

Please prepare and email to dbeeninga@atsr.com in word format.

Thank you in advance for helping shape Eau Claire Area Schools for the next 10 years or more.

ATSR Planners, Architect and Engineers

Dean Beeninga AIA / LEED-AP / REFP
Educational Facility Planner / Architect / President

Peter Lacey LEED AP / RIBA
Architecture / Partner

Montessori 2010 Questions for Facility Study

The top 5 educational deficiencies in my facility are: (Rank order #1 being the highest).

1. To accommodate the expansion of the Montessori Program I will need 3 more classrooms for our students.

2. I need an art classroom.

3. There is a need for a meeting room.

4. The staff eating area is the same room as the staff work room. There is less work area due to people eating.

5.

The top 5 facility and or facility maintenance issues are: (Rank order #1 being the highest).

1. Storage

2. Playground setting changed to fit our program. More of a natural setting.

3. Playground is too small. When gym is outside, and the blacktop is iced in the winter, the safe play area is too small during recess.

4.

5.

The top 5 student, staff, facility, or site safety issues are: (Rank order #1 being the highest.

1. Parking

2. security access to door 5.

3. Building keyed to the same system (Medco)

4. Security camera on playground

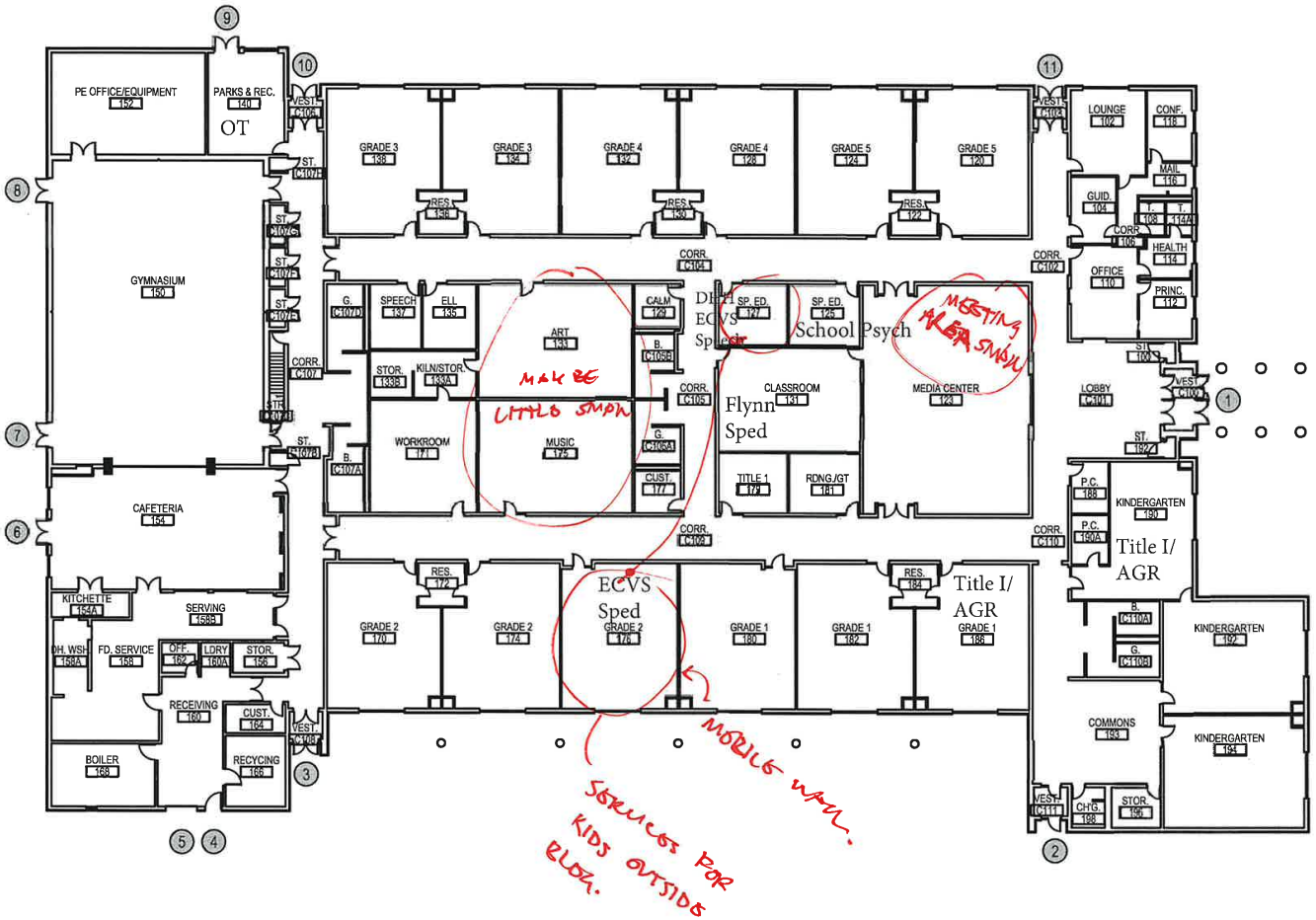
5. Sidewalk placed from Door 9 to south sidewalk.

Other facility/site issues:

APPENDIX III

Principal Interview Notes

GOT SPACE.
TRAFFIC FLOW GOOD.



FIRST FLOOR PLAN

FLYNN ELEMENTARY SCHOOL

EAU CLAIRE AREA SCHOOL DISTRICT

220 STUDENTS — STEADY.
K – 4 : 2 SECTIONS
5 : 1 SECTIONS.



ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

Lakeshore 9/22/2021

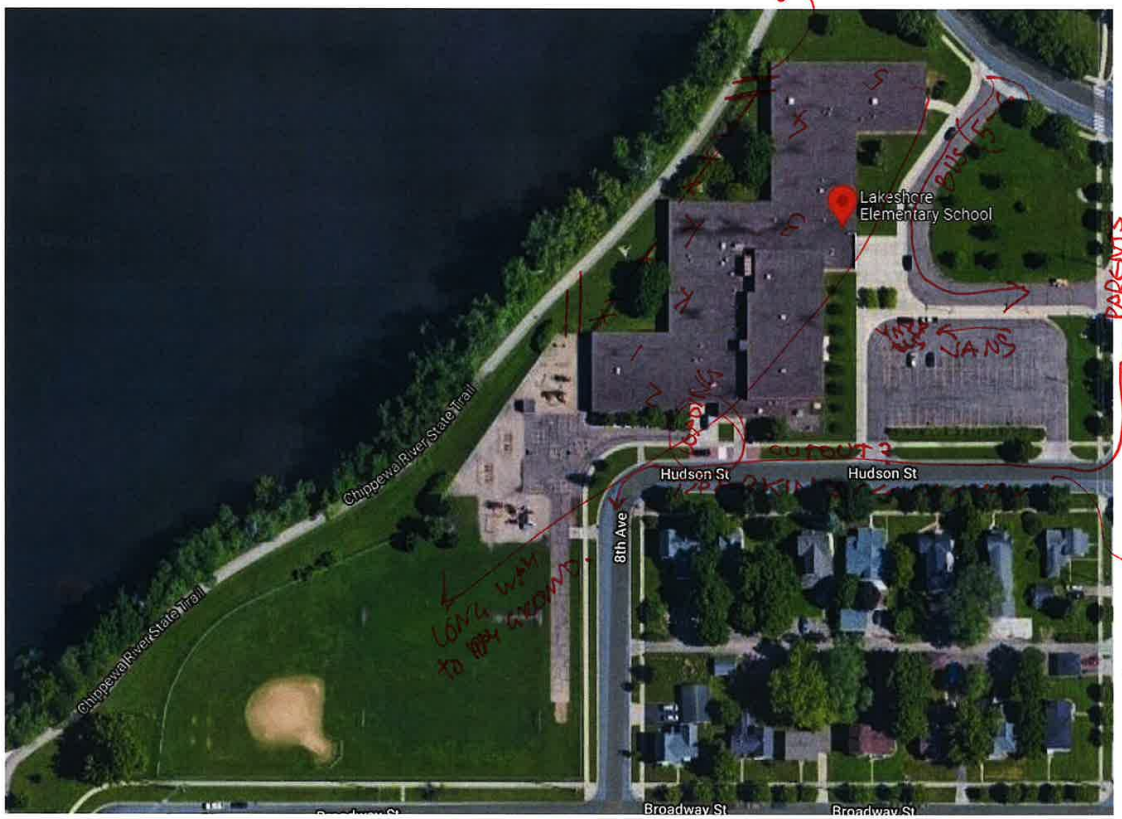
- 330 students - Fluctuates since AGP, Title School
- open classes
- Boundry Shift they lost 90 students - last year
- Medium 3 section bldg.
- No small group instructional spaces
- No breakouts
- some small classrooms

Colleen, Jeff, Craig.

330 students

2002 45 built

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX



STUDENTS 330 ±

- TITLE 1
- AGR.

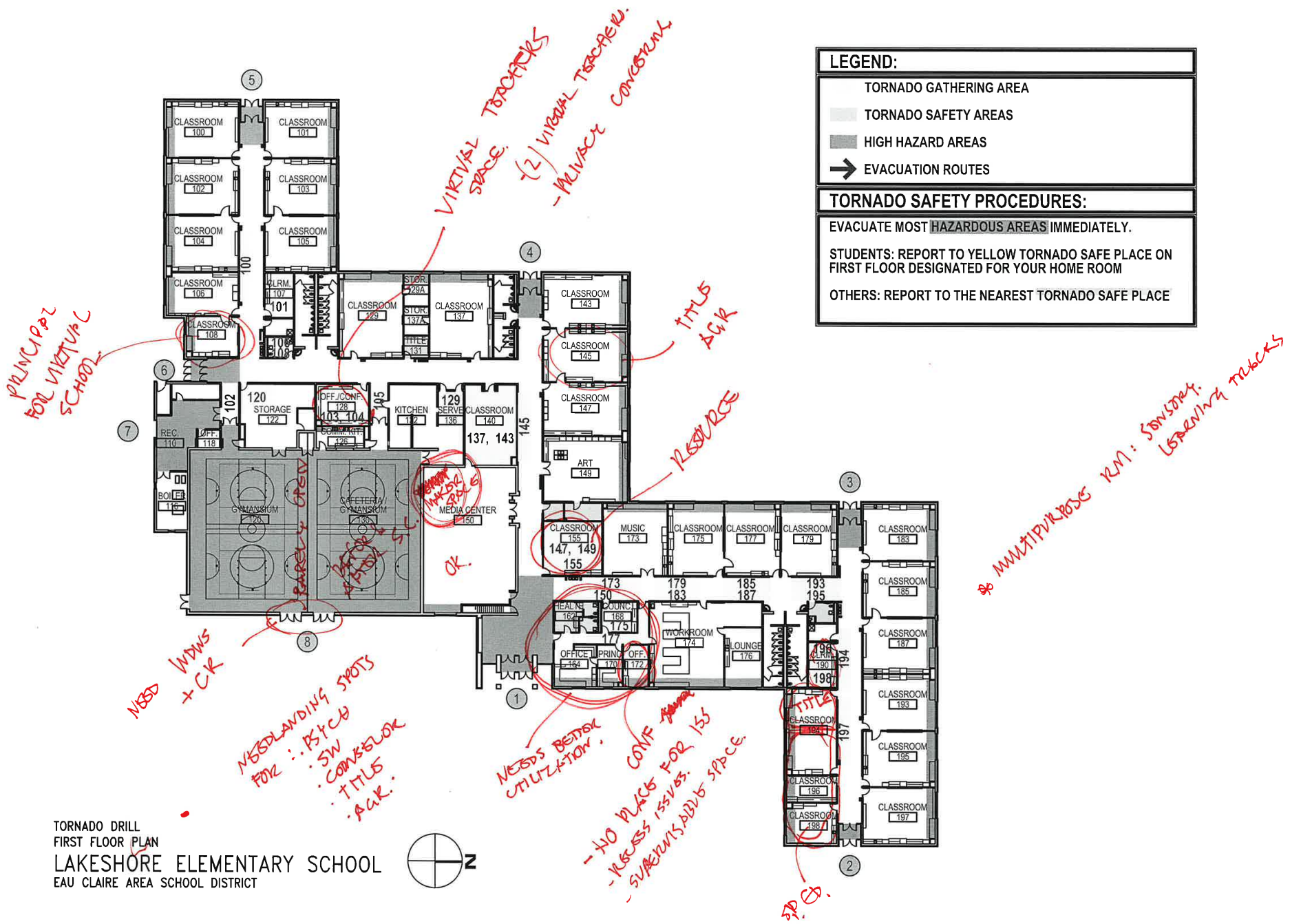
BOUNDARY CHANGE → LOST STUDENTS 2020

OPEN CLASSROOMS.

(3) SECTIONS (SIZED FOR 3)

(2) SECTIONS FOR 2 GRADES

CONGESTION



TORNADO DRILL
FIRST FLOOR PLAN

LAKESHORE ELEMENTARY SCHOOL

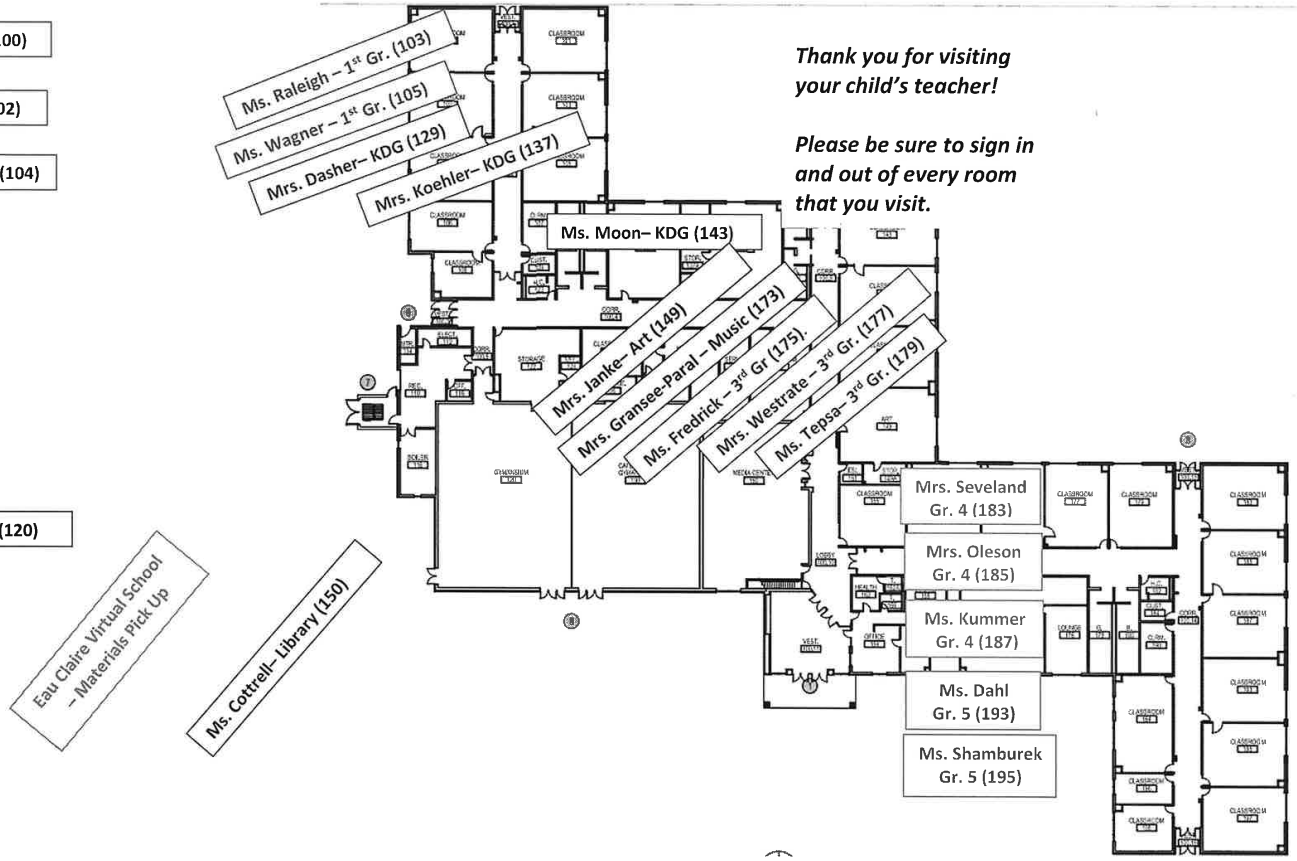
EAU CLAIRE AREA SCHOOL DISTRICT

LAKESHORE HOMEROOM & MAPEL LOCATIONS

Mrs. Wiegand – 1st Gr. (100)

Ms. Yang – 2nd Gr. (102)

Ms. McCampbell – 2nd Gr. (104)



Thank you for visiting your child's teacher!

Please be sure to sign in and out of every room that you visit.

Locust Lane

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9/20/2021
330 students

- small cafeteria - make larger
- Chiller is over $1280, trips - This is a AGR school
- Sage & ~~KGR~~ IB = smaller class sizes — they get funding if they have to receive funding also need to provide the interventionist more support + resource staff.
- CR's are smaller than average 800 SF max - newer part are larger
- Add a toilet to a classroom for third K room. Only 2 K rooms now w/ 28 in each room - need 1 more K room.
- Delong and South - are base kitchens for North + South elementaries.
-

Miss Cool
~~Mr.~~ Khoua Vang, E
Jeff. Pete. Dean

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

Questions for Facility Study
Locust Lane Elementary

The top 5 educational deficiencies in my facility are: (Rank order #1 being the highest).

1. 1 more kindergarten classroom

2. Assembly/Presentation room

3. Book room for all reading materials (Guided reading books, SOAR materials, DRA kits etc…)

4. Larger conference room

5. Additional adult bathroom

6. Window in the principal's office ☺

The top 5 facility and or facility maintenance issues are: (Rank order #1 being the highest).

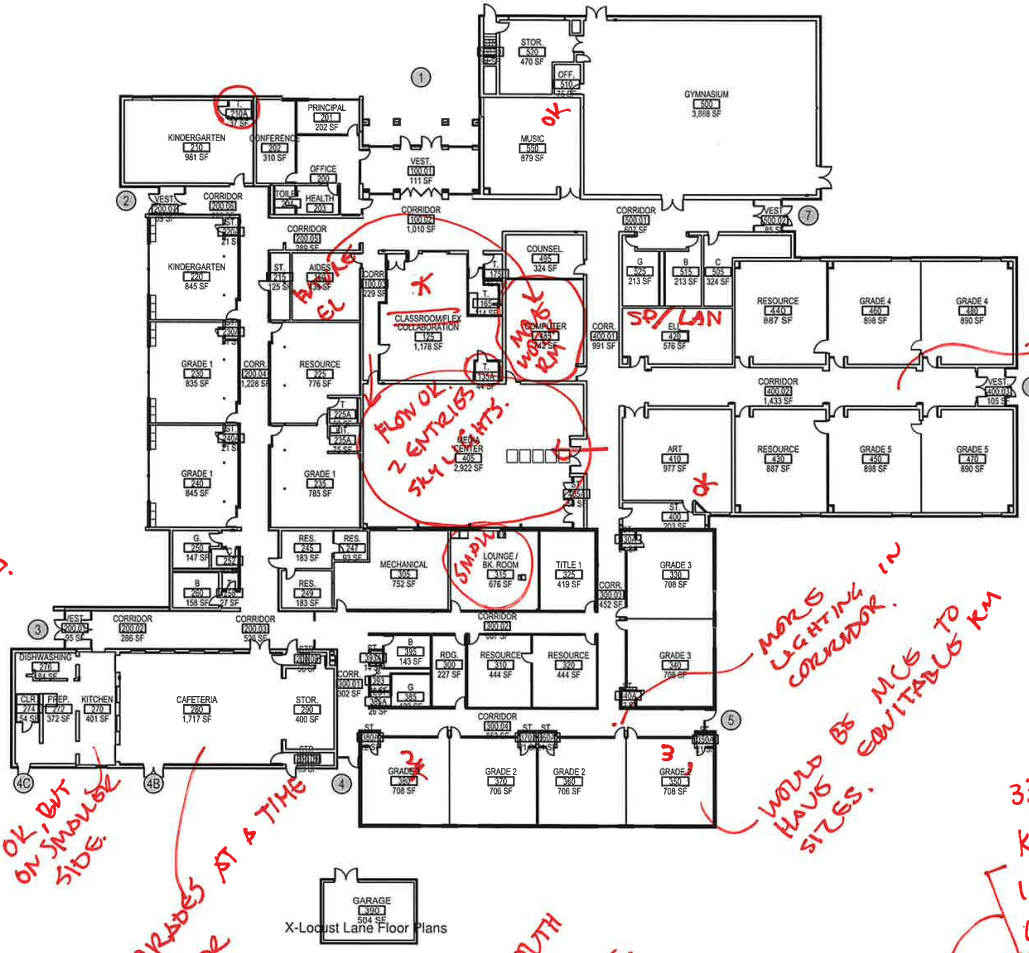
1. Temperature control in the building – too hot in one area, too cold in another

2. New carpeting for media center and classrooms (except K and 1st)

3.

4.

5.



- REPLACED BOILER
  CHILLER – CHILLER OVERSIZED.
  ROOF
  PARKING
  CARPET
  PAINT

- CAFE SMALL
- NEED TO REPLACE GYM FLOOR

- HAS MORE RESOURCE SUPPORT STAFF

09/20/21 TWL

TALKED WITH CITY ABOUT HAVING 4 WAY STOP.



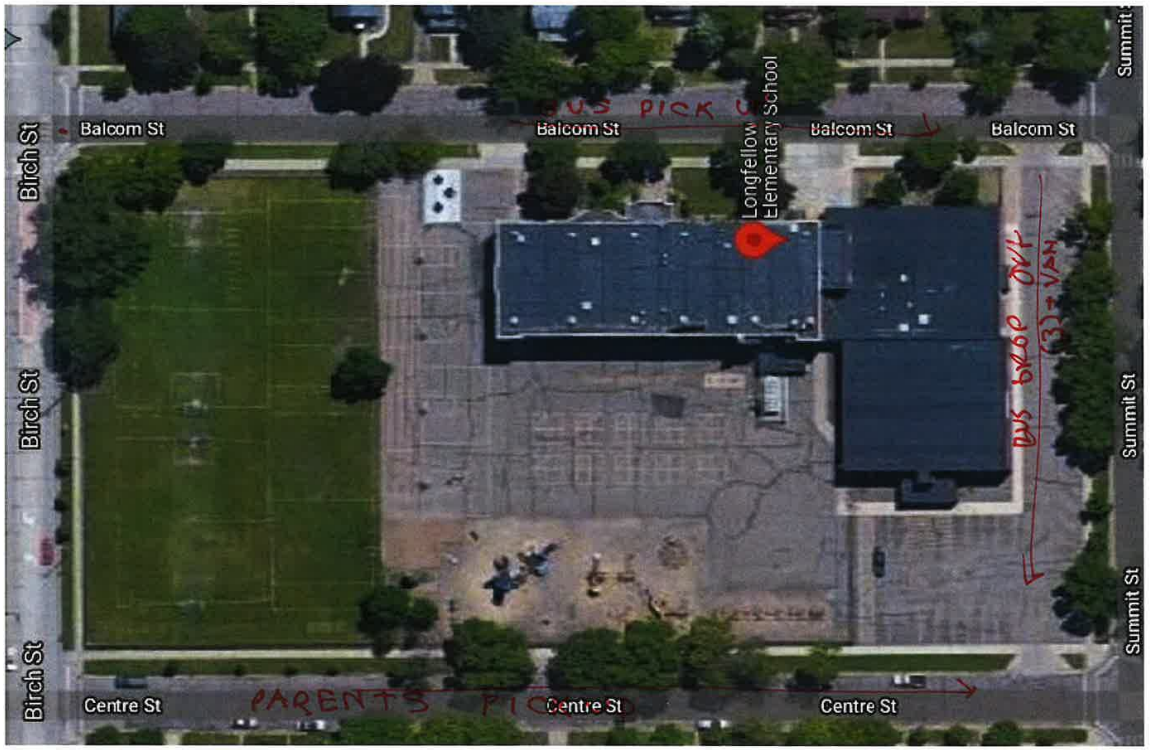
ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

Longfellow 2 — 9/20/2021 Brana Jeff.

1. Enrollment trending downward. downtown land tearing down houses for development. 280
2. storage is needed.
3. update controls - on Jeff list
4. Replace Fire Alarm - on Jeff list
5. Boilers old - on 10 year list
6. Phone dead spots.

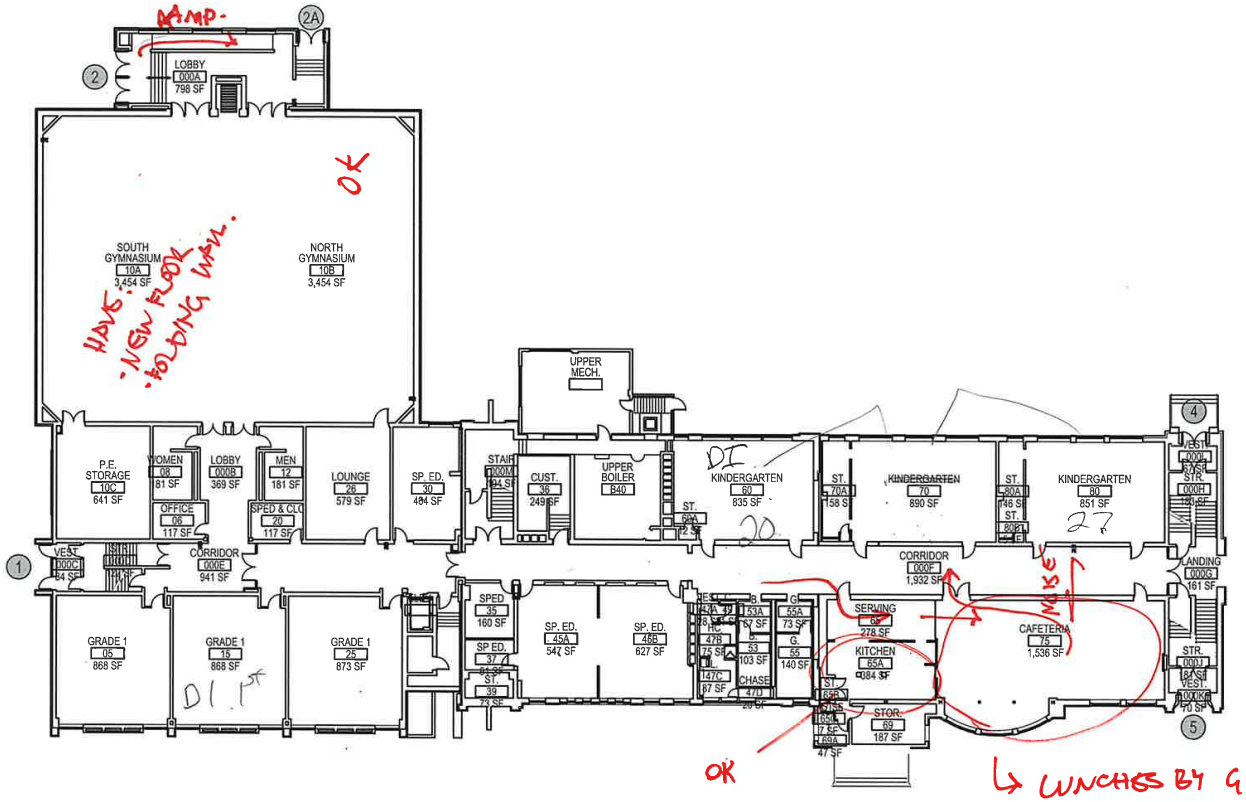
ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX



280 STUDENTS

K-1
1-3
2-3
3
4
5
2

ENROLLMENT GOING DOWN



X-Longfellow Floor Plans - Lower Level

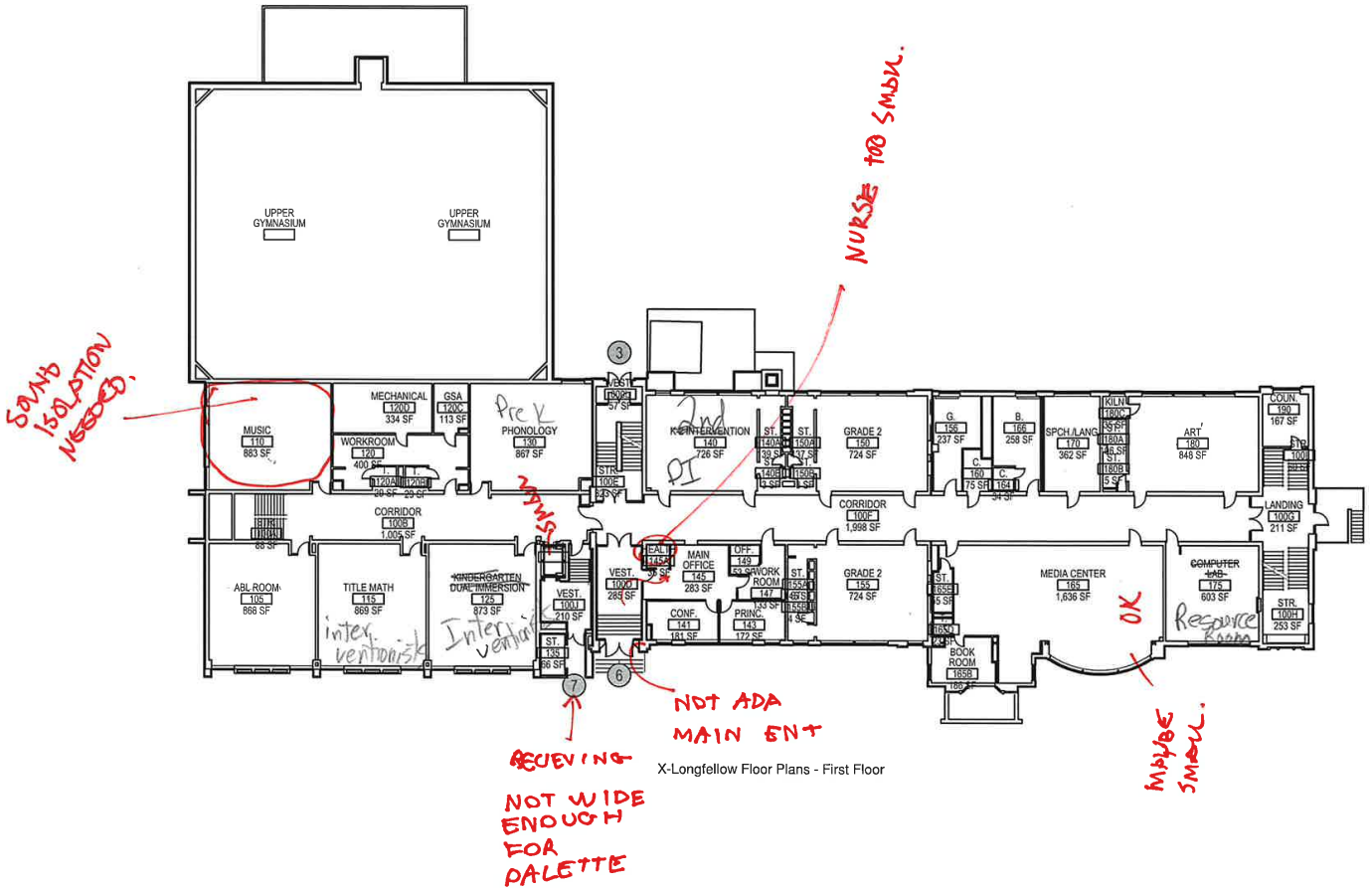
REPLACEMENTS NEEDED:

- HVAC CONTROLS.
- FIRE ALARM
- BOILERS (5-10)

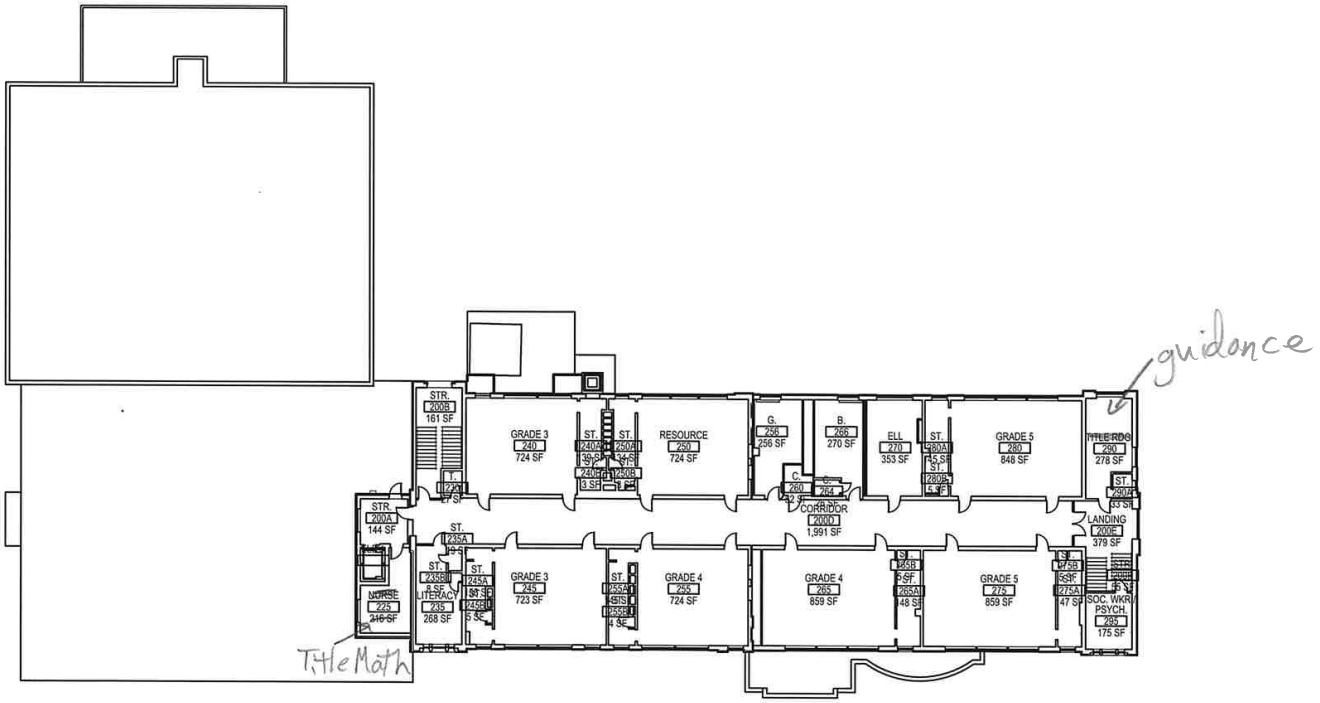
- CLASS ROOM STORAGE OK.

- NEED MORE GENERAL STORAGE.

AGR + TITLE



X-Longfellow Floor Plans - First Floor

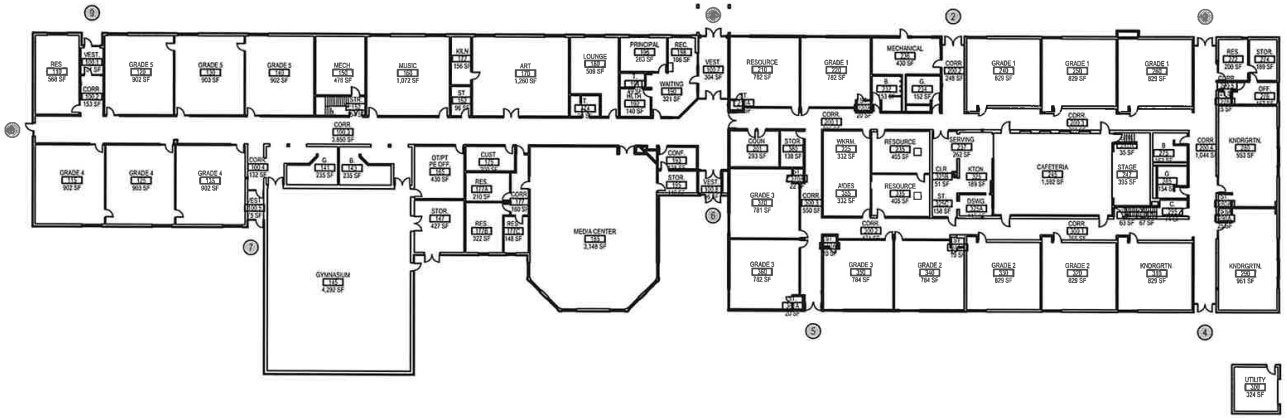


X-Longfellow Floor Plans - Second Floor

CONGESTED.



- BE GOOD TO HAVE A PICK UP LANE FOR PARENTS



X-Manz Floor Plans

FIRE EVACUATION LEGEND:

PRIMARY EVACUATION ROUTE	(arrow)
SECONDARY EVACUATION ROUTE, USE EXIT DOOR INDICATED	EXIT "X"
FIRE EXIT DOOR NUMBER	("X")

SPACE FOR (3) SECTIONS.
& (4)TH SECTION START TO FEEL TIGHT.

GRADE / LUNCH
STAGGERED @ 15 MIN.

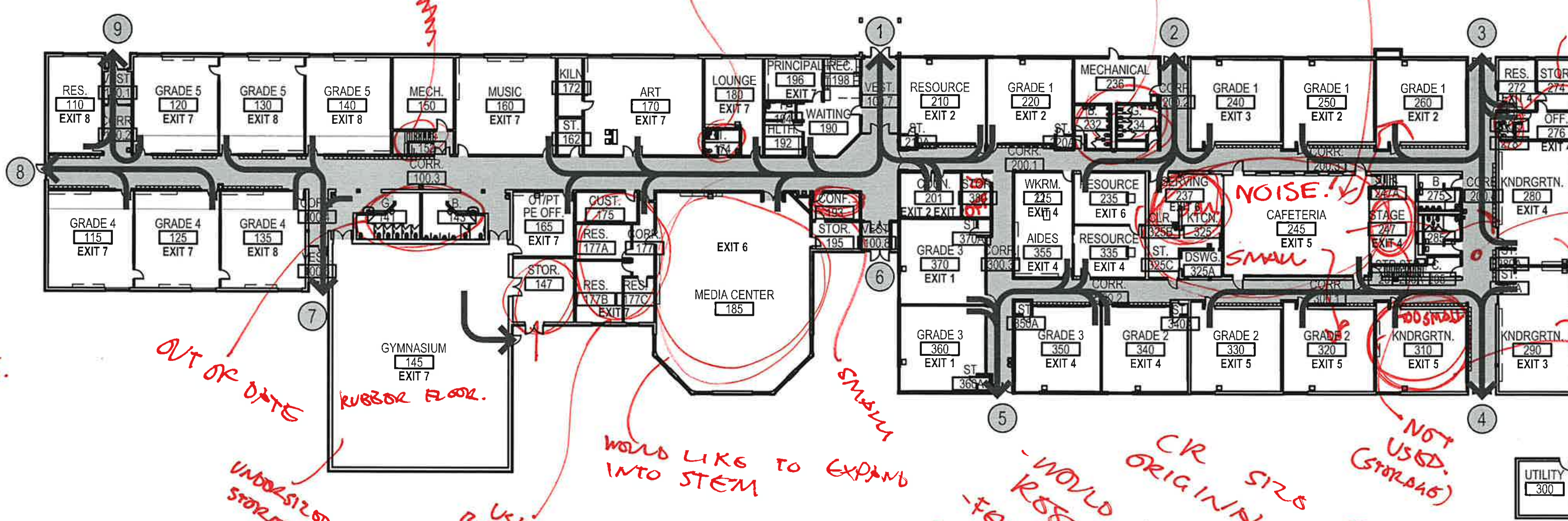
NO LOADING DOCK

• MEZZANINE.
• TUNNEL, SOME STORAGE.

- LIMITED PRIVACY.

OUT OF DATE

USED FOR BEFORE & AFTER SCHOOL CARE.



• CENTRAL IT BLDG.

OUT OF DATE

RUBBER FLOOR.

UNDERSIZED STORAGE.

USED TO BE OVERFLOW FOR MEDIA.

WOULD LIKE TO EXPAND INTO STEM

SMALL

* STORAGE

- WOULD LIKE SHARED RESOURCE SPACES.
- FEW SMALL RMS.
- HIRING MORE RESOURCE STAFF.

CR SIZE OK.
ORIGINAL WING BIT SMALL.

NOT USED. (STORAGE)

FIRE EVACUATION
FIRST FLOOR PLAN
MANZ ELEMENTARY SCHOOL
EAU CLAIRE AREA SCHOOL DISTRICT

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

2:45 - 3:45

Mantz

9/21/2021

- 65 staff w/ 48 staff Parking
- small and loud Cafeteria
- 6 lunch periods
- small kitchen
- if Built new kitchen/ Cafeteria could use this space as collaboration old cafeteria/stage Resource rooms, Innovate rooms, conference rooms
- Media Center lost computer lab adjacent to it and lost overflow room computer lab used to be. could use another larger conference room off the Media Center
- toilets - remodel - no privacy - need more staff bathrooms - have only 1 now.
- No loading dock
- little storage areas - high desire
- small Gym storage
- smaller Gym but ok - dont like Rubber FL.
- would like to move bus drop so cars could use current Bus drop area. Hard to find space for this
- Basement is scary. Used for storage.
- No toilets in K rooms. Only have 2 larger K rooms. 1 - K is small.
- Jeff - one thing needed central data room.

Adam - principal
Heather - past principal
370
65 staff
Jeff

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

- For 480 - add 1 section - of CP's new cafe or gym, toilets parking. Large Group.

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9:00AM - 9:30AM
1990

Meadowview ES 9/21/2021 2nd year principal

Kim, Paul, Jeff, Pete, Dean

- 4 BUSES - NOT IDEAL
- NOT IDEAL ~~PU~~ DROP OFF CROSSING CARS + FAIRFAX. improvement from past
- Yellow blinking light may help
- Black top need repair / replacement @ playground area. Many cracks
- Need hoops - worn - old. attached to building
- turf and grass adequate - not great
- want shade pavilion - outdoor learning area
- ~~2020~~ 395 students was 422 - said had 480 in the past. could fit them hard
- include lines, markings
- averaged 450 - 4 or 5 years. then jumped to 480 ish. for
- Housing developments near by. Robbins already over cap. Some of those may get shifted this way.
- Think + plan for 480. students. Board meeting on Thursday will discussion.
- Need 2 new conference rooms. Current one shares w/ nurse. we met in the lounge.
- Secure entry good.
- need school psy, and 2 others that dont have offices.
- small group rooms needed - breakouts
- need staff collaboration and office spaces.
- poor toilets - not enough and only 2 uc in each
- storage need
- want toilets in the K rooms
- music in old presentation room. want sink in music + carpet. need secure storage.
- miss large presentation room.
- Kitchen - need cooler / freezer / dry food area - but satellite kitchen
- Gym too small - it is a half a gym
- use cafe morning + after school - old flip up tables.

high priority

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD . SUITE 300 . MINNEAPOLIS . MINNESOTA 55427
763 . 545 . 3731 . 763 . 525 . 3289 FAX

JUST UNDER 400, DROPPED DURING COVID.

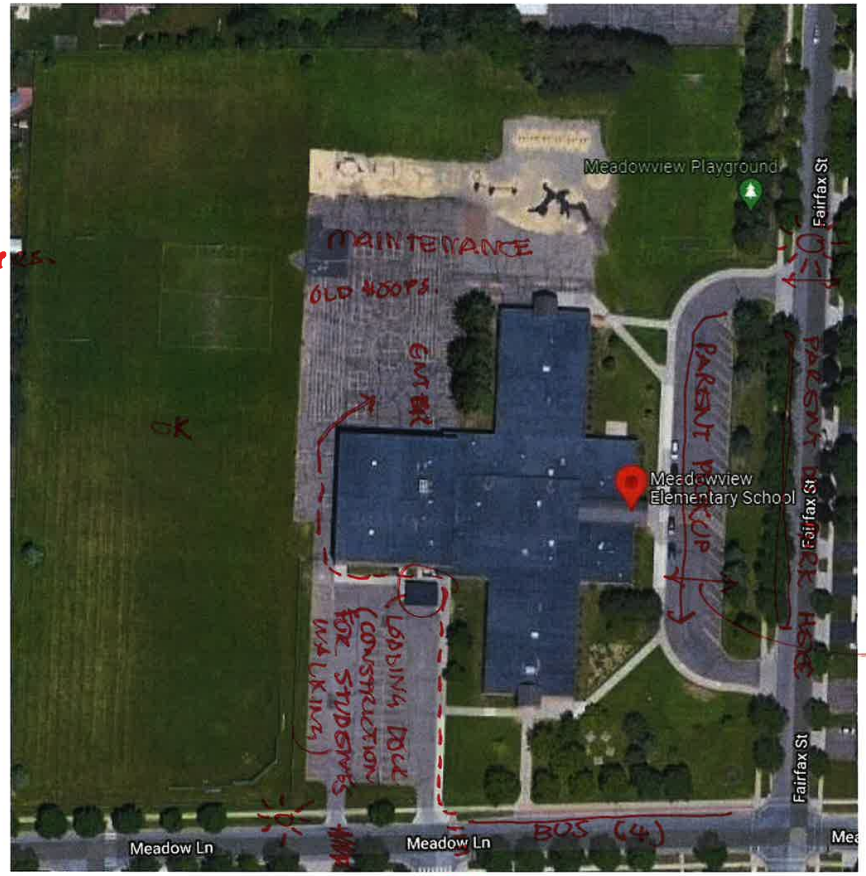
(3) SECTIONS.

AT TIMES HAVE GONE TO (4).

SOUTH SIDE GROWTH.

PLAN FOR → AVERAGED 450 FOR 6-5 YRS.

NEW HOUSING COMING.



SHADE — FOR PLAY & OUTDOOR CLASSROOM

— MAKE PRAIRIE FOR SCIENCE AREA.

→ CROSSING TRAFFIC

. WOULD LIKE YELLOW FLASHING LIGHT.

- MORE DROP OFF DUE TO COVID.

WOULD BE GREAT TO HAVE DEDICATED CAFE.

CLOSED MOSTLY.

IN WALL TABLES (REPLACE)

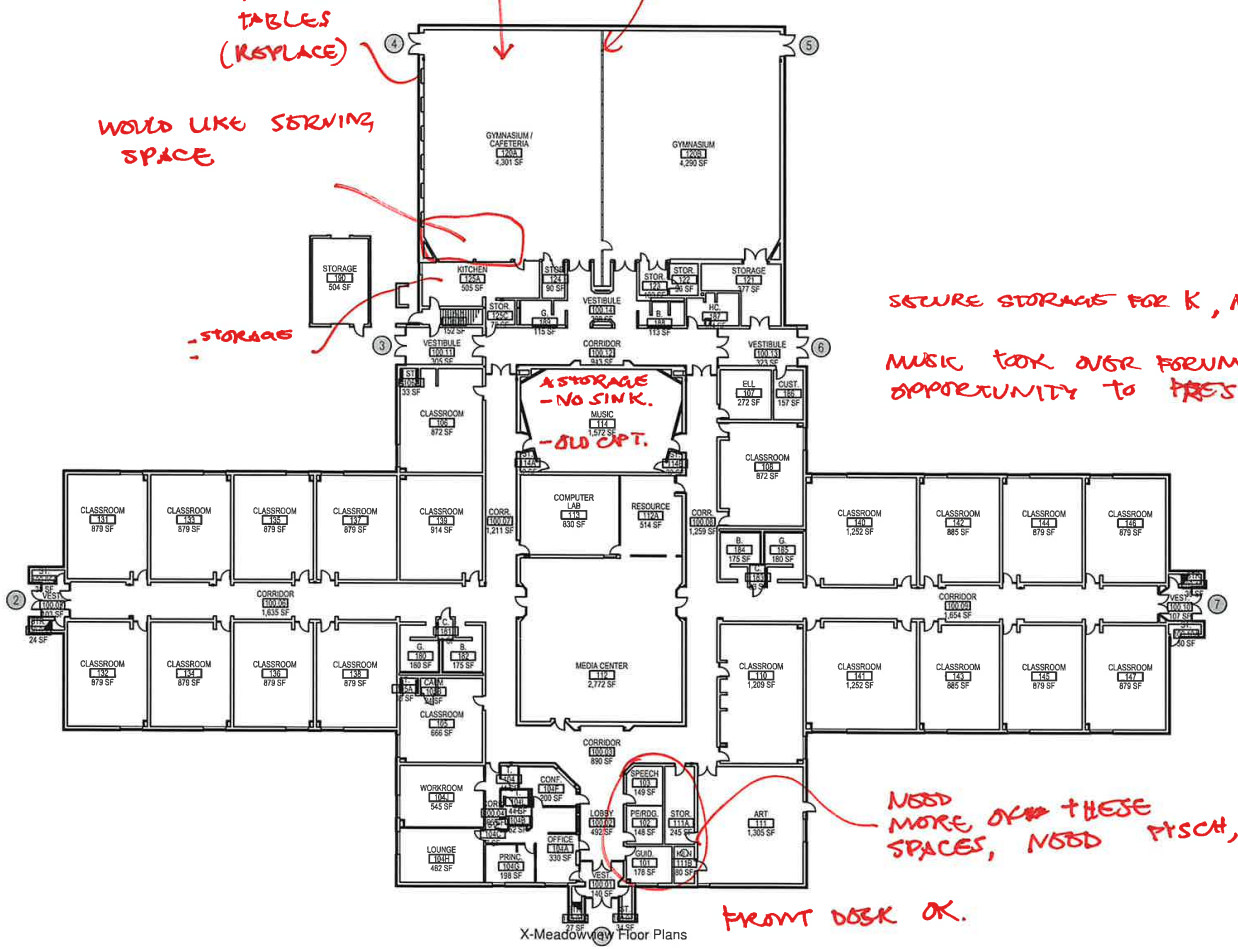
WOULD LIKE SERVING SPACE

- STORAGE

- FOR 680 WOULD NEED AN EXTRA SECTION, PLUS GROW CORE

SECURE STORAGE FOR K, MUSIC, SP ED.

MUSIC TOOK OVER FORUM ROOM. MISS THE OPPORTUNITY TO PRESENT.



X-Meadowview Floor Plans

* STORAGE

*NEED SMALL GROUP ROOMS

* NOT GOOD BATHROOMS - NOT ENOUGH, NOT BIG ENOUGH.

- NEED BATHROOMS FOR K.

NEED MORE OF THESE SPACES, NEED PSYCH, PT, INSTRUCTIONAL COACH,

FRONT DESK OK.

NOT A GOOD MEETING ROOM. CONF TOO SMALL. NO NURSE OFFICE/ COTS.

WOULD LIKE (2) DECENT CONF ROOMS.

- For 480 - add 1 section - of CP's new cafe or gym, toilets parking. Large Group.

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9:00AM - 9:30AM
1990

Meadowview ES 9/21/2021 2nd year principal

Kim, Paul, Jeff, Pete, Dean

- 4 BUSES - NOT IDEAL
- NOT IDEAL ~~PU~~ DROP OFF CROSSING CARS + FAIRFAX. improvement from past
- Yellow blinking light may help
- Black top need repair / replacement @ playground area. Many cracks
- Need hoops - worn - old. attached to building
- turf and grass adequate - not great
- want shade pavilion - outdoor learning area
- ~~2020~~ 395 students was 422 - said had 480 in the past. could fit them hard
- include lines, markings
- averaged 450 - 4 or 5 years. then jumped to 480 ish. for
- Housing developments near by. Robbins already over cap. Some of those may get shifted this way.
- Think + plan for 480. students. Board meeting on Thursday will discussion.
- Need 2 new conference rooms. Current one shares w/ nurse. we met in the lounge.
- Secure entry good.
- need school psy, and 2 others that dont have offices.
- small group rooms needed - breakouts
- need staff collaboration and office spaces.
- poor toilets - not enough and only 2 uc in each
- storage need
- want toilets in the K rooms
- music in old presentation room. want sink in music + carpet. need secure storage.
- miss large presentation room.
- Kitchen - need cooler / freezer / dry food area - but satellite kitchen
- Gym too small - it is a half a gym
- use cafe morning + after school - old flip up tables.

high priority

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD . SUITE 300 . MINNEAPOLIS . MINNESOTA 55427
763 . 545 . 3731 . 763 . 525 . 3289 FAX

JUST UNDER 400, DROPPED DURING COVID.

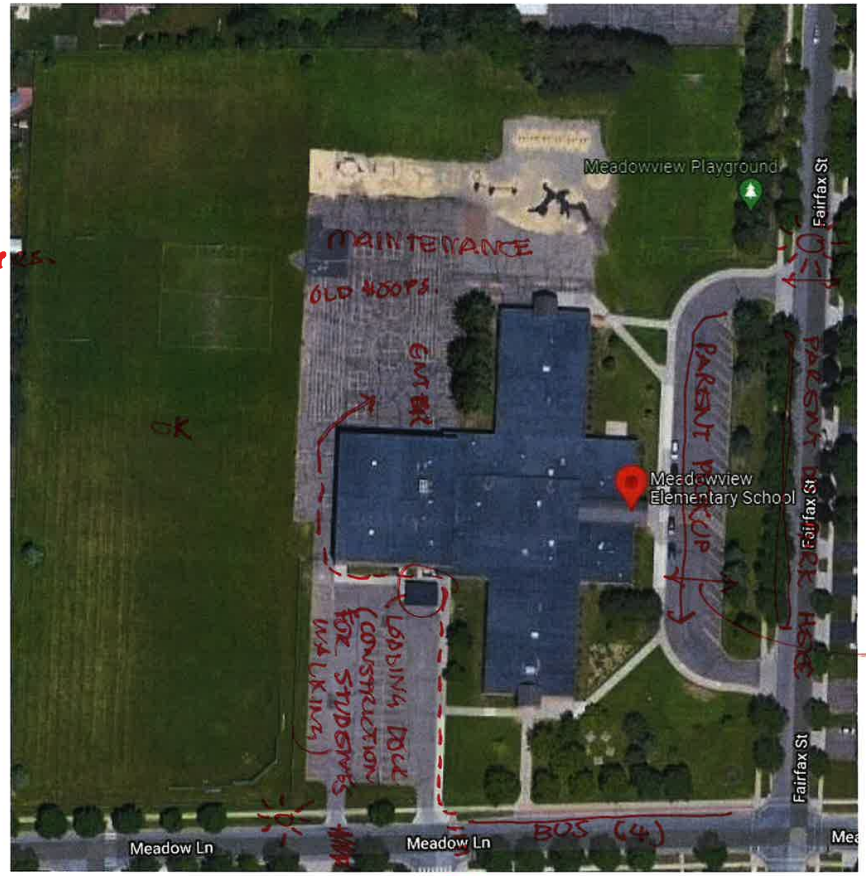
(3) SECTIONS.

AT TIMES HAVE GONE TO (4).

SOUTH SIDE GROWTH.

PLAN FOR → AVERAGED 450 FOR 6-5 YRS.

NEW HOUSING COMING.



SHADE — FOR PLAY & OUTDOOR CLASSROOM

— MAKE PRAIRIE FOR SCIENCE AREA.

→ CROSSING TRAFFIC

. WOULD LIKE YELLOW FLASHING LIGHT.

- MORE DROP OFF DUE TO COVID.

WOULD BE GREAT TO HAVE DEDICATED CAFE.

CLOSED MOSTLY.

IN WALL TABLES (REPLACE)

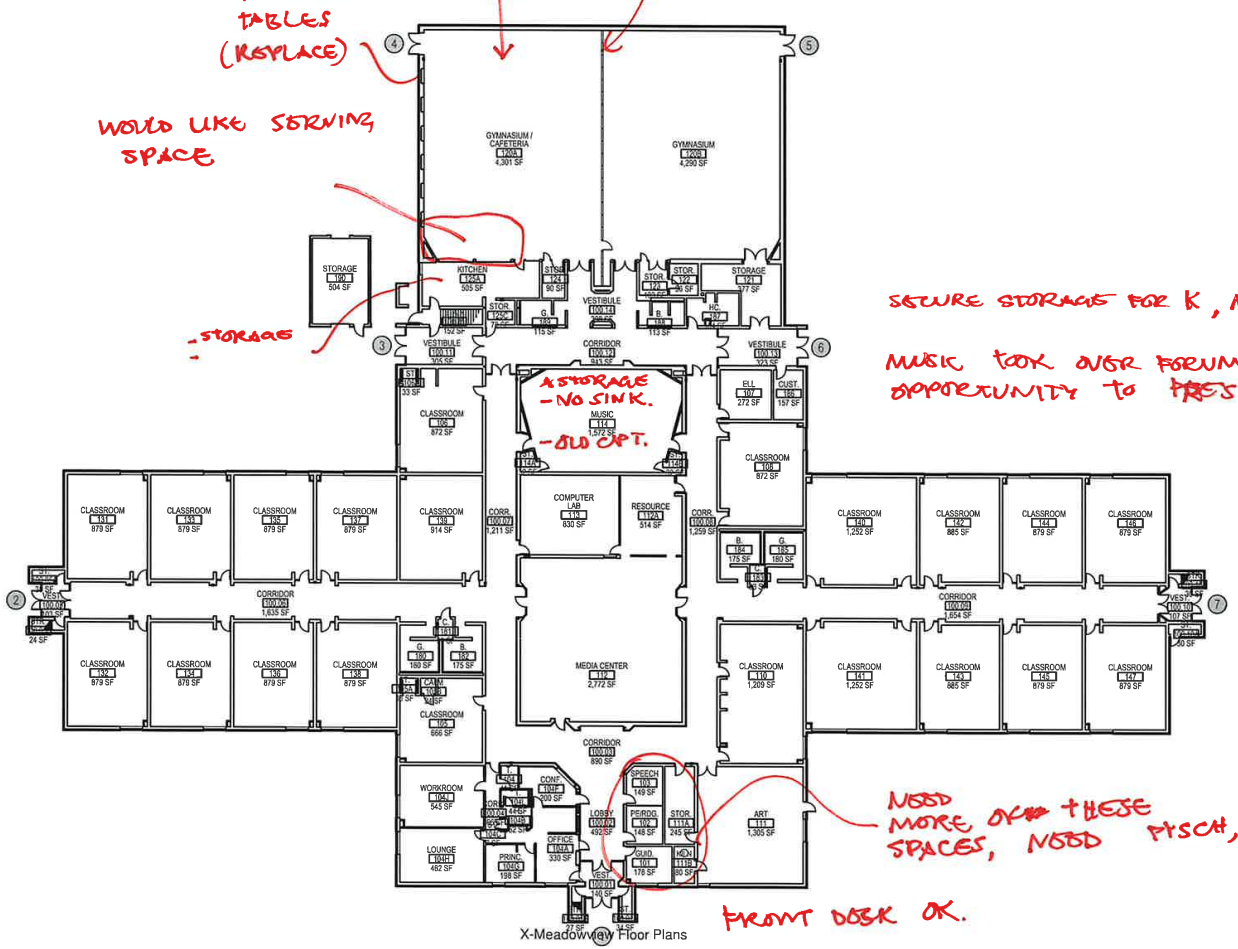
WOULD LIKE SERVING SPACE

- STORAGE

- FOR 680 WOULD NEED AN EXTRA SECTION, PLUS GROW CORE

SECURE STORAGE FOR K, MUSIC, SP ED.

MUSIC TOOK OVER FORUM ROOM. MISS THE OPPORTUNITY TO PRESENT.



X-Meadowview Floor Plans

* STORAGE

*NEED SMALL GROUP ROOMS

* NOT GOOD BATHROOMS - NOT ENOUGH, NOT BIG ENOUGH.

- NEED BATHROOMS FOR K.

NEED MORE OF THESE SPACES, NEED PSYCH, PT, INSTRUCTIONAL COACH,

FRONT DESK OK.

NOT A GOOD MEETING ROOM. CONF TOO SMALL. NO NURSE OFFICE/ COTS.

WOULD LIKE (2) DECENT CONF ROOMS.

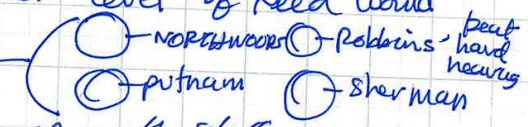
ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

62,659
320 students.

NORTHWOODS 9/20/2021 MIKE, Jeff, Pete, Dean

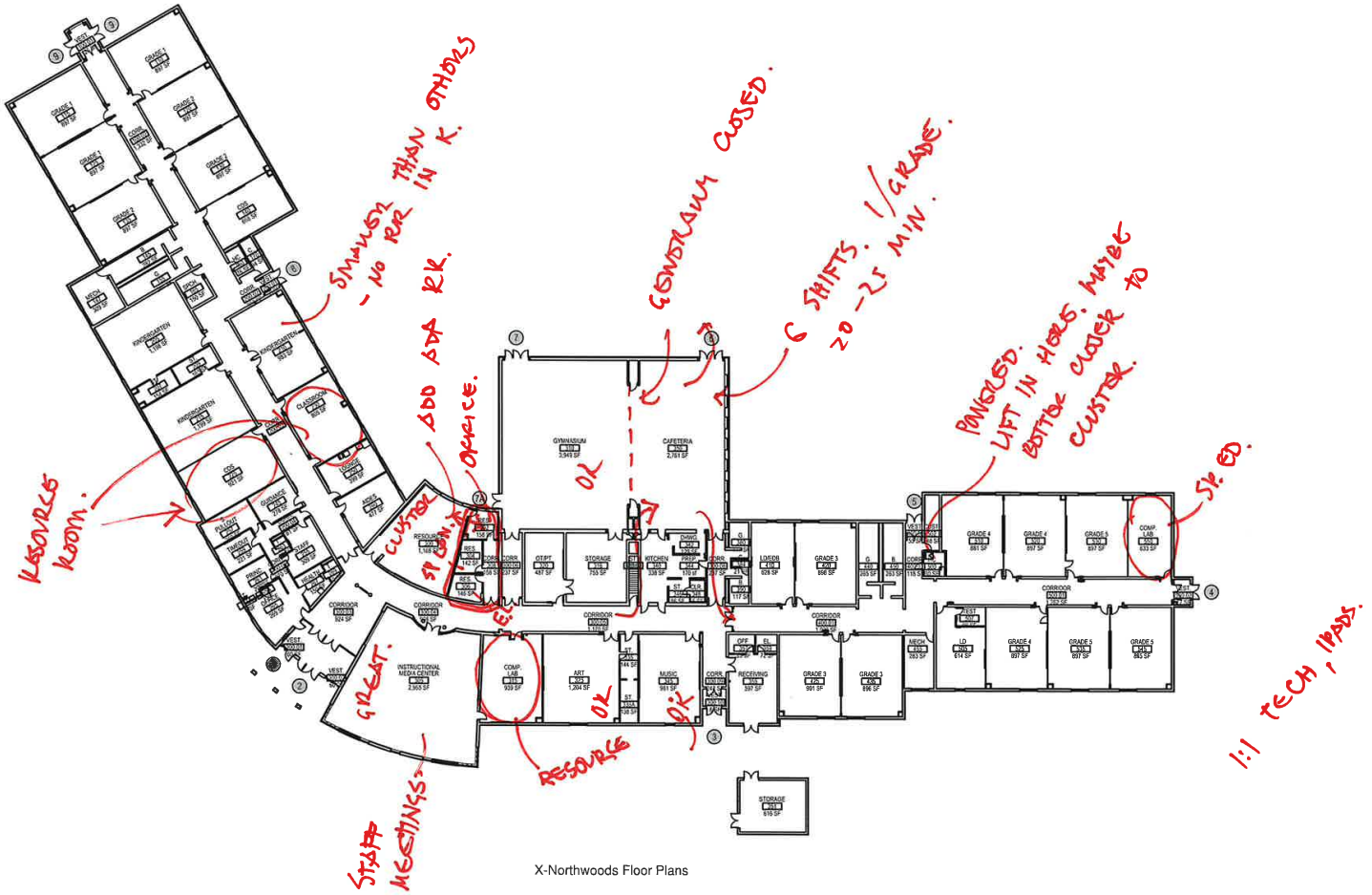
- Car drop congestion - suggested an island
- 6-7 Buses
- 3 Section
- AGR school. Qualifies from Free and reduced 40% (sustained) now 60%
- Cluster site = ADA- more compliant items here for those students -
- 4 elementries higher level of need would come here

cluster site
Elementary
Site - basically 1 CR with staff except putnam has 2 CR's + staff to support them.



- AGR ~~adi~~: Achievement Gap Reduction.
- Replace chiller - see Jeff list.
-

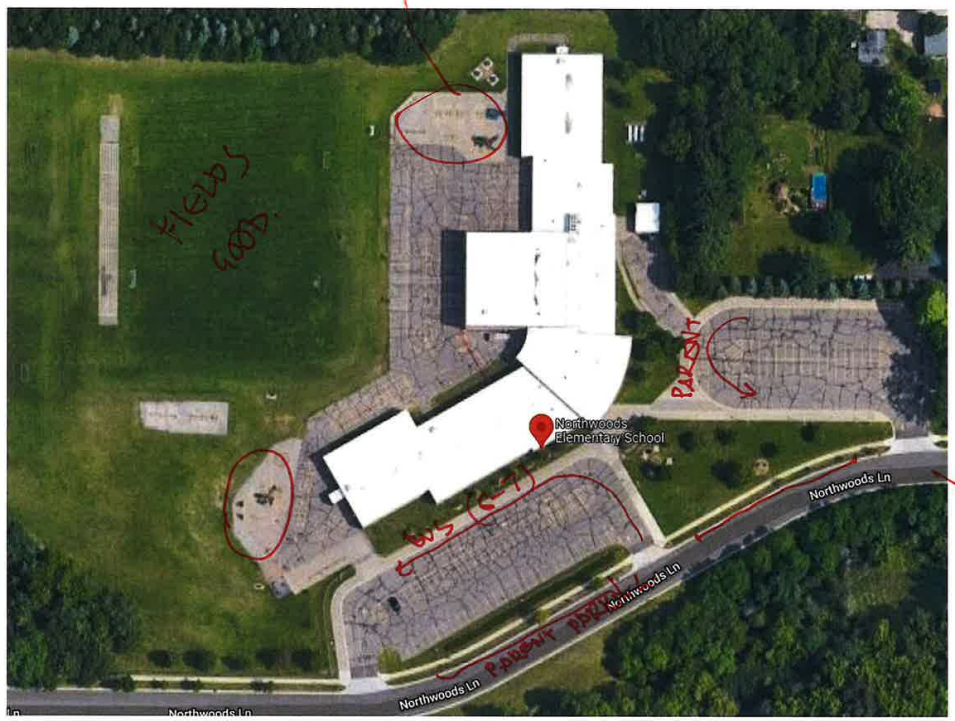
ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX



X-Northwoods Floor Plans

320 STUDENTS (375 HISTORICALLY)
3 SECTIONS.
± [18–22 K–3
23–25 4–5

PLAY GROUNDS. FUNDED BY PTO



STAGGERED DISMISSAL
– MAYBE HAVE ISLANDS TO DIRECT TRAFFIC

– REPLACE CHILLER.

NOT WELL USED.

2 CLASS RMS.
→ PUTNAM
SHERMAN
ROBBINS
] CLUSTERS.

* ACHIEVEMENT GAP REDUCTION.

09/20/21
PWL.

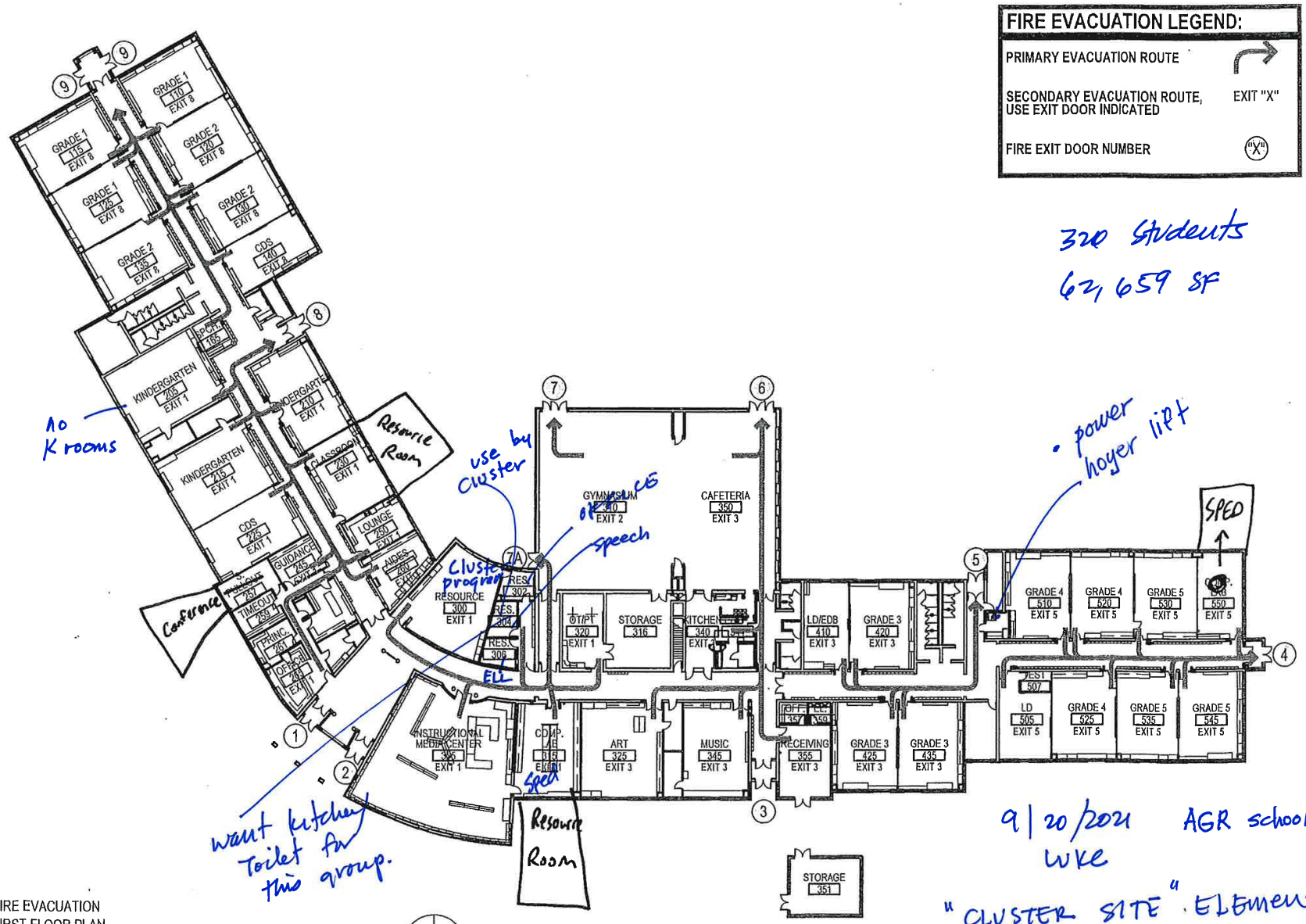
AGR – HIGH FREE/REDUCED LUNCH

CLUSTER SITE: ADA. SP ED CLASSROOM

4 STAFF

AT LEAST ONE CLASSROOM DESIGNED FOR SP. NEEDS.

(4) CLUSTER SITES IN DISTRICT. NORTH


FIRE EVACUATION LEGEND:
PRIMARY EVACUATION ROUTE
SECONDARY EVACUATION ROUTE, USE EXIT DOOR INDICATED
EXIT "X"
FIRE EXIT DOOR NUMBER
"X"
320 Students
62,659 SF
No K rooms
Resource Room
use by Cluster
Cluster program
speech
ELL
Conference
GYMNASIUM
CAFETERIA
STORAGE
KITCHEN
RESOURCE
INSTRUCTIONAL MEDIA CENTER
ART
MUSIC
RECEIVING
STORAGE
SPED
power hoyer lift
want kitchen Toilet for this group.
Resource Room
9/20/2021 AGR school
LWKE
"CLUSTER SITE" ELEMENTARY.
FIRE EVACUATION
FIRST FLOOR PLAN
NORTHWOODS ELEMENTARY SCHOOL
EAU CLAIRE AREA SCHOOL DISTRICT

(1)

ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

Prairie Ridge EC 9/21/2021

- Need additional CR space Heidi, Matt, Jeel talked about ~~an~~ additional 3rd ~~Classroom~~ classrooms. 4 3yr + 4yrs
- All half day. If Biden's EC bill passes - ~~EC~~ ~~state~~ 4yr old students would be a 1.0 factor instead of 0.6 factor for state funding. ~~If~~ This would double the size of the bldg since they would be all day to get the 1.0 factor.
- This was a former Lutheran School.
- Need ~~water~~ sinks in every room. They put bird bath sinks in.
- 10 year plan - plan for growth (10%-30%) growth here.
- No small Group instruction spaces
- Not enough bathrooms
- Not enough storage
- Still have kids w/ diapers, but dont have changing stations
- Desires an outdoor classroom
- 12 buses at a time
- Head Start requires ~~some~~ ~~more~~ the Family resource room - 5 staff, community day cares
- 500 other students in other ~~district~~ ~~buildings~~
- Kitchen - serves one meal and one evd day snack to each classroom. they eat in the cr. is
- We talked about it - their district will go to full time 4yr in next 10 years. if so the district would need to find room for 500"

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS, MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

(2) Prairie Ridge — Heidi, Jeff — 9/21/2021

- 4yr. staff / student — 17 students to 2 staff (1 instructor (licensed) / 1 assistant (not licensed))
- 3yr staff / student = 15 to 2 (an associates degree a child development credential)
- All rooms are moped every night since they eat in their rooms.
-

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

307 STUDENT

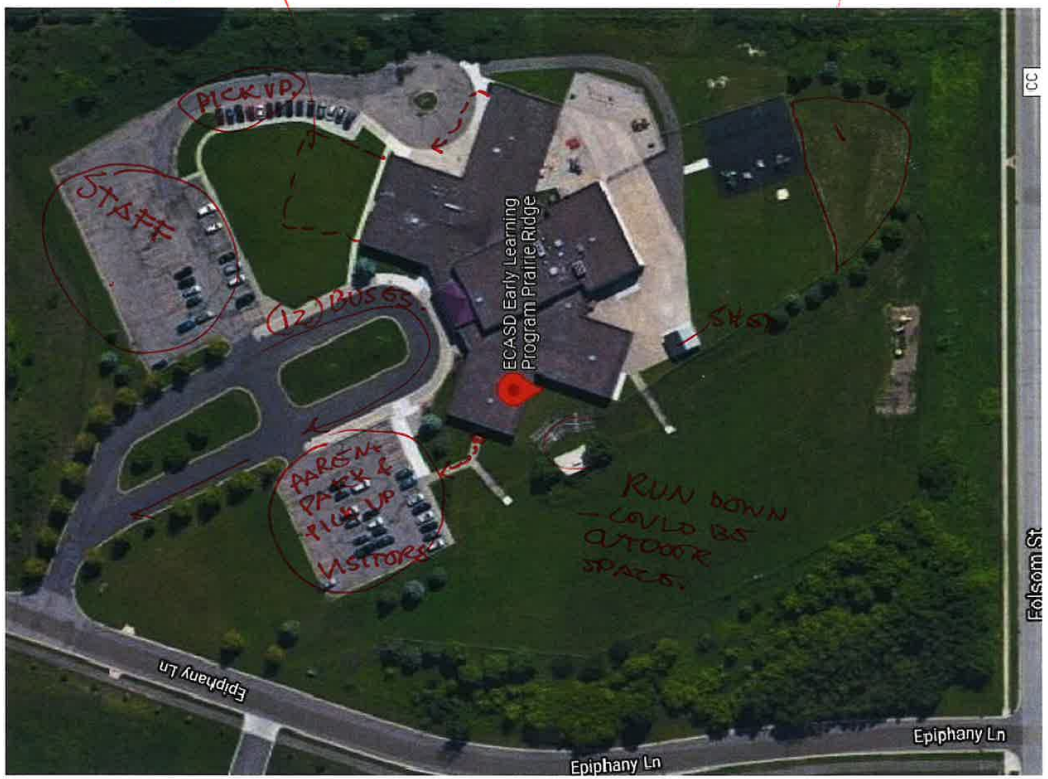
3-4 YR OLD

POTENTIAL ADDITION.

SCHOOL GARDEN

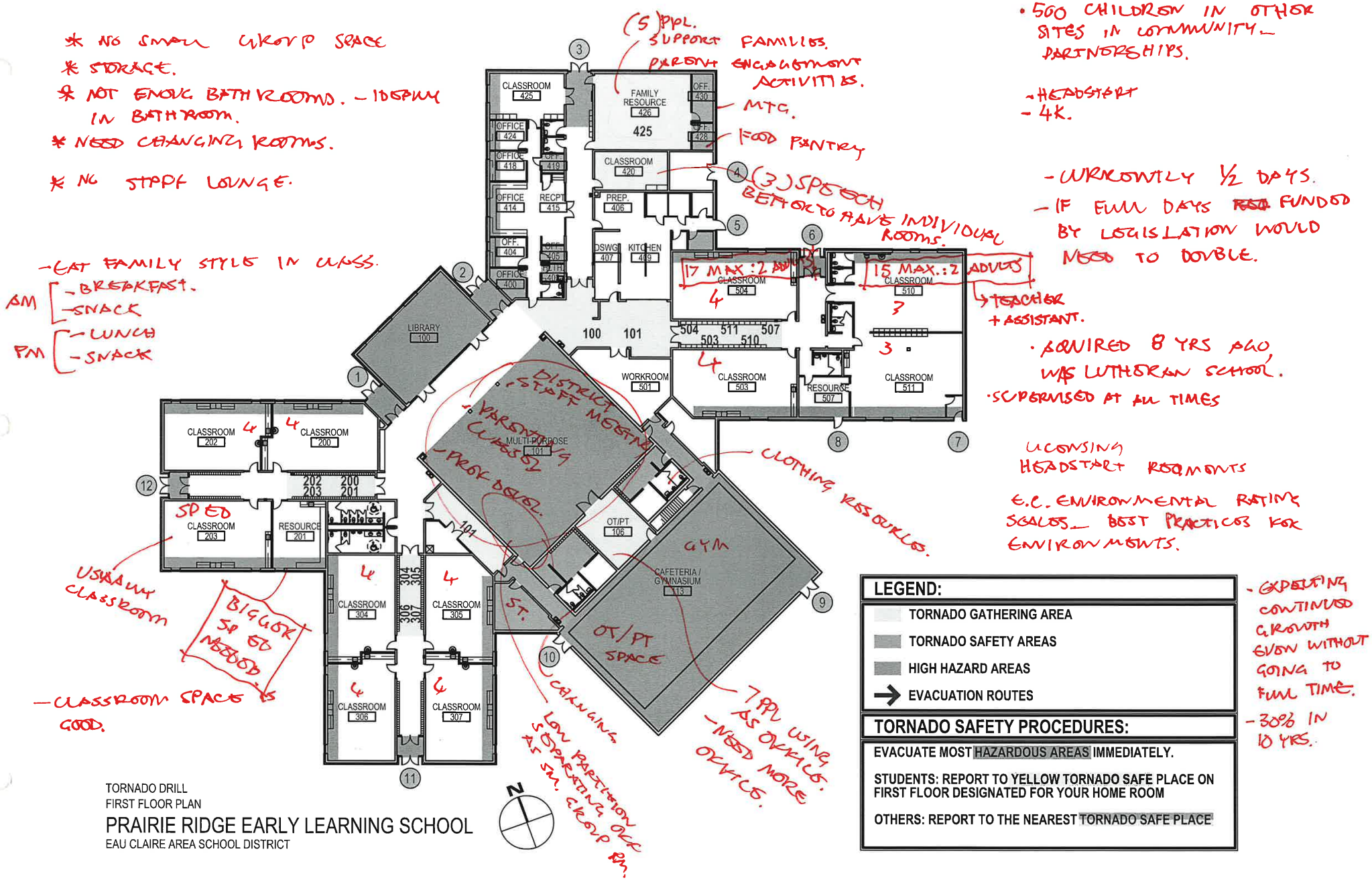
- OUT DOOR & CLASS NEEDED.

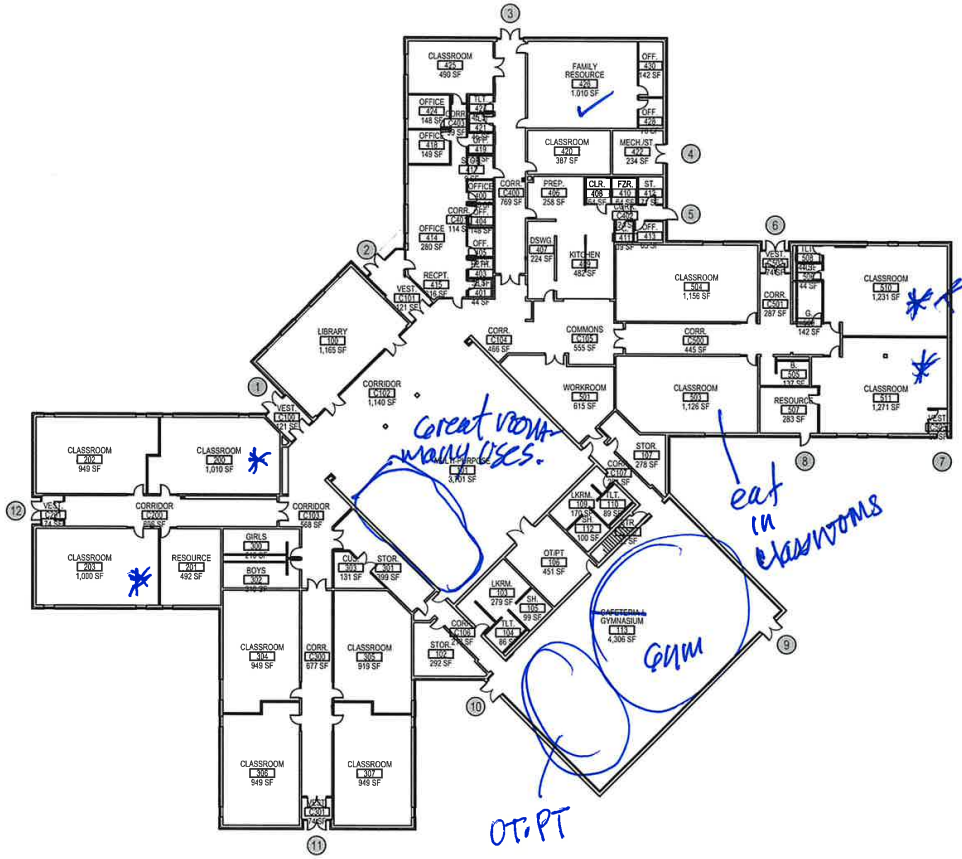
-OUTDOOR CLASSROOM



PRIMARY BUSING.

- SAFETY!


* NO SMALL GROUP SPACE
* STORAGE.
* NOT ENOUG BATHROOMS. - 10 SHARE IN BATHROOM.
* NEED CHANGING ROOMS.
* NO STAFF LOUNGE.
-EAT FAMILY STYLE IN CLASS.
AM - BREAKFAST. - SNACK
PM - LUNCH - SNACK
(5) PPL. SUPPORT FAMILIES. PARENT ENGAGEMENT ACTIVITIES.
MTG.
FOOD PANTRY
(3) SPEECH BETTER TO HAVE INDIVIDUAL ROOMS.
17 MAX: 2 ADULTS
15 MAX.: 2 ADULTS
TEACHER + ASSISTANT.
• 500 CHILDREN IN OTHER SITES IN COMMUNITY - PARTNERSHIPS.
- HEADSTART
- 4K.
- CURRENTLY ½ DAYS.
- IF FULL DAYS FUNDED BY LEGISLATION WOULD NEED TO DOUBLE.
• ACQUIRED 8 YRS AGO, WAS LUTHERAN SCHOOL.
• SUPERVISED AT ALL TIMES
LICENSING HEADSTART REQUIRMENTS
E.C. ENVIRONMENTAL RATING SCALES - BEST PRACTICES FOR ENVIRONMENTS.
DISTRICT STAFF MEETINGS
VARSITY/JV CURLING
PROM DEVEL.
CLOTHING RESOURCES.
USHA/MM CLASSROOM
BIGGER SP ED NEEDED
CLASSROOM SPACE GOOD.
CHANGING
LOW PARTITION SEPARATING OLDER AFT SM. GROUP PM
7 PPL USING AS OFFICES. - NEED MORE OFFICES.
- EXPECTING CONTINUED GROWTH EVEN WITHOUT GOING TO FULL TIME.
- 30% IN 10 YRS.
LEGEND:
TORNADO GATHERING AREA
TORNADO SAFETY AREAS
HIGH HAZARD AREAS
EVACUATION ROUTES
TORNADO SAFETY PROCEDURES:
EVACUATE MOST HAZARDOUS AREAS IMMEDIATELY.
STUDENTS: REPORT TO YELLOW TORNADO SAFE PLACE ON FIRST FLOOR DESIGNATED FOR YOUR HOME ROOM
OTHERS: REPORT TO THE NEAREST TORNADO SAFE PLACE
TORNADO DRILL
FIRST FLOOR PLAN
PRAIRIE RIDGE EARLY LEARNING SCHOOL
EAU CLAIRE AREA SCHOOL DISTRICT
N



X-Prairie Ridge Floor Plans

9/21/2024 Heidi, Matt.

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

3:00 - 3:30

Putnam 9/21/2021

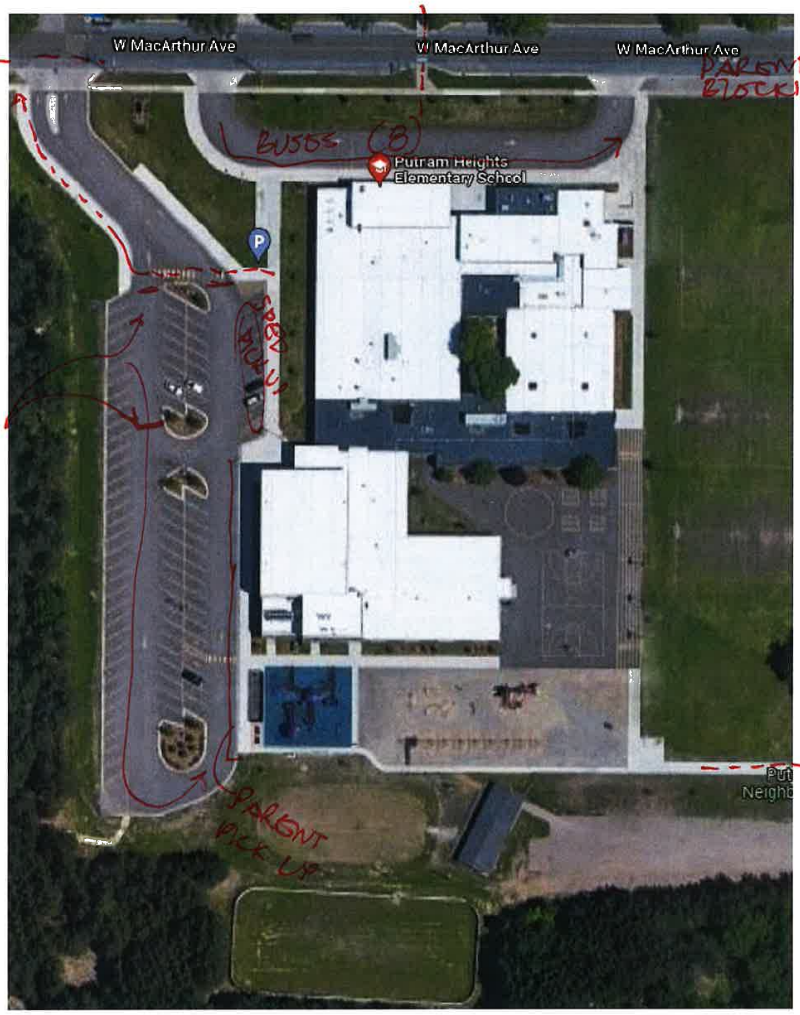
- space for staff to gather
- Bathroom space
- doesnt like new 4th + 5th 2011 classrooms are too far from rest of school.
- [illegible]

- 419 Diana Lesneski, Jeff

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

BUSY ROAD

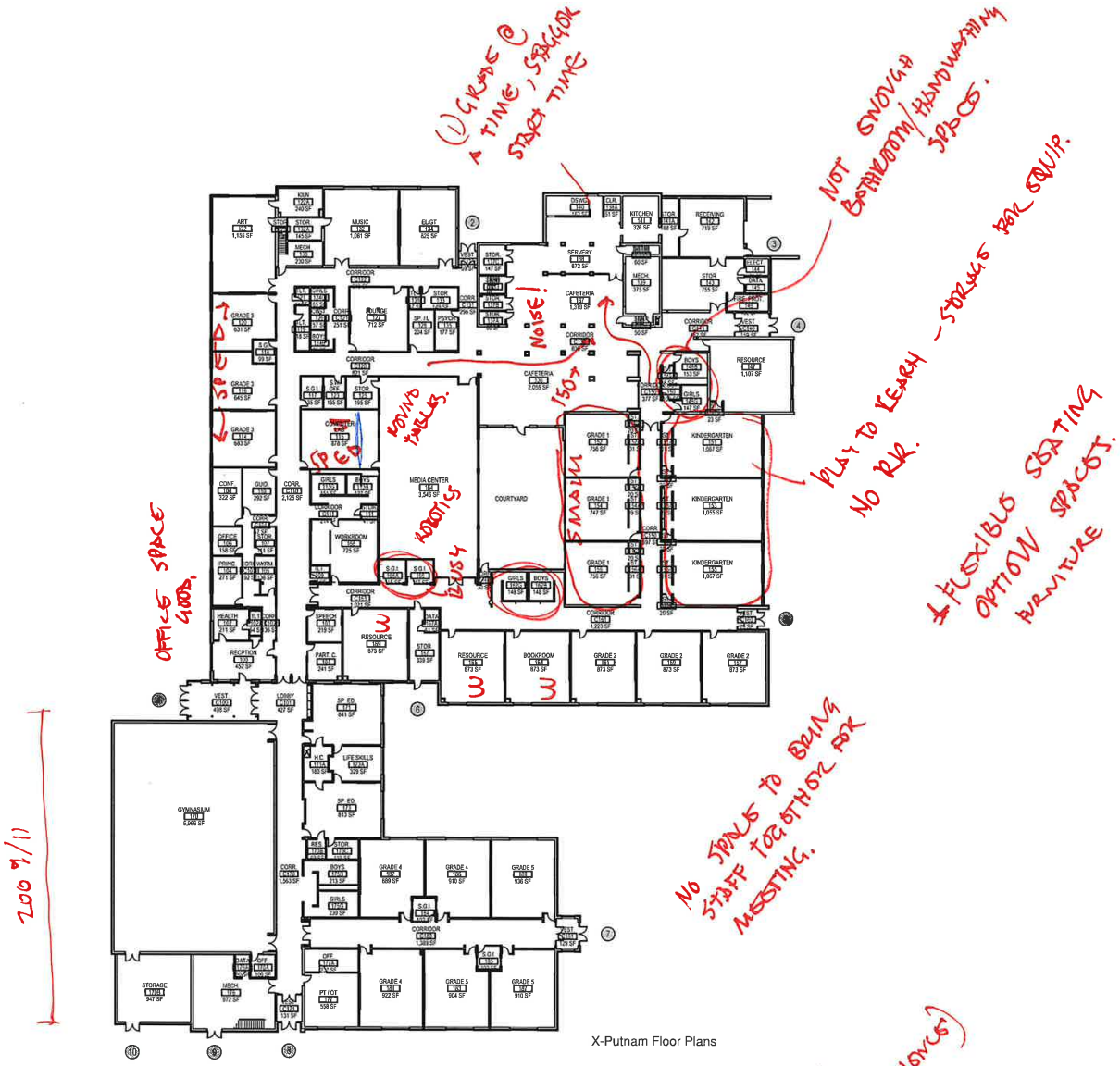
LINE UP



PARENT PARK HERE BLOCKING BUSES.

SPEED BUMPS

419 STUDENTS
(3) SECTIONS/GRADE.
BEEN CONSISTENT


(1) GRADE @ A TIME, STAGGER START TIMES
NOT ENOUGH BATHROOMS/HANDWASHING SPACES.
SPEED
NOISE!
150+
FLEXIBLE SEATING OPTIONS SPACES. FURNITURE
PLAY TO NEARBY - STORAGE FOR EQUIP. NO PLAY.
OFFICE SPACE GOOD.
SOUND TABLES.
ADDITIONS
EMAIL
BUSY
NO SPACE TO BRING STAFF TOGETHER FOR MEETING.
STORAGE - FOR KITS. (SCIENCE)
200 ft/11
X-Putnam Floor Plans

ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

Pobbins 9/21/2021 Jake Jett.

All good

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

CAPACITY 600

515 STUDENTS

K - 3 SECTIONS.

1 - 4

2 - 4

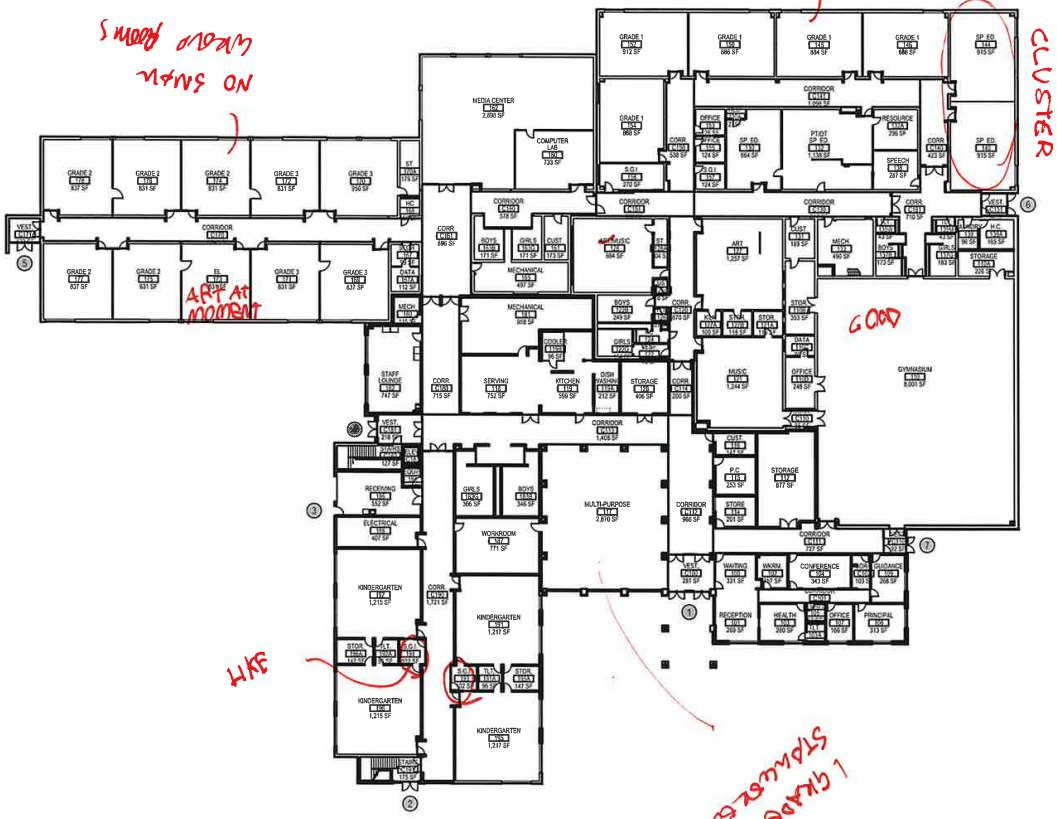
3 - 3

4 - 3

5 - 3

- GROWING ENROLLMENT

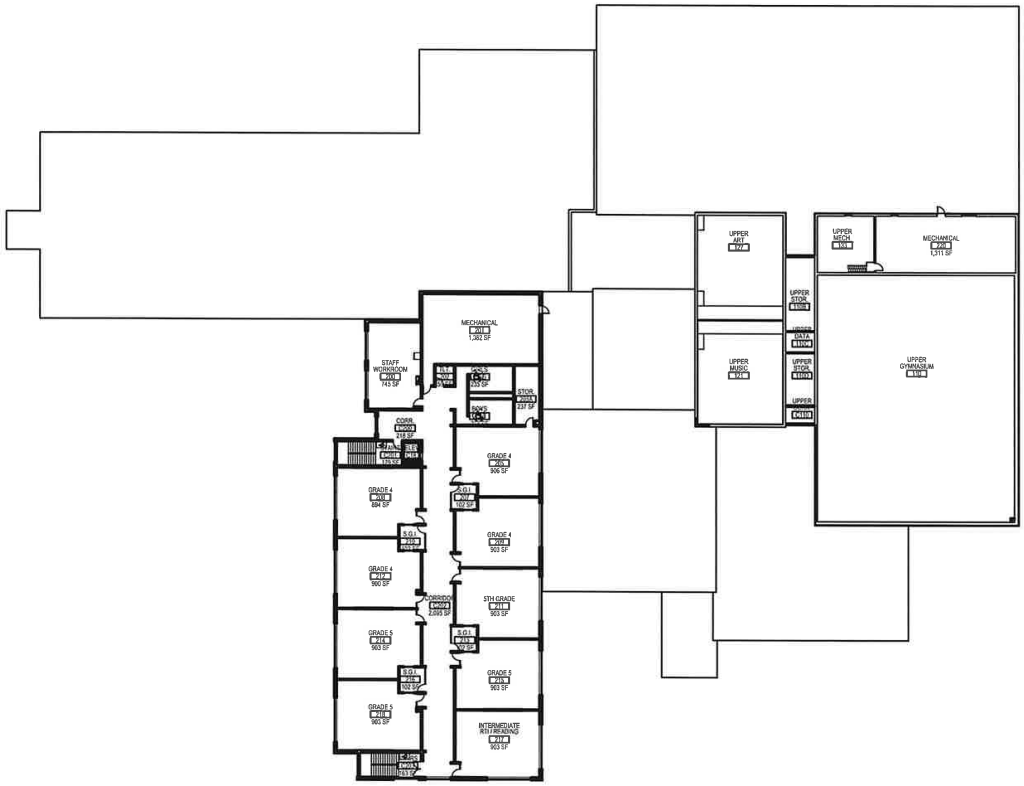




X-Robbins Floor Plans - First Floor

- WAS DESIGNED SCHOOL.
- COULD ADMIN
- STORAGE OK.
- COUPLE OF OPEN CLASSROOMS.

HOWEVER LIFT MIGHT BE NEEDED.



X-Robbins Floor Plans - Second Floor

(1)

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9/24/2021

Roosevelt

~~Ben~~, ~~Jeff~~, Craig
Peter, Dean
275

- 1954, 72, 95
- New Secure entry / office remodel +/- $200 K
- ~~Fence~~
- Add a fence inbetween Greenspace and city fields
- 3 special ed staff in 2 spaces. Need more spaces to serve the 15 students w/ IEP's.
- need spaces for psy, speech hearing specialists, mental health specialist - no much confidentiality or spaces to do their tasks. (occupat. therapy, physical therapy specialist, ELL, Lit coach, SPED staff, ~~SEA~~ SEA's, Bilingual language, social worker)
- When add a section - this adds more special ed needs which increases the problem of lack of space)
- This building needs more ~~rooms~~, teaching stations, bigger teaching stations, (Science labs)
- Gym is very small
- Lack of storage
- cafeteria is very small and low. a poor space - so loud - no volume. No ability for students to socialize since can't use cal
- Kindergarten is small size.
- Narrow hallways

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD, SUITE 100 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

(2)

ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

Roosevelt. 9/22/2021

Ben, Jeff Craig, Dean

- Art on a cart which means no art room.
- No Phy ed storage. Limits the items they can have for instruction
- OT/PT on the stage. Not handicap accessible
- No breakout spaces, no small group instruction rooms.
- tables in hallways - poor instructional areas
- Land locked - what to do. completely raze - partially raze - limited land. how to fit a play area/Field if you built a new facility on this site. (If you built new behind the school - then the front may be only parking, leaving little room for a field. talk of using city Field behind but limitations to that.
- No loading dock - no storage for snow removal sweepers.
- No conference - meeting rooms or one that is used by students/specialists so none consistently available.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

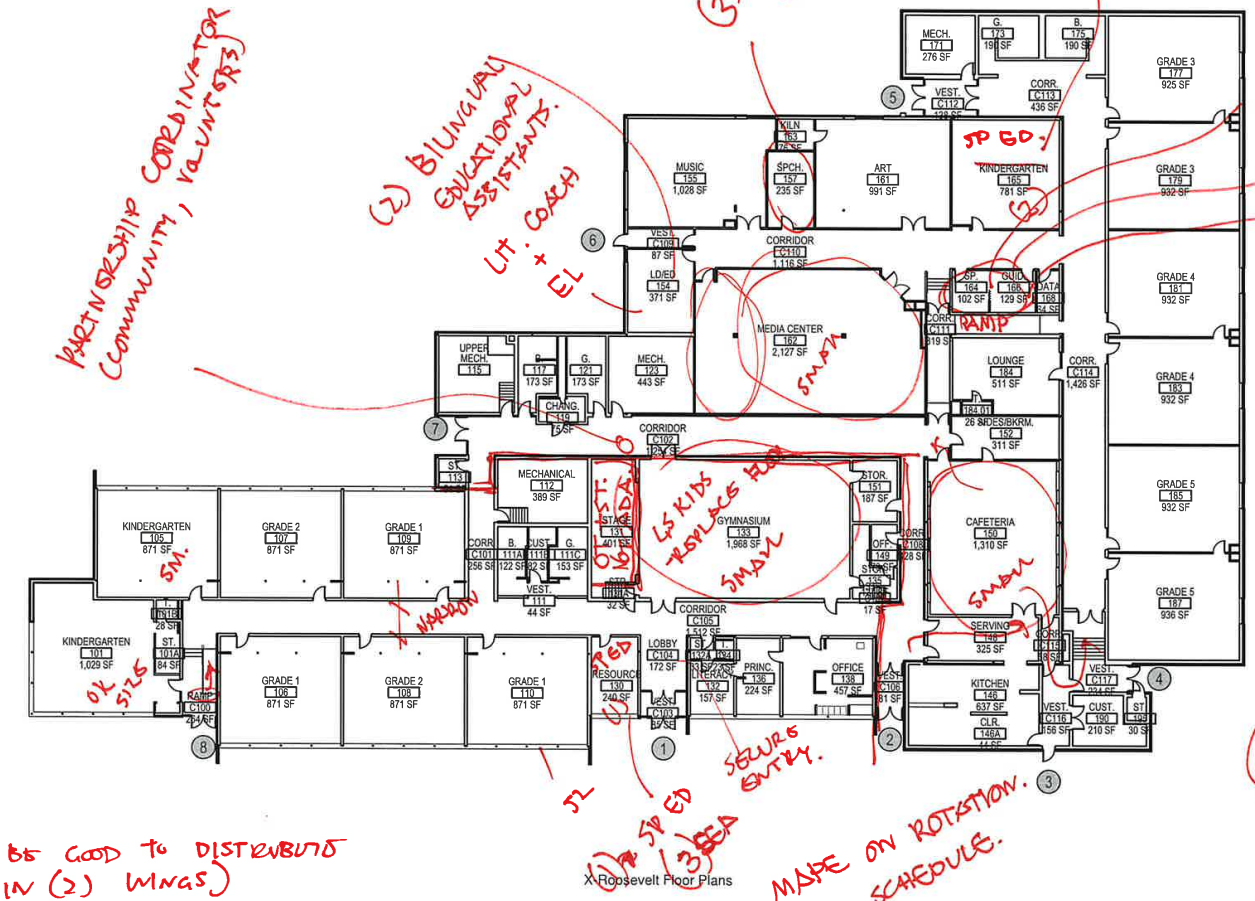
ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

Ben, Jeff, Craig
9/22/2021

③ Roosevelt

- no places for itinerant staff to put their personal things or "hang their hat". Some log onto a computer in the library. Don't have places to make calls.
- Jeff said past estimate for new Roosevelt was $18m - remodeling/additions was @ $12.5m. 3-4 yr old estimate
- Make Front Sidewalk under-many kids waiting for cars, buses.
- discussed if move Roosevelt to prairie ridge - won't work
- they don't ~~want~~ have enough land for a 600 student school on this property. need more land - talked about aquiring houses and/or the roofing company site. they have tried most of these. Board was said no interested in buying houses.
- City may require adding a larger parking lot, a bus/car drop / water retention on site if you do a project.
- Do you tear down all, tear down some or build new.
- 50-60 staff ~~members~~ 25 spaces now Others park on the street.

ARCHITECTURE . ENGINEERING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
6501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763.545.[illegible] 763.[illegible]



PARENTSHIP COORDINATOR (COMMUNITY, VOLUNTEERS)

(2) BILINGUAL EDUCATIONAL ASSISTANTS.

LIT. COACH + EL

(3) PSYCH S.W. O.T.

(5) S.E.A.

SPEECH LANGUAGE

COUNSELOR

MENTAL HEALTH

+MENTORS (COMMUNITY IN HALL WAYS)

SP ED.

* NO BREAKOUT SPACES.

* M LOADING DOCK

* NO SPACE FOR EXT. EQUIP.

* NO OFFICE.

OT PT SP

- (4) SP ED ASSISTANTS

MAKE ON ROTATION. A.B.C SCHEDULE.

SECURE ENTRY.

WOULD BE GOOD TO DISTRIBUTE SPED IN (2) WINGS)

* STORAGE

PUSH TO REMODEL RATHER THAN REBUILD FROM COMMUNITY


NOT ENOUGH STAFF PARKING.
275 STUDENTS.
CLIMBING NUMBERS.
(2) SECTIONS / GRADE.
SOME BUBBLES - DIFFICULT TO DEAL WITH!
WANT FENCE
POSSIBLE PLAYGROUND
NO DESTINATION/RESTROOM SCHOOL + CITY LAND.
Roosevelt Elementary School
NOT PROPOSED PARENT DROP OFF.
NEED GATES FOR FLIGHT RISK.
SOMES VIEW ISSUE.
8th St
PARKING LOT OWNED BY CITY.
PARK + WALK
NEED GATES FOR FLIGHT RISK.

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9/20/21 Joe Jeff, Ross, Jason, Pete, DSB
Sam Davey 10:15 : 10:45

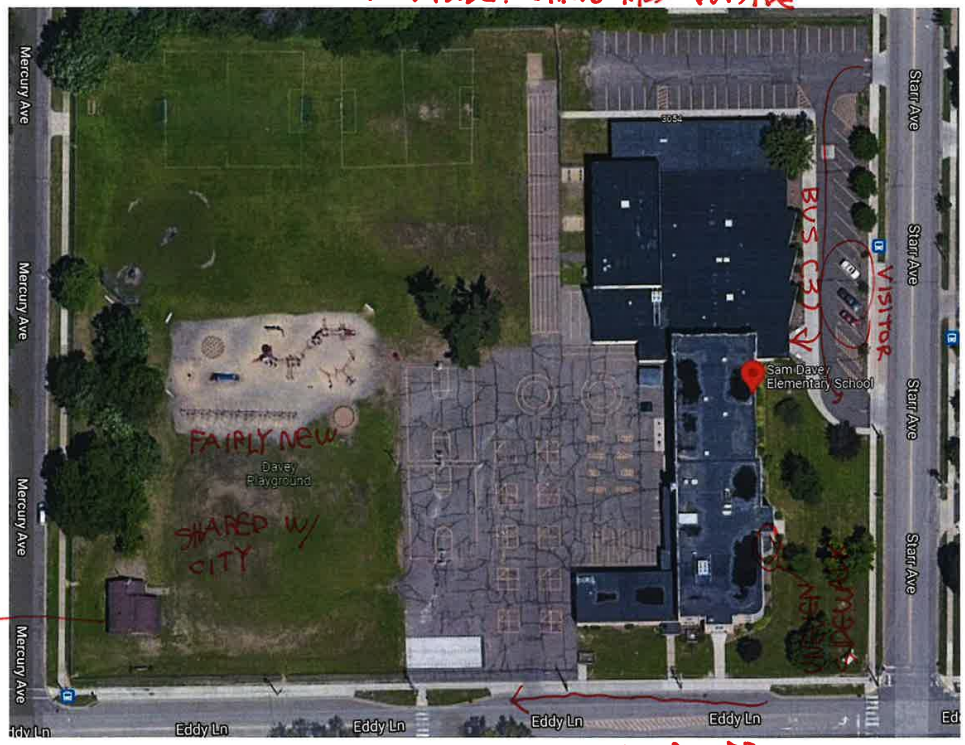
1. Update Gym
2. Need large group space - use Gym now but needs upgrades
3. Lack of ~~#~~ breakout spaces
4. 370 now
5. 85% capacity - = MAX cap
6. K-18 = ,22 1-2 20-24 3-5 29 high cap
7. Loud ~~CAFE~~ ADD ABSORPTION.
8. 3 lunch periods. 25 min 2 Grades per
9. Past had expansion of Cafeteria - kitchen loading dock - but tight site - This is on Jeff's capital list.
10. Dimmable light switches & ART desired. track lights.
11. new controls they did 1-3yr replacement
12. Replace dual fuel Boilers - on capital list
13. AHU system pretty decent.
14. AHU in Gym Vibrates - loud
15. Cooling system good for 10 more years
16. Need more storage.
17.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

- NO SCHOOL MARKING
- FAST TRAFFIC

- 1:1 IPADS → CHARGING?

TRYING TO EXTEND WITH OUTSIDE - BRING KIDS OUTSIDE



K-2 ONE SIDE

K-22 (18-22)
1-2 (22-24
3-5 - UP TO 29 FEELS TIGHT

*LACK OF STORAGE

-SMALL GROUPS NEEDED
-NO EXTRA SPACE

IT AVERAGE - SOME DEAD SPOTS

SMALL SERVING LINE

TIGHT. 2 GRADES AT A TIME

15 MIN CYCLE

*LOUD.

*NEEDS RENOVATING
- FLOOR, PT IT, SOUND

DIMMABLE LIGHTS NEEDED?

OK STAGE, NEED CPT

NEED TO HIDE AHU

FLEX SPACE

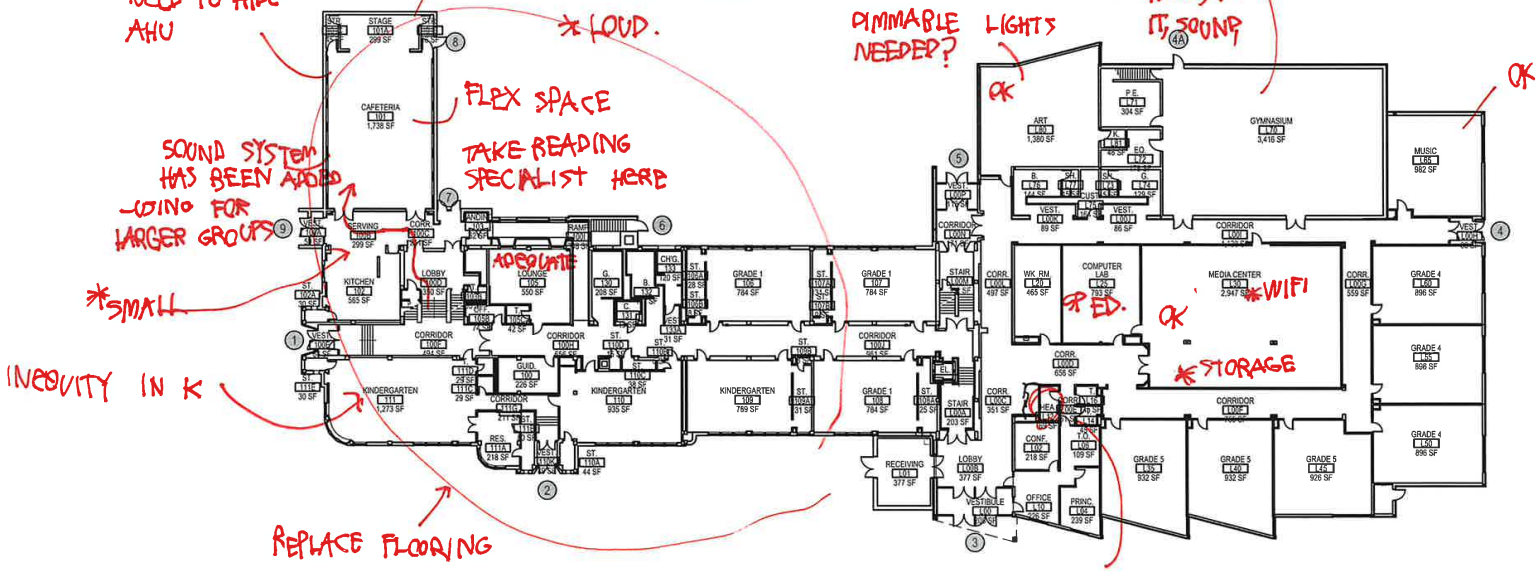
SOUND SYSTEM HAS BEEN ADDED
-WIND FOR LARGER GROUPS

TAKE READING SPECIALIST HERE

*SMALL

INEQUITY IN K

REPLACE FLOORING



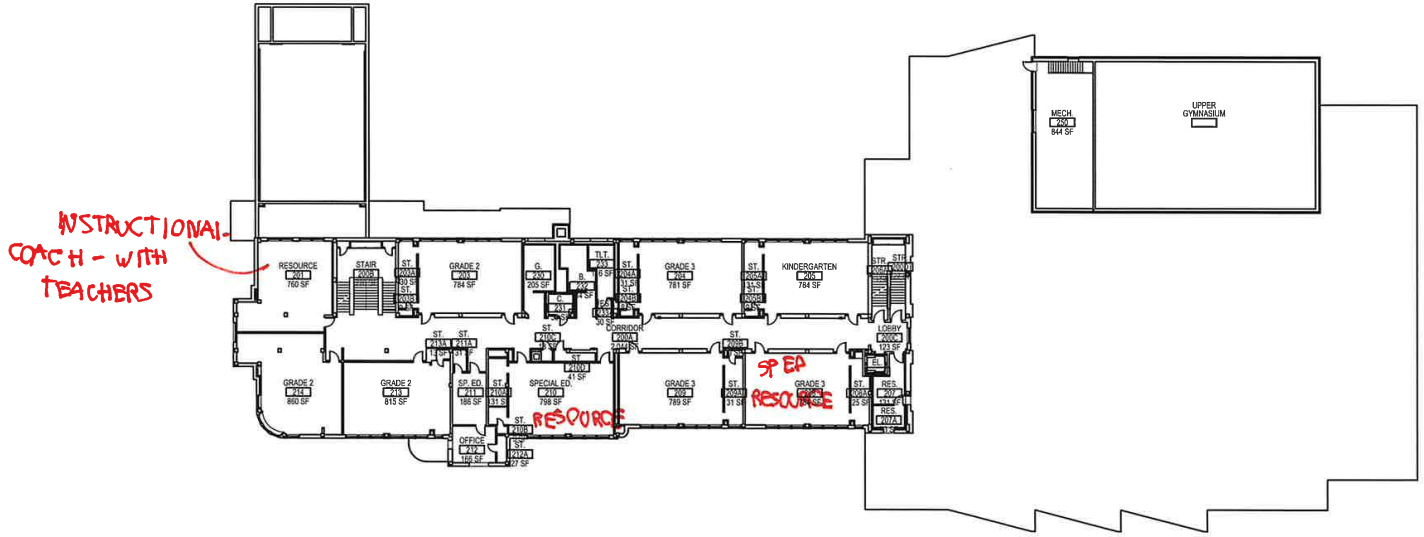
X-Sam Davey Floor Plans - First Floor

370 STUDENTS
85% CAP.

SMALL NURSE.

- UPDATED CONTROLS
- DUAL FUEL, ORIGINAL BOILERS -NEED NEW
-AH. -DECENT

09/20/21 PWL



X-Sam Davey Floor Plans - Second Floor

School District of Eau Claire

trict Wide 2010 Facilities Long Range Plan

Priority One Items

Sam Davies Elementary School

370 2021

Educational Adequacy

done ✓ ☐ Secure Entry modifications

Classroom size (SF)

☐ Existing vs. standards

Core space size (SF)

☐ Existing vs. standards

☐ Cafeteria / Kitchen

Teaching and Learning

☐ Individual

☐ Teaming — In Classrooms

☐ Classrooms presentation and discussion

☐ Large group, grade level / all school assembly

Educational Environment

☐ Daylighting (windows in all classrooms)

☐ Acoustics — poor in Cafe.

☐ Indoor Air quality

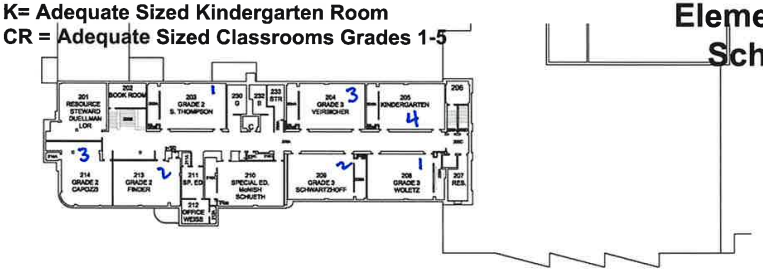
Key

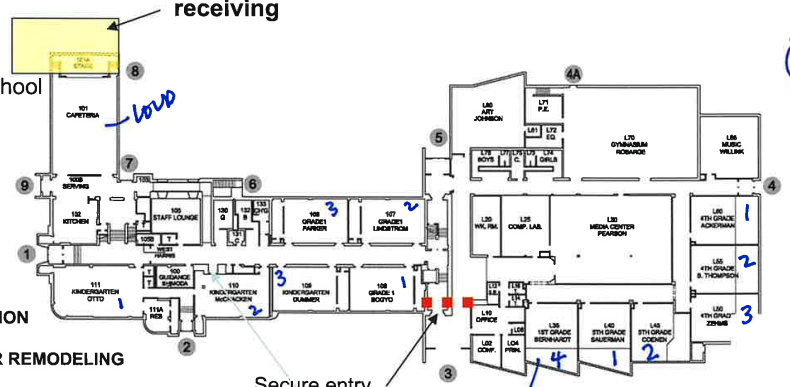
☐ Good

☐ Modifications 2

☐ Deferred Maint.

K= Adequate Sized Kindergarten Room
CR = Adequate Sized Classrooms Grades 1-5





ADDITION

MINOR REMODELING

MODERATE REMODELING

MAJOR REMODELING

4 - K 18-22
4 - 1 20-24
3 - 2 20-24
3 - 3 29 max
3 - 4 29
2 - 5 29

(19) ÷ 370 = 19.5

small rooms hard to have 29 in a CR.

pete's plan was what are in the rooms.

ATS&R

9/20/21 VOC

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9/22/2021

Sherman

Joel, Jeff

- CLUSTER SE SITE — 500, 4-K 1 2, 3-345
- Cafeteria is loud — 200 kids at a time
- SGI = Small Group Instruction rooms — 2 per grade. Really likes these.
- wants wood floor in gym - VCT now. Then the west side would have another ($113-115K Jeff stated that it would cost for this wood flooring) Cost to the community.
- The district have been using Baseman Flooring Co.
- Hoops and divider curtain were discussed for improvements in the gym
- ~~Not~~ computers in computer lab not used since one to one. This has been a common theme in most of the buildings.
- Just one space for Cluster Site - but would benefit from more rooms or a variety of sized spaces to help the program.
- MAPE ~~school~~ = "Music, Art, Phy ed" ~~- Physed, art, music -~~
-

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

< 500 STUDENTS.

(4) K
1
2

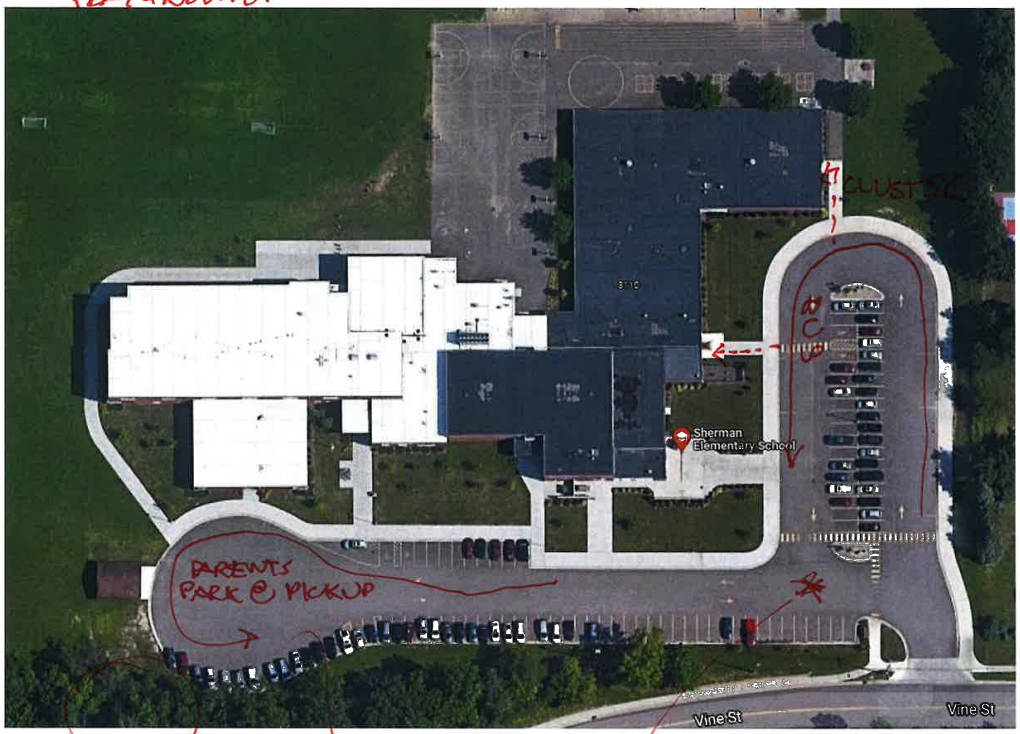
(3) 3
4
5

CLUSTER

HAS BEEN A DISCUSSION ABOUT HAVING A FULLY ENCLOSED AREA — HAVE TO ALLOW ACCESS TO PLAYGROUND.

PLAYGROUND

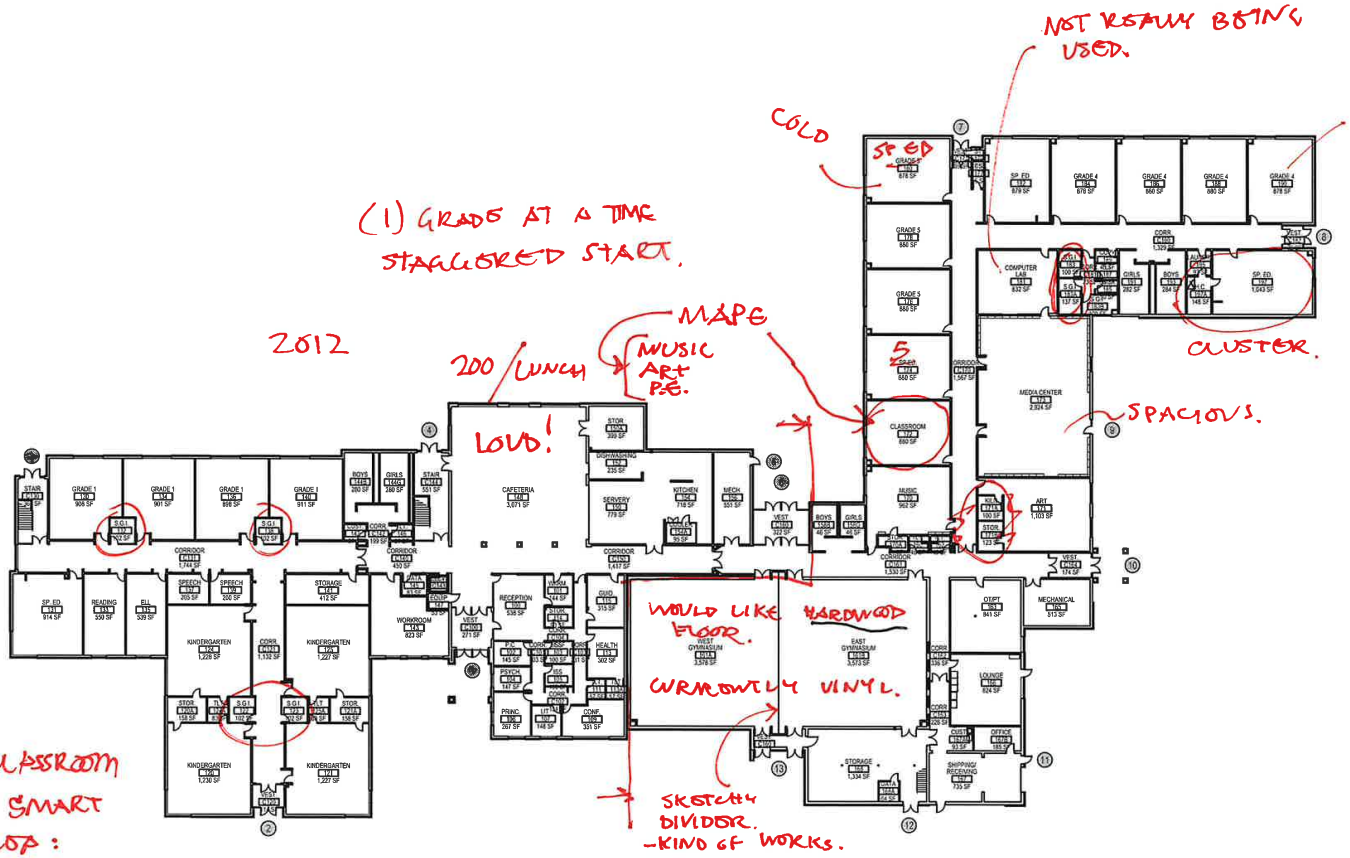
TRAIL



SINK HOLE!

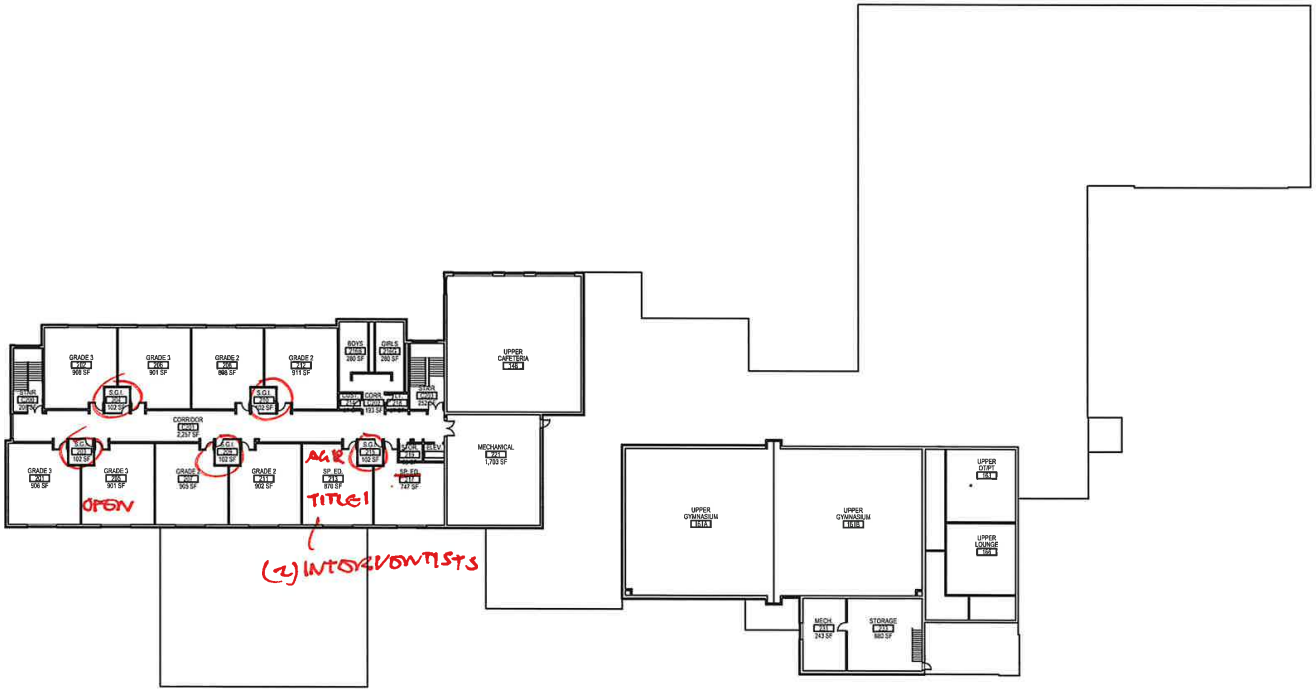
WOULD LIKE EXIT HERE.

CONFLICT.



X-Sherman Floor Plans - First Floor

SGI - 2 SMALL GROUP ROOMS/GRADE.



X-Sherman Floor Plans - Second Floor

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

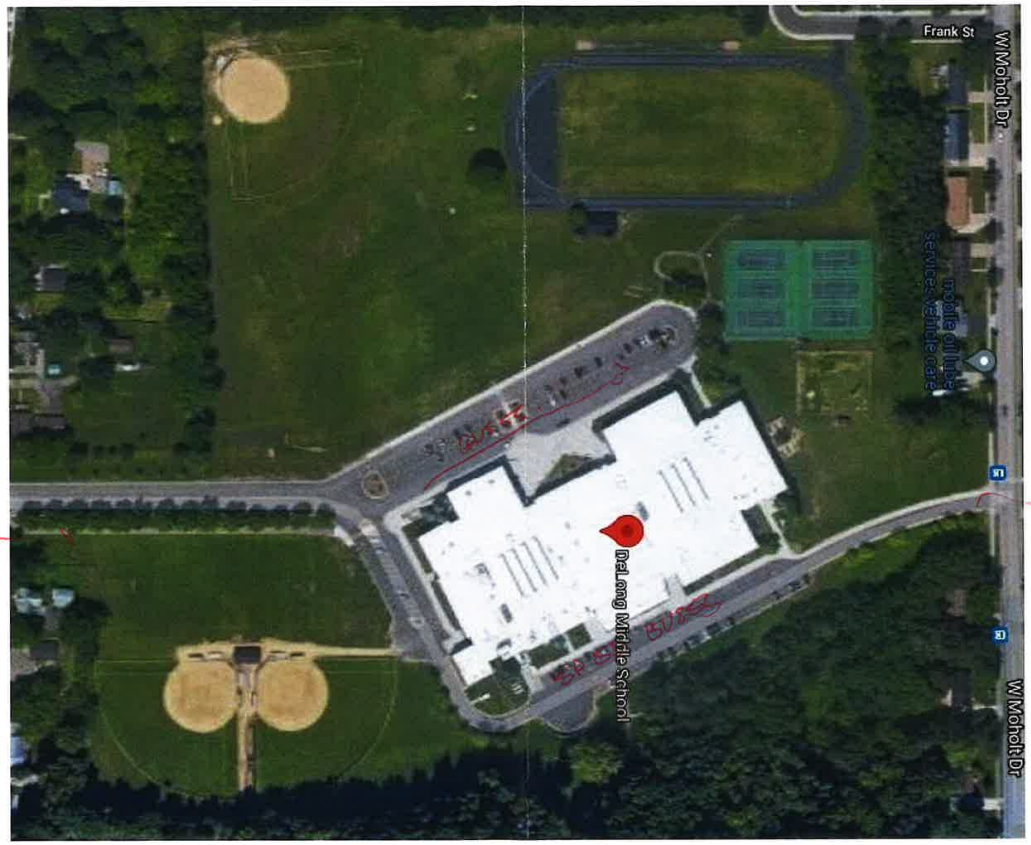
9/22/2021

DEWOG MS

MICHELE, Jeff craig

- BUS / CAR DROP A MESS
- They remodeled - more refreshed all materials in bldg. New flooring, lighting, doors, windows, casework and seats, throughout Bldg.
- They cut new windows into Classrooms that did not have it
- Michele wants old comp lab @ 5th to be a breakout. take wall ~~out~~ at corridor.
- Computer Lab near MC could be breakout ~~genius bar~~ - places to charge devices, collaboration area.
- AOA Access is very important. Band room doesn't have AOA accessibity to Area.
- Cut windows into music and other areas that don't have.
- Admin needs another office for school psy.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

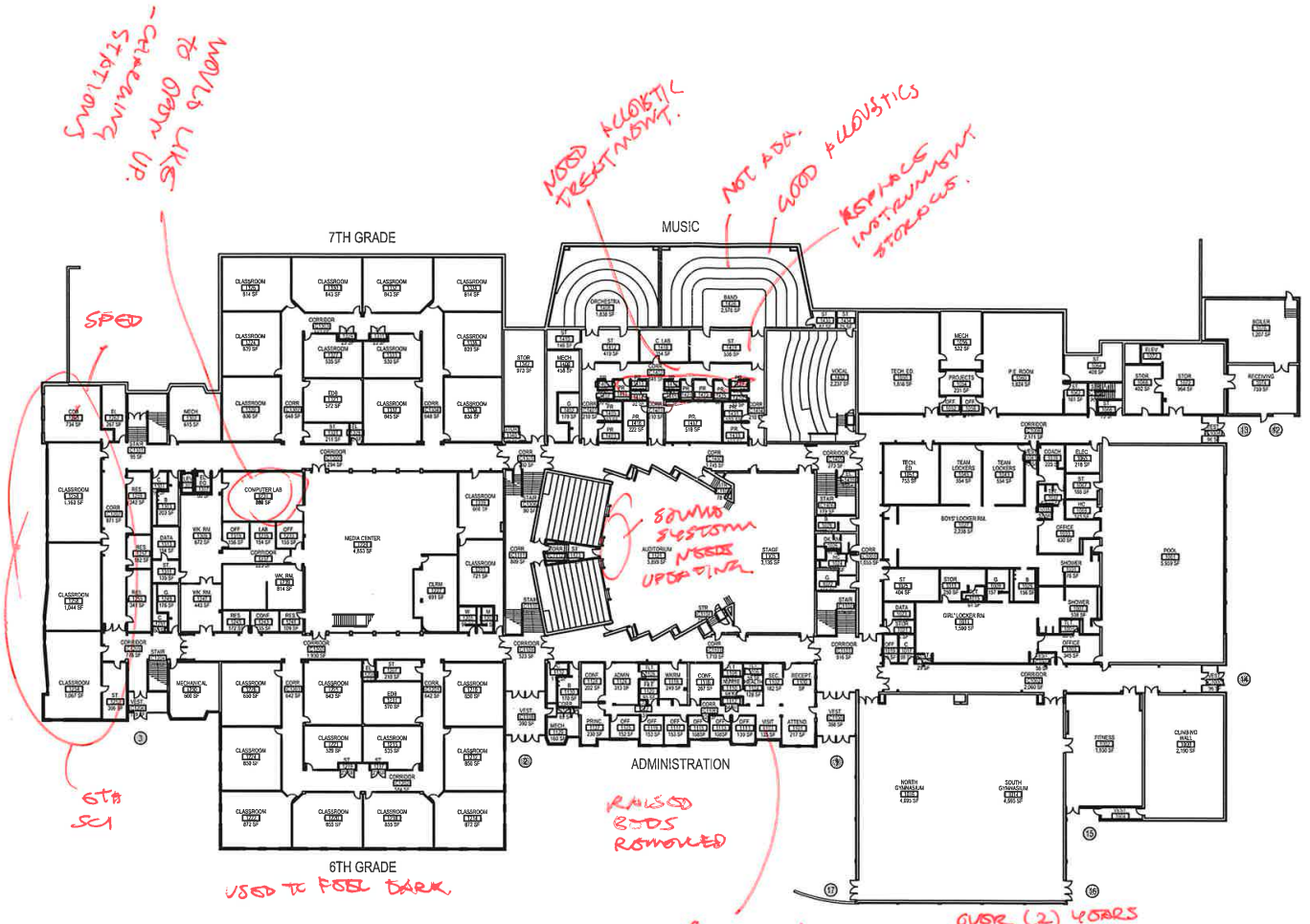


(2) TURN LANES.

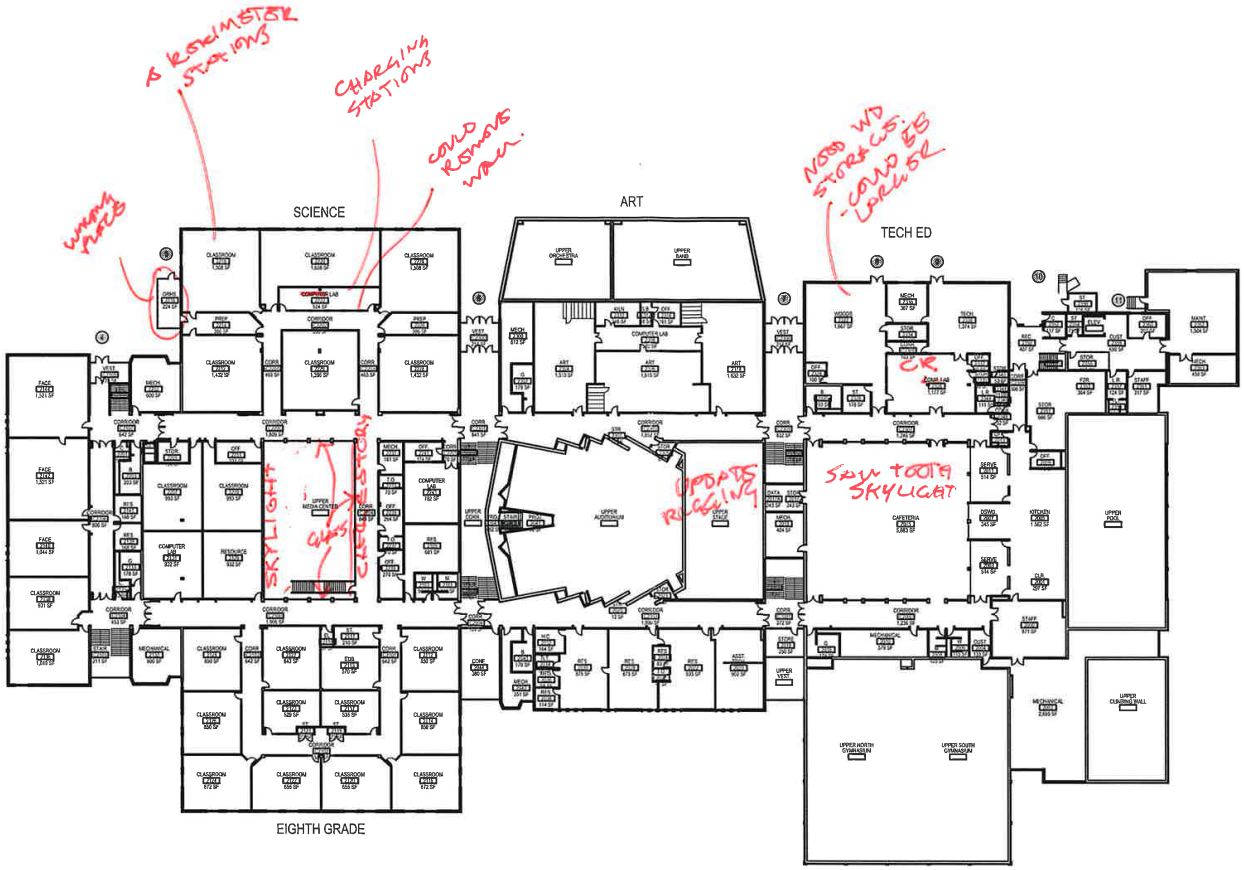
SOME THROUGH TRAFFIC.

ONLY (2) TURN LANES

NO GOOD PARENT DROP OFF.



X-DeLong Floor Plans - First Floor



X-DeLong Floor Plans - Second Floor

9/20/2021

NORTHSTAR MLS

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

Tim, Mark
Jeff Roger, Jason
Pete, Dean

- 8 Buses
- Need more parking for Families
  8th grade has pick up area
  6th - 7th another area
- accordian walls need replacement - want manual movable walls put in. CA's - Aup.
- Some spec needs have full size rooms for 10 kids. make 1/2 the size - Under utilized space.
- 550 kids. 700 when opened.
  plenty lockers (800).
  6 section
  7 - 8th
  Artic zone, project based - 75 6-8th school with in a school. - started 2015
- ELL / GIFTED - move programs in 6dg since
- Title 1 school now - reduces capacity. built-
- Wants exterior doors to have card thus reduces
  Readers capacity.
- need additional privacy rooms - more, private toilets. upstairs only 1 - need 1 more
- ~~need~~ want 1 lockable locker room smaller for additional privacy. have a plan to put into a smaller sq space - just a band aid to a larger issue,
- they need more storage -
- Music - Chaos. 4 teaching in 2 rooms
- wants to move Band to the MP room
  Put orch in Band room, build another gym station
- Build a 400 seat theater - North HS could also use since they only have a large and and another HS has larger small.

EQUITY.

ARCHITECTURE & ENGINEERING · PLANNING · TECHNOLOGY · LANDSCAPE ARCHITECTURE · INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD · SUITE 300 · MINNEAPOLIS, MINNESOTA 55427
PHONE 763.545.1731 · FAX 763.545.2069

11:15 - 12:00

Northstar MS

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

Tim 9/20/2021

Jeff, Roger, Pete, Jason, Dean

- update F/CE old appliances
- tech ed - PLTW engineering and design talked about expanding tech ed areas to be able to expand programs.
- District has one to one - thus computer labs less important.
  1 - comp lab has photo shop + other programs ~~EA~~ which they check out to use
- IMC Technology hub - help desk - repair tech. working on furniture - break out - will use South MS as an example - "more of a collaboration space instead of IMC." - Jeff.
- Need new AHU @ Pool Equipment. Chlorine deteroating everything - hard to get air temp up in winter and down in summer.
- Chiller, generator need replacement (air cooled
-

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

TITLE 1 SCHOOL.

- SOFT BALL FIELDS NEED A BIT OF WORK
- SOME WATER RETENTION
- SPACE OK



WOULD LIKE FLASHING SCHOOL LIGHTS FOR PM

550 STUDENTS
25 WALKERS
70-100 BIKES

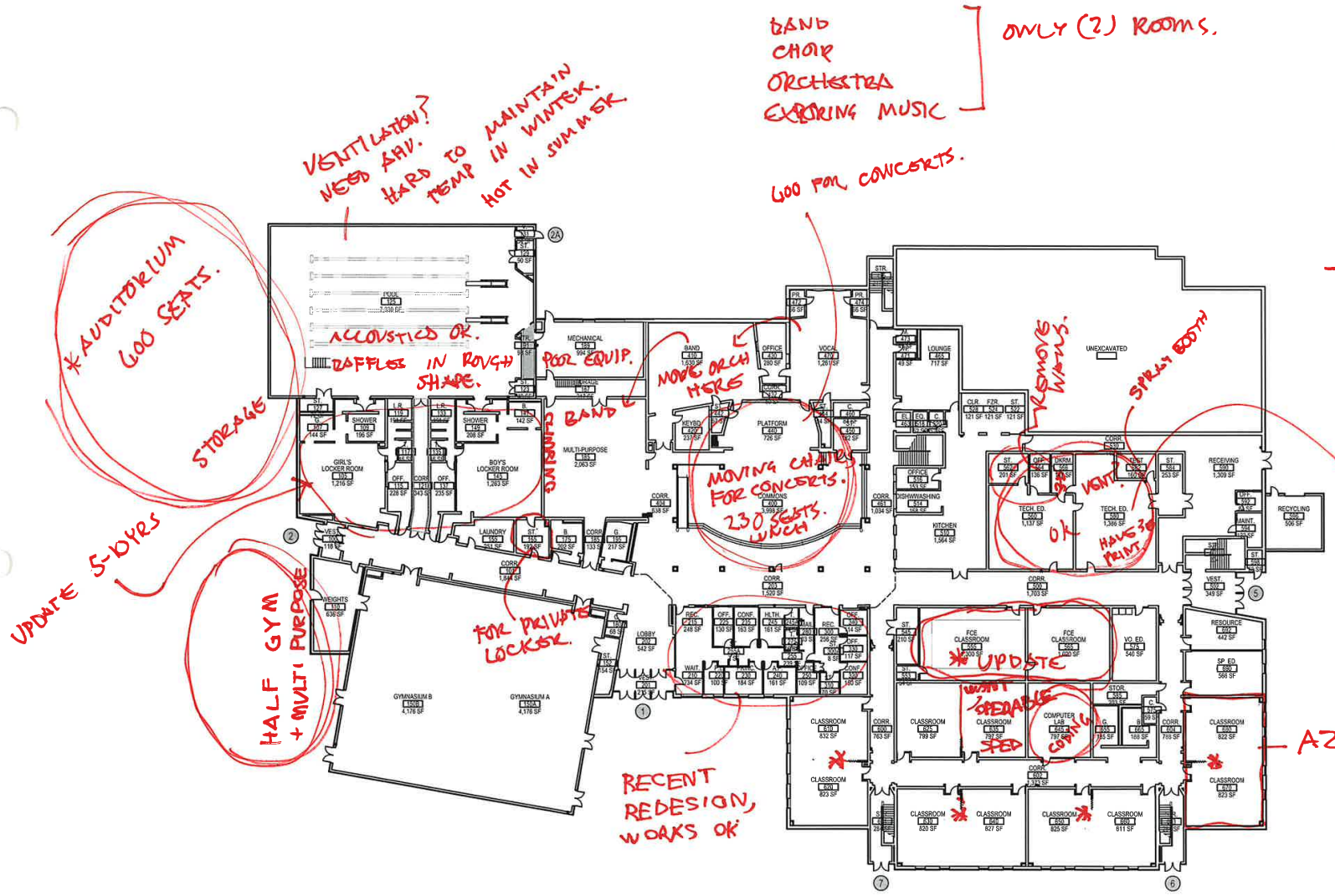
6-8 GRADE
800 LOCKERS
NOT EVERY TEACHER HAS ~~ONE~~ OWN CLASS ROOM.

FEEDER TO HS.

SCHOOL WITHIN SCHOOL: 6-7 : 6 SECTION
8 : 7 "

→ ARTIC ZONE: PROJECT BASED 7S 6-8G.

21 SECTIONS TOTAL.



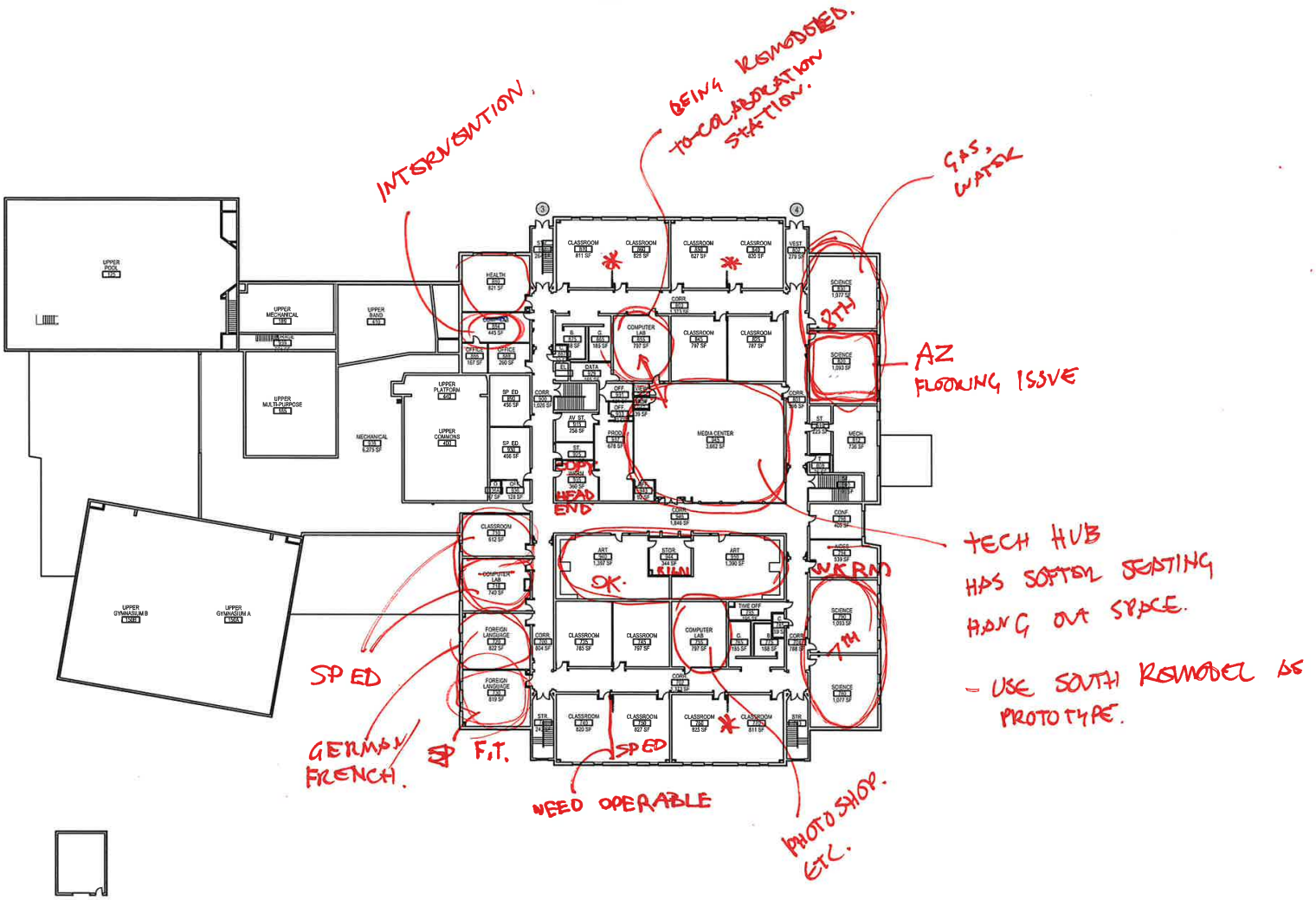
X-Northstar Floor Plans - First Floor

- REPLACE CHILLER.
- GENERATOR NEEDS UPDATING.

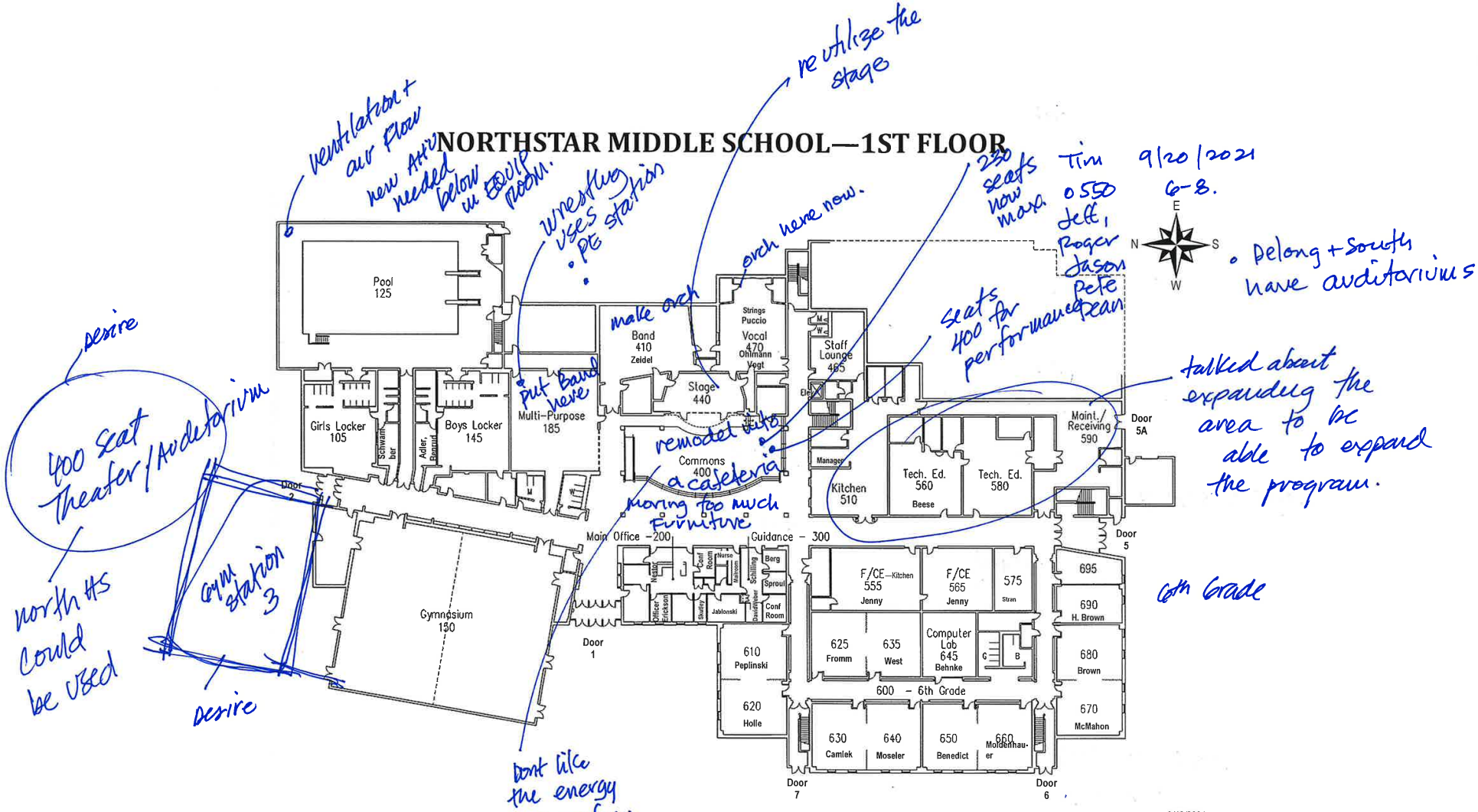
(3) SHIFT LUNCH @ 180
KITCHEN OK.

- * (7) ACCORDIAN WALLS, NEED REPLACING WITH OPERABLE WALLS.
- NEED STORAGE. LOCKERS FOR EACH STUDENT

09/20/21 PWL



X-Northstar Floor Plans - Second Floor



ventilation + air flow new AHU needed below in GROUP ROOM.

wrestling uses PE station

repurpose the stage

orch where now.

250 seats now max.

Tim 9/20/2021 6-8.

0550 left, Roger Jason Pete Sean

Delong + South have auditoriums

make orch

put band here

remodel into a cafeteria

seats 400 for performance

talked about expanding the area to be able to expand the program.

desire

400 seat Theater/Auditorium

north HS could be used

gym station 3

desire

moving too much furniture

6th Grade

don't like the energy to transform the cafetorium - this want just to be a cafe only.

-DSB

Trevor ①
Jeff

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9:45 - 10:45

SOUTH MIDDLE SCHOOL 9/21/2021

- 2 teams each grade level
- Grades 6-8.
- South of tennis - add basketball courts w/path up to tennis
- CRMs have demountable walls clipped to grid - very noisy - some doors dont work - thin - poor replace
- lower level CRs under ground - do not like this! get users into these rooms or repurpose CRs into something else.
- HVAC needs
- Walls everywhere - offices - noisy. e
- no conference rooms -
- out Admin + student services - no meeting spaces - tiny offices - not conducive to meeting w/ students
- teachers
- no Forum room - want this. 100-120 one team - 120 would want 2.
- Bad loading dock
- no outdoor storage - want new garage
- IT site: need new area - generator. server. indep cooling etc. like delong.
- Jeff mentioned last plan here that was going to referendum prior to covid.
- No fitness center - need
- 2½ gym stations - could use another gym. another gym did not get into DeLong work.
- Science rooms - decent
- music - band really small. Orch small. Acoustics are horrible.

- son drafted by Tigers drafted in 5th round pitcher.

850 students trending upward 920 cap to 1000 see Demographic

ADA issues

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

ATS&R

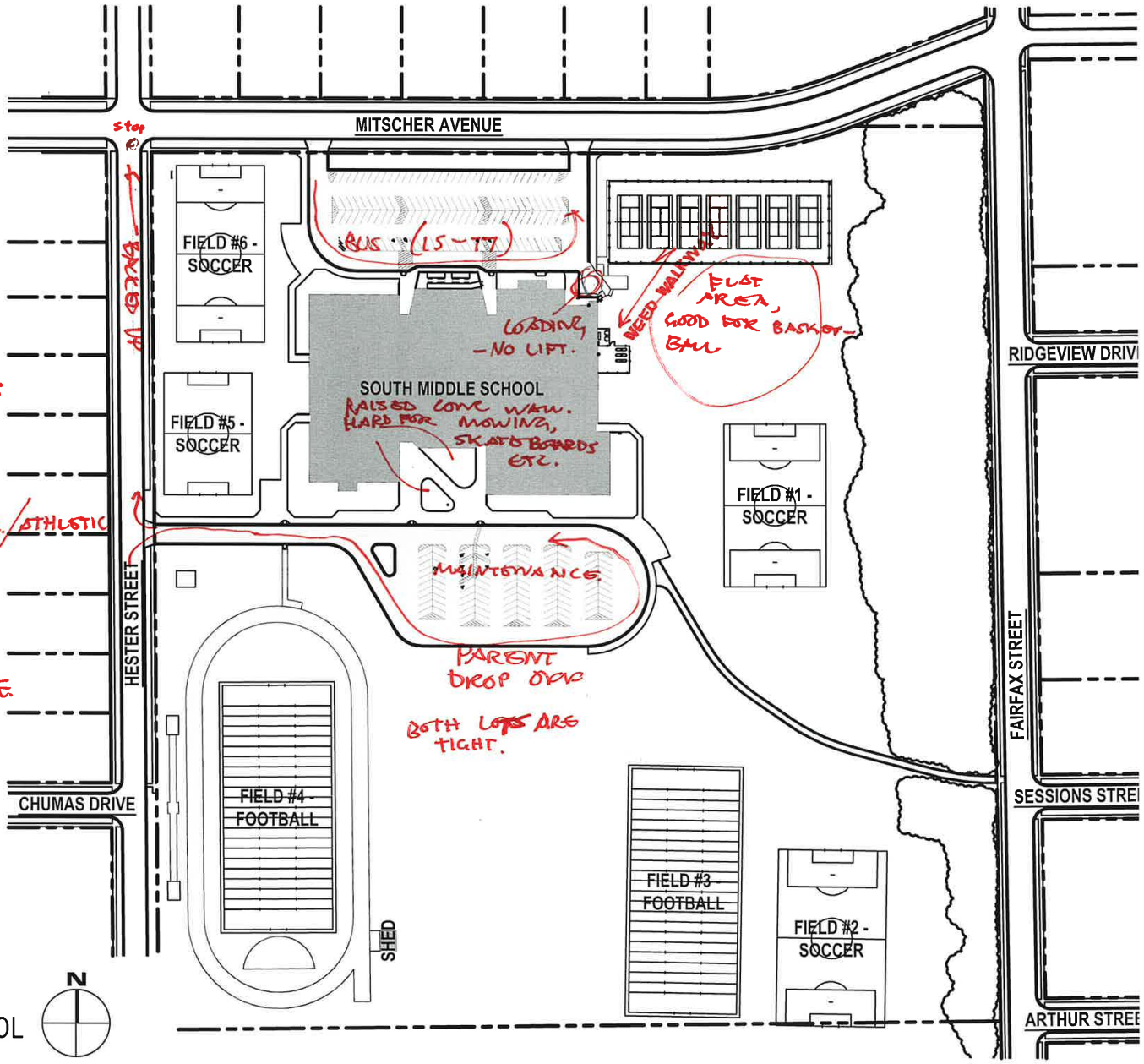
ARMSTRONG TORSETH SKOLD & RYDEEN INC

Trevor, Jeff, Paul

SOUTH MIDDLE SCHOOL 9/21/2021

- if growth proves they need more items than DeLong.
- Jeff: North Star needs equity w/ other middle schools. for music, orchestra, band, choir
- nice to add gym for community use. here 2½ gyms are not 3 gyms. two same money to do a ½ gym vs a new gym.
- they do rent out gym space but do not have enough Quality gym space to rent out. - could sell it that way.
- sell it - we need more gym space district wide - here, North Star - all others are land locked.
- redo library
- redo science, FCE, ART. enough space but old CSWK, fixtures, materials.
- look @ addition to front for Admin, student services, Forum rooms, meeting spaces.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD — SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX



760 – 1000

* 850 STUDENTS THROWING UP.

(2) TEAMS / GRADE.

6, 7, 8 GRADE.

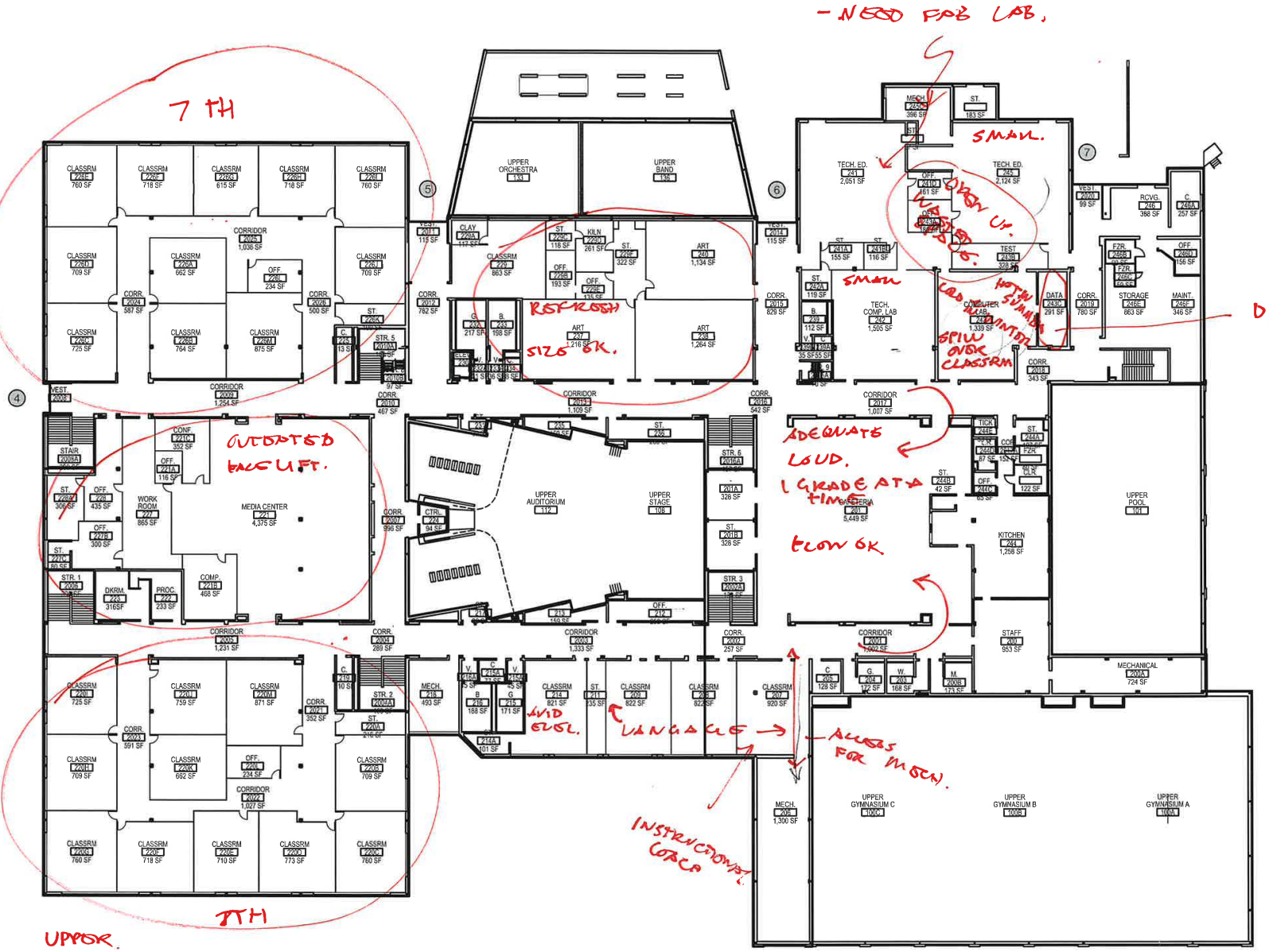
ALL CONCRETE IS BAD.

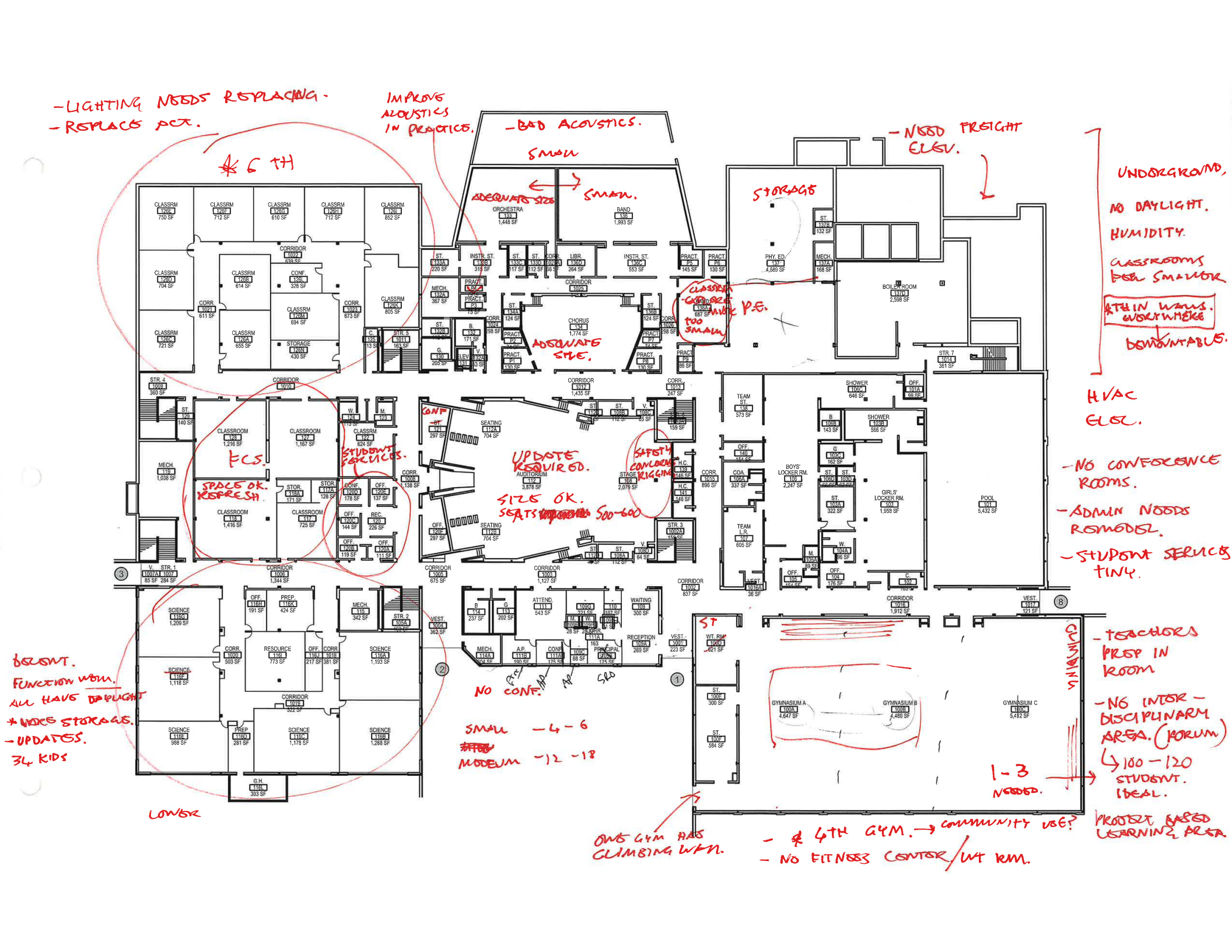
-OUTDOOR STORAGE – P.E. / ATHLETIC
-GARAGE (30x40)

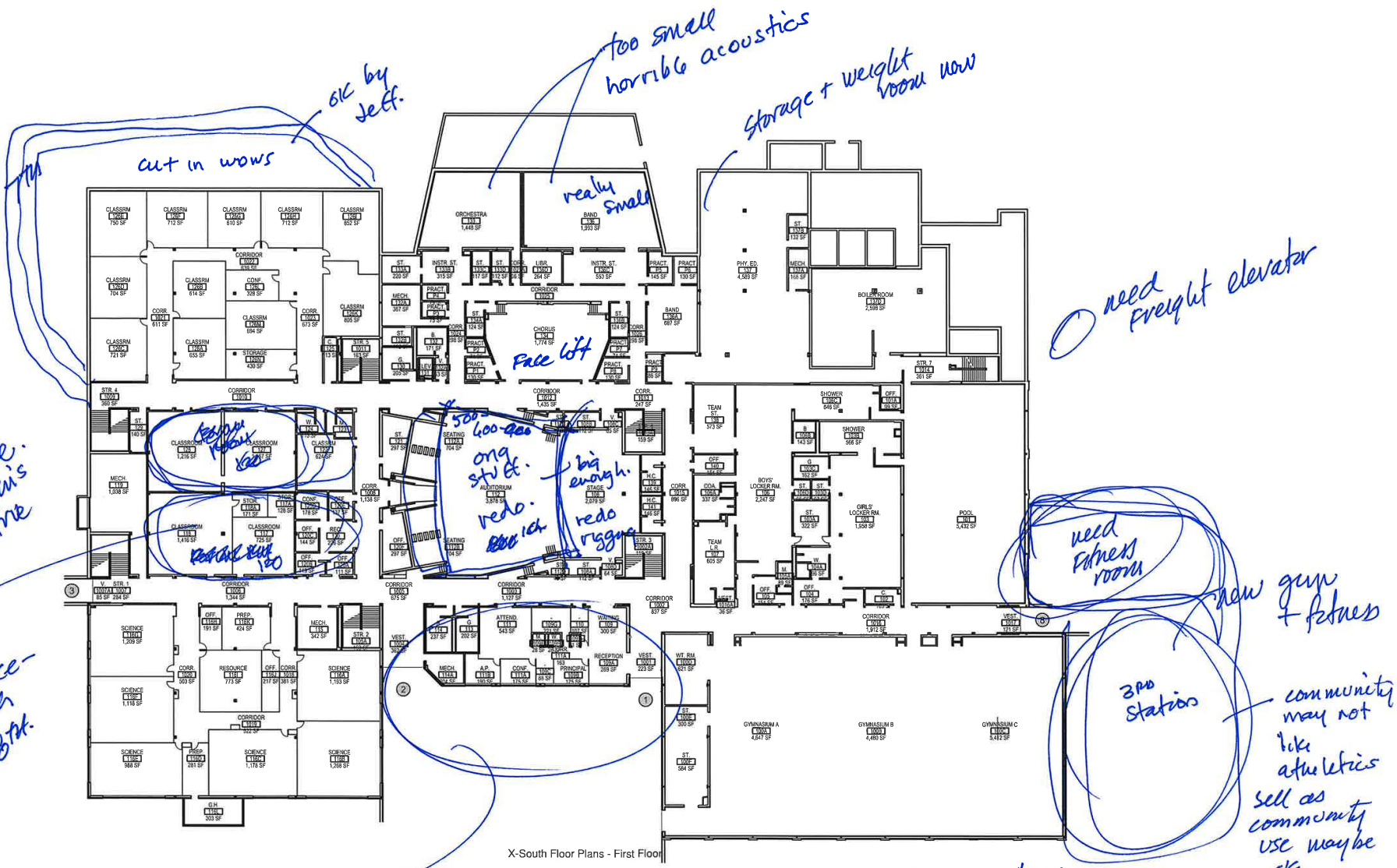
COOKING FOR DISTRICT HERE.

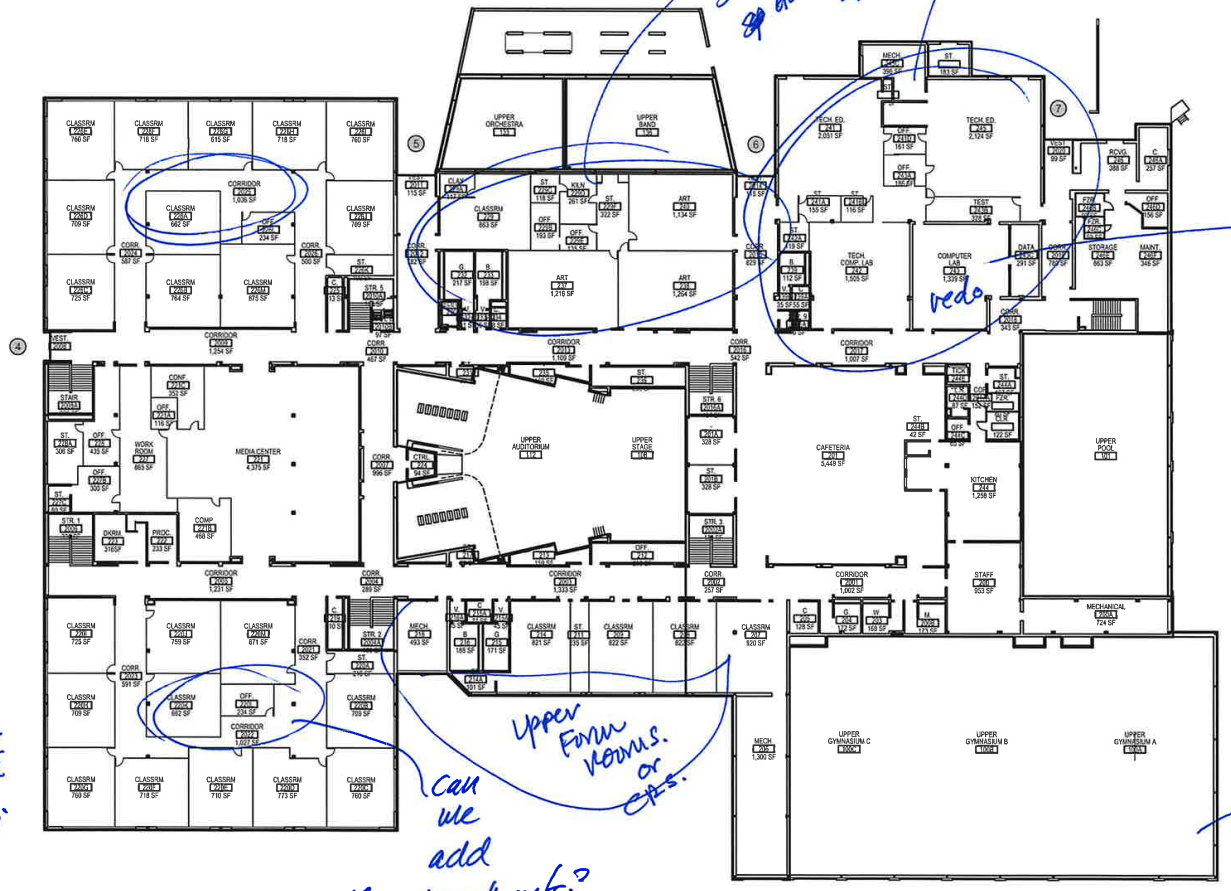
-THERE NEEDS TO BE A MAIN ROAD END HERE.

E PLAN
OUTH MIDDLE SCHOOL
I CLAIRE AREA SCHOOL DISTRICT


- NEED FAB LAB.
7 TH
SMALL.
OPEN UP.
WASTED SP.
SMALL
LAB EQUIPMENT
NOT SUITABLE
SPLIT INTO CLASSROM
DISTRICT DATA.
REFRESH
SIZE 6K.
ADEQUATE
LOUD.
1 GRADE AT A TIME
BELOW 6K
ADOPTED BACK LFT.
AVID ENGL.
LANGUAGE
ALLEYS FOR MECH.
INSTRUCTIONAL SPACE
7TH
UPPER.


-LIGHTING NEEDS REPLACING.
-REPLACE ACT.
IMPROVE ACOUSTICS IN PRACTICES.
-BAD ACOUSTICS.
SMALL
SMALL.
ADEQUATE SIZE
-NEED FREIGHT ELEV.
STORAGE
UNDERGROUND,
NO DAYLIGHT.
HUMIDITY.
CLASSROOMS TOO SMALL FOR P.E.
4TH IN WALLS. EVERYWHERE
DEMOUNTABLES.
HVAC
ELEC.
ADEQUATE SIZE.
UPDATE REQUIRED.
SIZE OK.
SEATS 500-600
SAFETY CONCERNS RIGGING
ECS.
STUDENT SERVICES.
SPACE OK. REFRESH.
-NO CONFERENCE ROOMS.
-ADMIN NEEDS REMODEL.
-STUDENT SERVICES TINY.
DESCENT.
FUNCTION WORK.
ALL HAVE DAYLIGHT
+ MORE STORAGE.
-UPDATES.
34 KIDS
LOWER
NO CONF.
SMALL -4-6
MEDIUM -12-18
-TEACHERS PREP IN ROOM
-NO INTER-DISCIPLINARY AREA. (FORUM)
↳ 100-120 STUDENT. IDEAL.
1-3 NEEDED.
PROJECT BASED LEARNING AREA
ONE GYM HAS CLIMBING WALL.
- 4 4TH GYM. → COMMUNITY USE?
- NO FITNESS CENTER/WT RM.


cut in wows
OK by Jeff.
too small
horrible acoustics
really small
storage + weight room now
need freight elevator
Face lift
big enough.
redo rigging
redo.
need fitness room
new gym + fitness
3 PAD Stations
community may not like athletics
sell as community use maybe ok.
new admin/student services / cont / forums
lighting needed everywhere
9/21/2021
Trevor, Jeff, Paul, Jason, Peter, Dean
X-South Floor Plans - First Floor



X-South Floor Plans - Second Floor

(1)

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

David O, Jeff, Paul, Jason, Peter Dean

Memorial High School. 9/21/2021 12:00-1:00

- 1551 students 1600 5 year trend.
- 5, or 6 sections E-9 E-10
- 44 core + 5 PE
- Electives 2 Art, 4 music, 5 Tech Ed, SPED 15
- 5 counselors, psy, Finance, reg, parent coord 3 support staff 4 Admin, 3 custodians.
- 8 period.
- Carson Park 4 schools use this field.
- 136 staff. 200 Adults in BLDG.
- 600 Student + 200 Staff parking have enough spots but in incorrect location.
- wants parking near new entry @ South. explore
- wants competition turf field, 500 bleachers + 1000 portable bleacher seats, lights, toilets - new baseball, new softball for
- top need Arlington wing WL. Small CR's so WL goes there. competition.
- can we ~~combine~~ create Larger Classes in that wing. combining rooms
- Arlington was a ES. Now HS.
- Science Labs - redesign for 21st Century Sci refreshment needed
- Science small - not enough space for Lab/lecture maybe create a lecture space for every 2 labs
- talked about breakouts - liked it
- use 200 lockers
- Auditorium - very bad shape. Seats, curtain, rigging lighting - needs upgrade
- Memorial and North will work together - if North gets something then Memorial should get something

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 700 MINNEAPOLIS MINNESOTA 55427
PHONE 763.546.1314 763.525.3289 FAX

(2)

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

David O
Jeff
9/21/2021

Memorial High School

- if new turf here - then would need $ new turf © North.
- ok if. SU remodel, Aud remodel © memorial even though not © North HS
- redo culinary lab
- commons remodeling 30% eat off campus
  - Jeff has plans to enlarge cafe
  - 544 + 60 in gym lobby door 14. Kitchen serving only can serve 2 lines - wants 3 lines. If close campus would need that.
- Pool is fine. Deck around pool is difficult 50 cap no viewing deck. Pool is very tight around pool
- Gym Locker rooms PE need more space - not urgent need - ~~least~~
- tech Ed - tech is not bad - PTCW - EQUIP they have but space is 1964 updating of tech ed. Wood working/metals equip is very old.
- clean tech ed - need to redo it - looks old - wasn't designed for the current curric
- MUSIC
  - orch was storage that they upgraded but tight - not designed for orch
  - Band is tight - somewhat redone - 60 w band not enough space - no practice rooms - or they don't let them use because poor supervision.
- Media Center - Collobrative Spaces book
  - Jeff has plans to redo
  - Storage, Lab, 3D printing, after school - make an appt to use - community use.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
5001 GOLDEN VALLEY ROAD . SUITE 300 . MINNEAPOLIS, MINNESOTA 55427
PHONE 763.545.3731 . 763.545.3289 FAX

(3)

ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

David O, Jeff

Memorial HS 9/21/2021

- O virtual lab desire 120 that are taking 28 is max class.
- O Need a forum room or Large Group wants for 40. near IMC.
- O small theater - could be a forum room - still use as theater - mp. - BUT they like the theater.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

600 STUDENT SPACES
200 STAFF "

* PARKING / TRAFFIC IS AN ISSUE.

1551 STUDENTS.

LOOKING TO TREND TO 1600

(5) SECTIONS. ±

(44) CORE TEACHER
(5) PE INSTRUCTORS

ELECTIVES
FINE ARTS : (2) FINE ART
(4) MUSIC
(5) TECH ED
(1.5) SP ED.
(5) COUNSELOR
PSYCH
FINANCE SEC
(4) ADMINISTRATOR
(3) BLDG/GROUNDS
↳ 11 FTE.
(2) BILINGUAL INST.

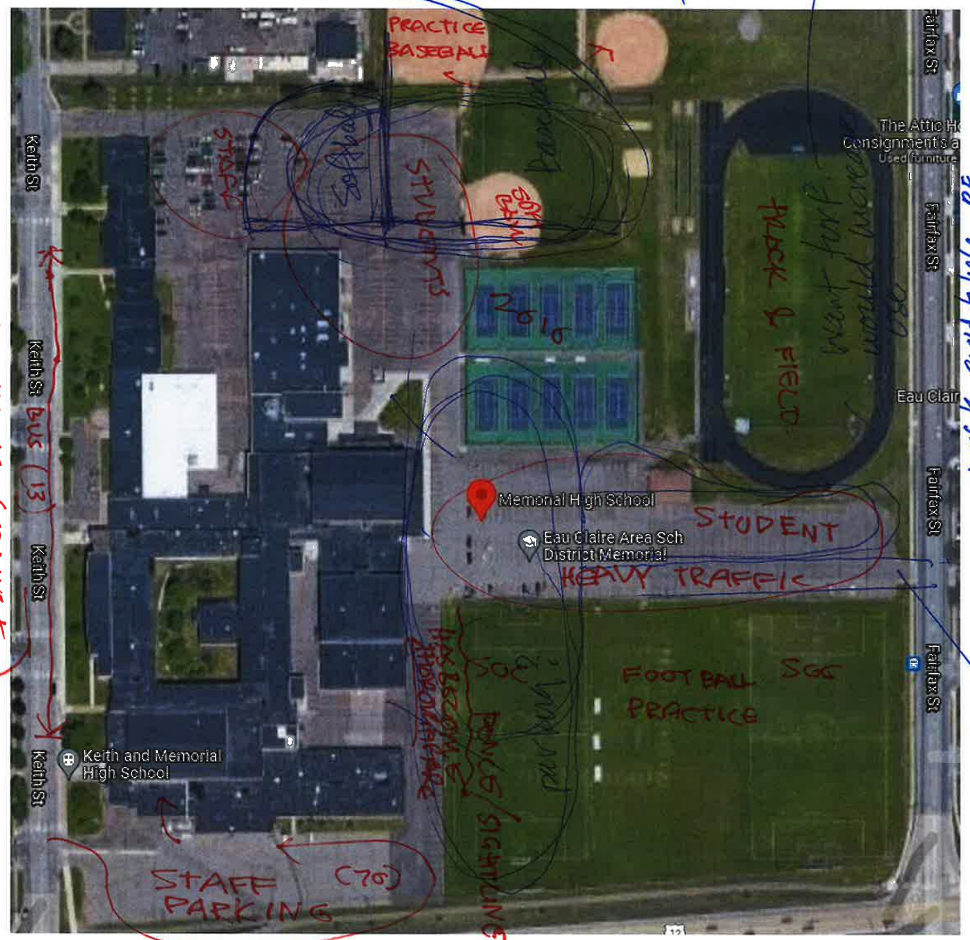
7 PERIOD. + INTERVENTION TIME.
ARRANGED DEPARTMENTAL.

136 INSTRUCTOR

4 lane brand new.

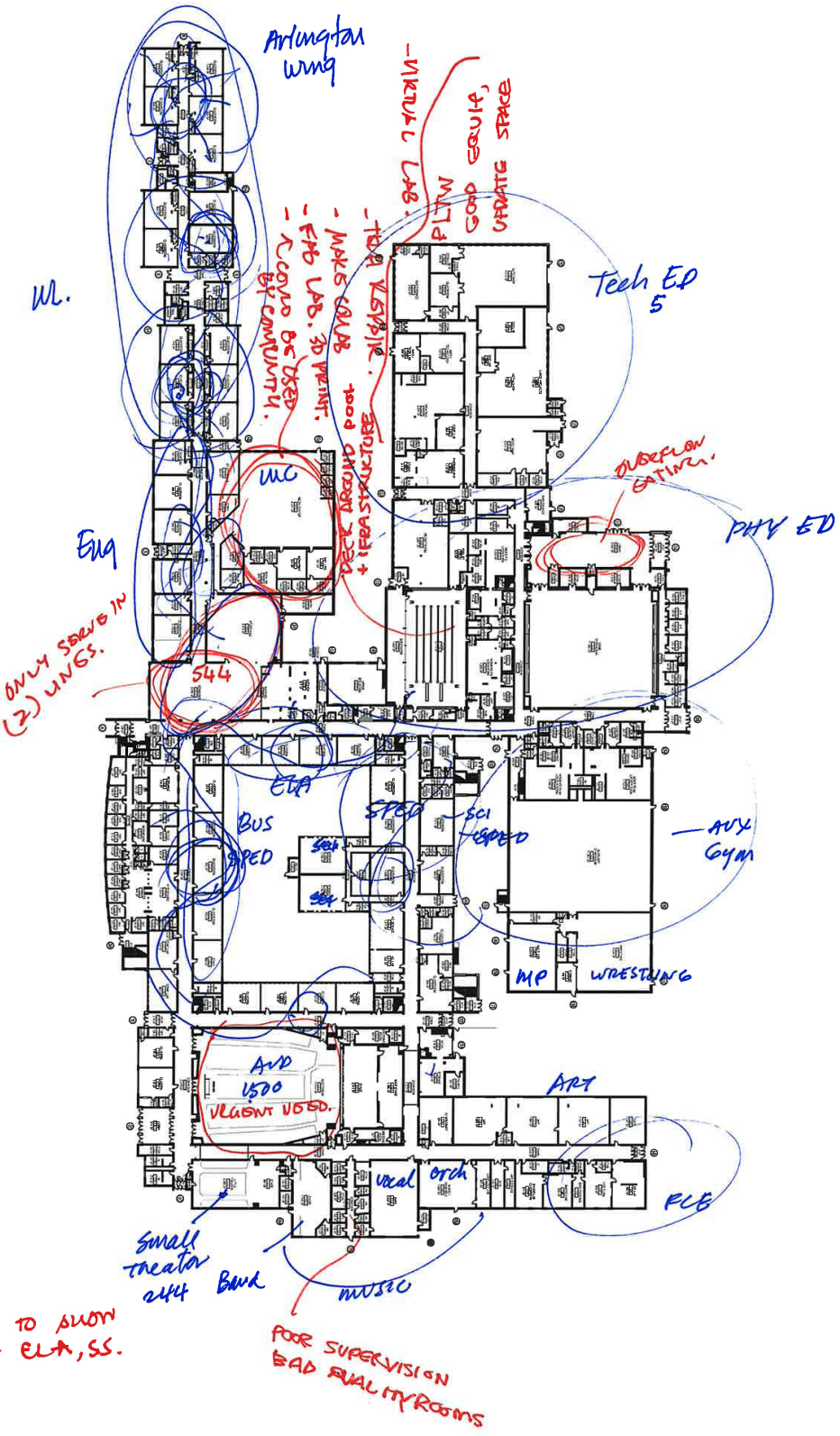
want to bring competition home Fields/soccer/ball baseball softball

turf the field to help on PE
consider talking lights/toilets/ seating for ISD start w/ SOC + portable bleachers

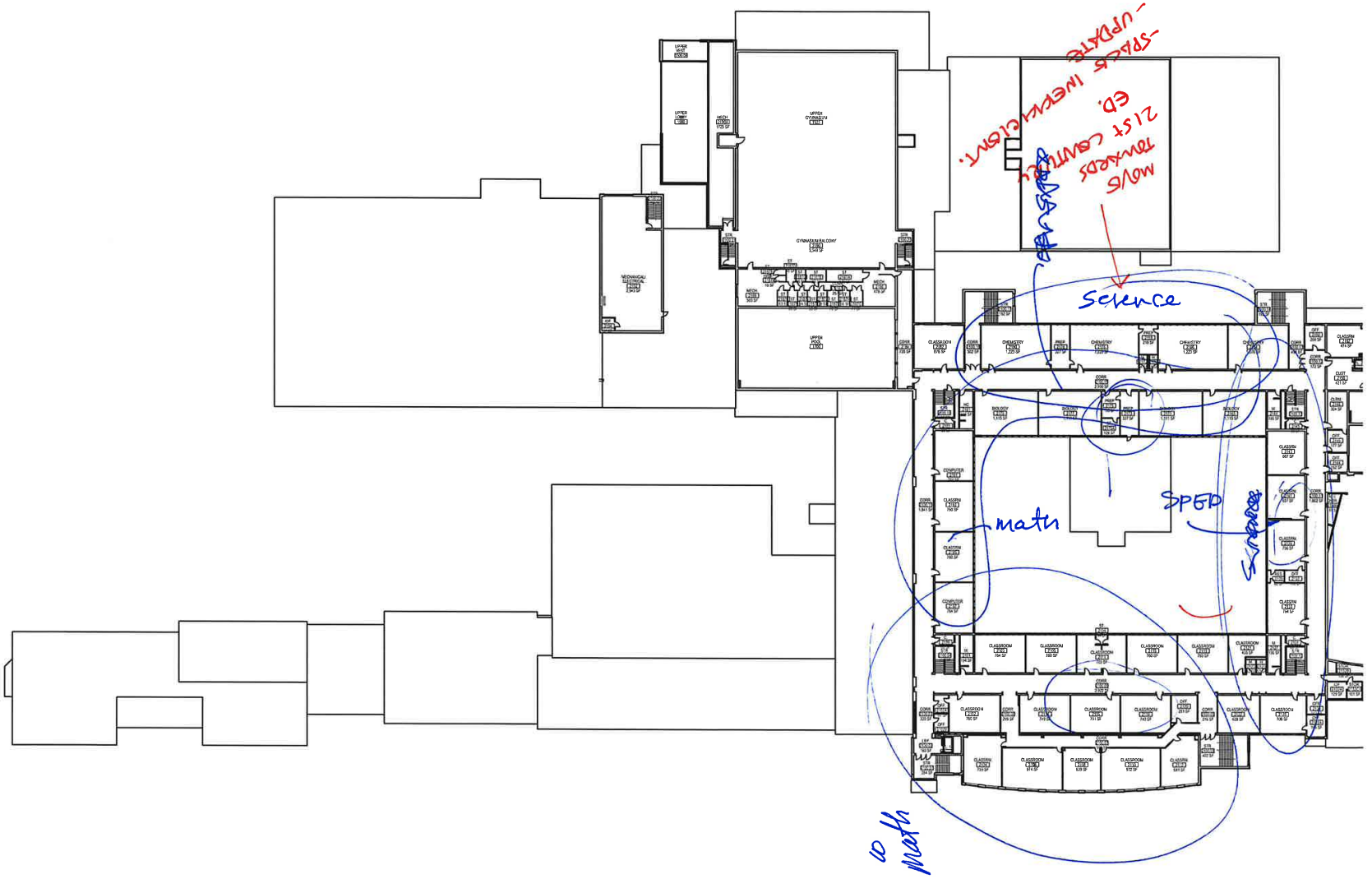


GIRLS out: BUSSES 3PM
ALSO USED AS EXCHANGE
SOME PARENT DROP OFF.

PERIMETER DRIVE



X-Memorial Floor Plans - First Floor


SPACES INTERVENTION.
- UPDATE
MOVE TEACHERS 21ST CENTURY ED.
Science
math
SPED
to math

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9/20/2021

NORTH HS

Jeff · Roger · Jason · Pete · Dean
KURT

Jeff
1. LCAFE EXP
2. MEDIA CENTER EXP - update - Redo - Maker Space - COFFEE SHOP - NO SPRINKLER
3. ALL ~~HALF~~
· NEED NEW GYM AHU, POOL,
· ADD AC TO OOG HOUSE

KURT 1700 98.5 CAP · WE ARE FULL
1. EVERY HOUR EVERY PERIOD IS FULL +100 Next year. NOT SURE where those students will be. Staff may be displaced during prep time.
2. +12 CLRMS are planned.
3. Electives are Growing
new Staff = +1.5 FACS + 2 TECH ED + 1 APT)
but they are teaching in non Lab rooms. Need proper Labs for these
4. Special needs · getting jammed into smaller spaces plus 18 students per class. Too many. too crowded
5. All kids driving so expand parking lot.
6. 25-30 buses
7. Site Safety a concern. 3 accidents this year already.
8. Let kids go off campus to eat
9. They use the words "21ST century School"
10. Study Halls are in the Auditorium.
11. South Side is booming
12. 7 periods
13. likes break out ideas
14. 3% requested lockers.
15. Check Toilets for students is adequate

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX



ACCIDENTS

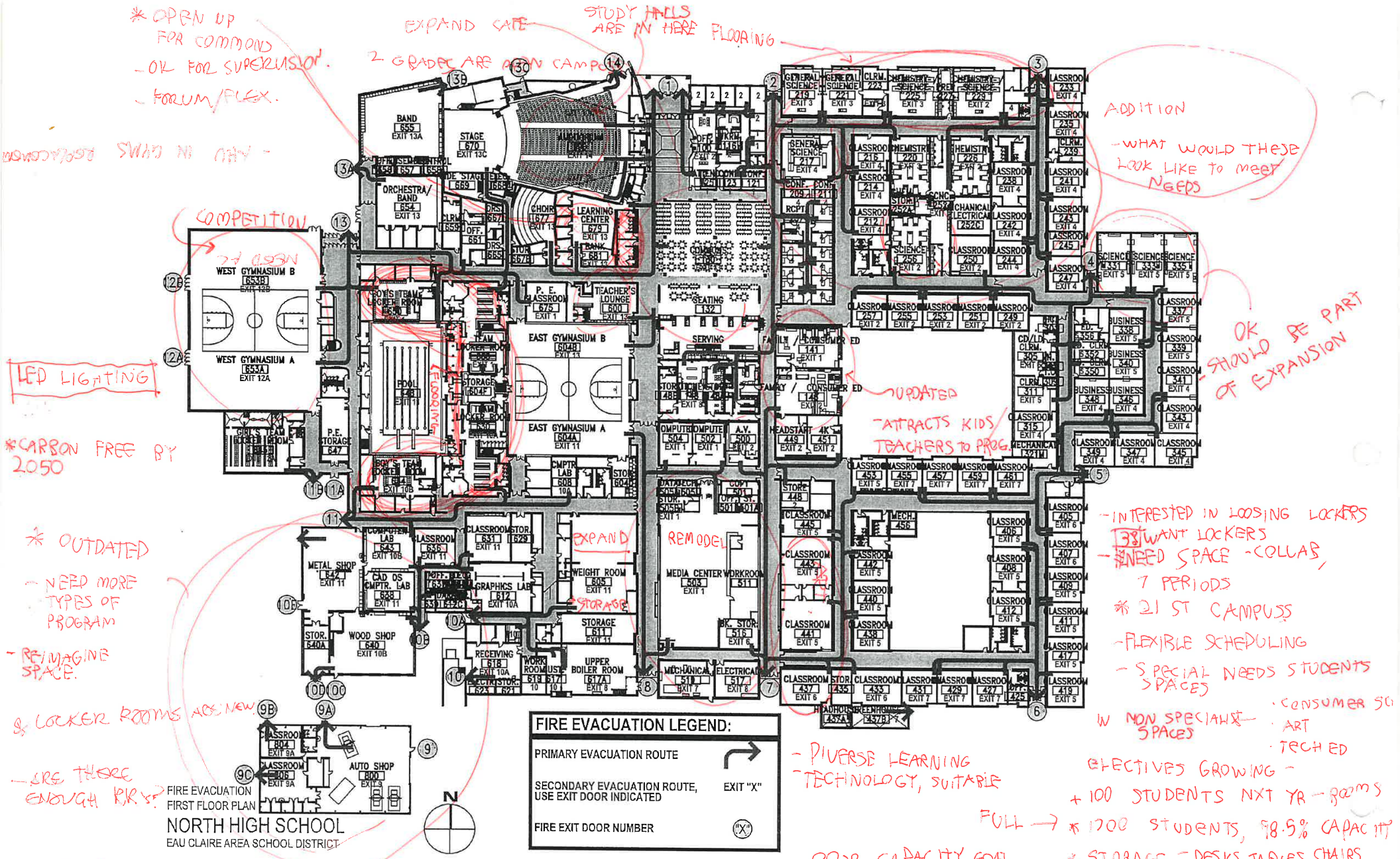
25-30 BUSSES

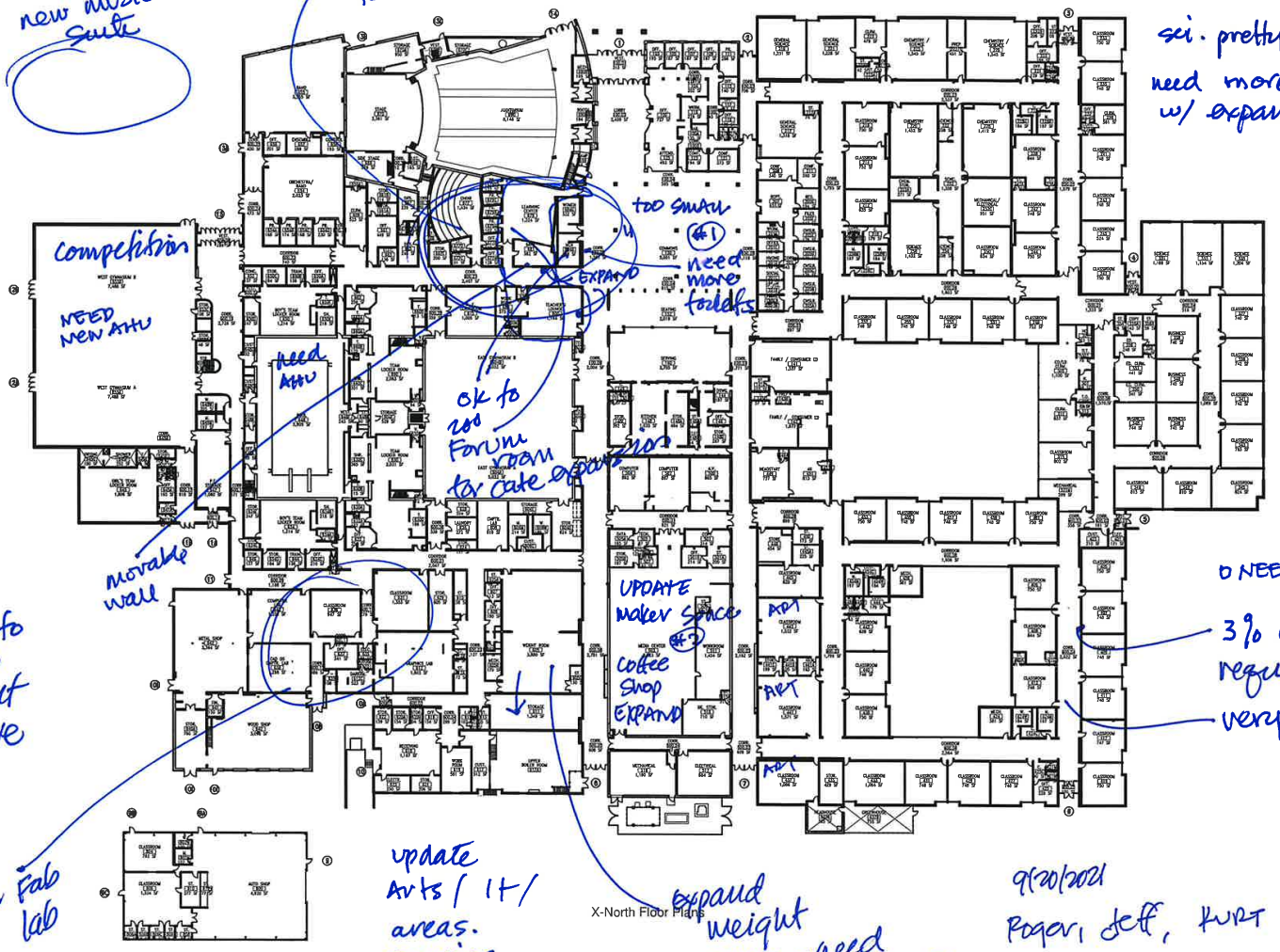
WIDEN SIDEWALK

* WORK ON ROUTE THROUGH

SAFE ROUTES TO SCHOOL
100 BIKES
100 WALK

* 3 ACCIDENTS RECENTLY


* OPEN UP FOR COMMONS
- OK FOR SUPERVISION.
- FORUM/FLEX.
EXPAND CAFE
STUDY HALLS ARE IN HERE
FLOORING
2 GRADES ARE ON CAMPUS
ADDITION
- WHAT WOULD THESE LOOK LIKE TO MEET NEEDS
COMPETITION
- OPEN
- SHOULD BE PART OF EXPANSION
LED LIGHTING
*CARBON FREE BY 2050
* OUTDATED
- NEED MORE TYPES OF PROGRAM
- REIMAGINE SPACE.
UPDATED
- ATTRACTS KIDS / TEACHERS TO PROG.
EXPAND
REMODEL
STORAGE
FLOORING
- INTERESTED IN LOOSING LOCKERS
38% WANT LOCKERS
- NEED SPACE - COLLAB, 7 PERIODS
* 21 ST CAMPUSS
- FLEXIBLE SCHEDULING
- SPECIAL NEEDS STUDENTS SPACES
W NON SPECIALIST SPACES
- CONSUMER SC
- ART
- TECH ED
ELECTIVES GROWING -
+ 100 STUDENTS NXT YR - ROOMS
FULL → * 1700 STUDENTS, 98.5% CAPACITY
* STORAGE - DESKS, TABLES, CHAIRS
88% CAPACITY GOAL
- DIVERSE LEARNING
- TECHNOLOGY, SUITABLE
& LOCKER ROOMS ACS NEW
- ARE THERE ENOUGH RMS?
09/20/21 PWL.
FIRE EVACUATION LEGEND:
PRIMARY EVACUATION ROUTE
SECONDARY EVACUATION ROUTE, USE EXIT DOOR INDICATED
EXIT "X"
FIRE EXIT DOOR NUMBER
"X"
FIRE EVACUATION FIRST FLOOR PLAN
NORTH HIGH SCHOOL
EAU CLAIRE AREA SCHOOL DISTRICT
N


2 WAYS IN 2 WAYS OUT.
CAR DROP
NEED TO ADD A ONE WAYS - MAKE SAFER.
reclaim for commons
new music suite
sci. pretty good. need more science w/ expansion
D New locker rooms
competition
NEED NEW AHU
need AHU
too small
#1
need more toilets
EXPAND
ok to add Forum room for cafe expand
movable wall
UPDATE maker space
#2
coffee shop EXPAND
ART
ART
ART
D NEED STORAGE
3% of students requested lockers
very congested.
CVTC wants to expand here so kids dont have to drive to CVTC. VOTECH.
#4 Fab lab
update Arts / IT / areas. growing
Kids are leaving to go other HS to take tech. ed classes.
expand weight room - need more storage
9/20/2021
Roger, Jeff, Kurt
dead ends
X-North Floor Plans

Peter, Jeff, Peter Dean

ATS&R
ARMSTRONG TORSETH SKOLD & RYDEEN INC

9/20/2021

McKinley

ALC

1. new building 2018
2. Cab 30 students to school, city bus for some, some drive,
3. 4 cabs @ end of day - wants a designated cab drop/pick up. Call it Limo since company name
4. 2 programs on site
   1. CREDIT COMPONENT. 7-12 - 24-30 kids
   2. competency program = 150 now come in per day. in + out. study. 2 hours Potato Independent component
5. Redo Ball Field dont own path to get to this Field. - 10 year desire. No ADA accessibity so would need ~~that~~ a switch back walk-ramp so dont do - too expensive.
6. Noisy HVAC @ Gym + Counselors - vibrates and loud. No VFD so either on or off. They did put a VFD on.
7. Gym acoustics make it very hard to impossible to teach in this space
8. Have to shut the AHU in Gym off so can have a meeting.
9. Green space on boulevard looks poor.
10. Need more storage
11.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX



CARPOOL / POTENTIAL PICK UP.

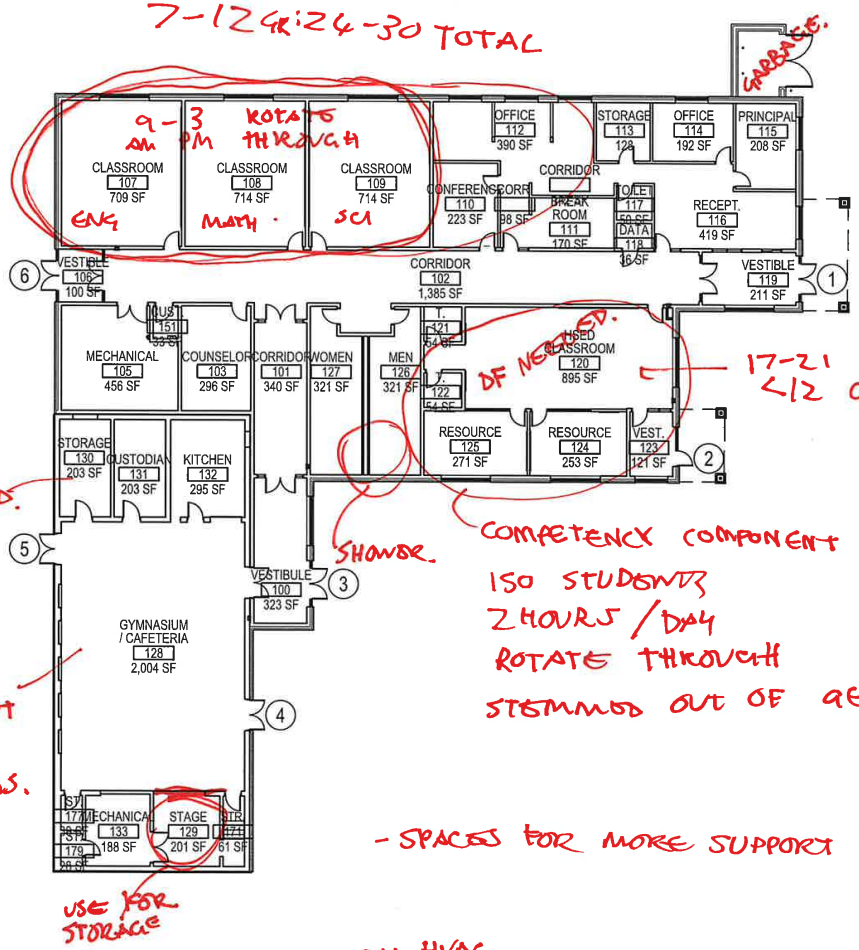
LOOKS BAD.

BALL FIELD
- BAD SHAPE
- NO ACCESIBILITY
- UP HILL, STEEP PATH, MAYBE NOT EGASD PROPERTY

TRAIL

30 STUDENTS CARPOOL TO SCHOOL.
- NO SET DROP OFF.
- WOULD BE NICE TO HAVE DROP OFF/PICKUP, MAYBE IN FRONT OF DUMPSTER.

CREDIT COMPONENT
7-12 GR: 24-30 TOTAL



9-3 PM ROTATE THROUGH
ENG
MATH
SCI

DF NEEDED.

17-21 YR OLDS <12 CREDITS.

COLD.

SHOWER.

COMPETENCY COMPONENT
150 STUDENTS
2 HOURS / DAY
ROTATE THROUGH
STEMMED OUT OF GED PROG.

BAD ACOUSTICS, ALMOST CAN'T USE. OR MEETINGS.

- SPACES FOR MORE SUPPORT STAFF.

USE FOR STORAGE

NOISE WITH HVAC
GYM & 103

X-McKinley Floor Plans

- AT RISK KIDS FOCUS
- COMPETENCY BASED.

X STORAGE.

ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

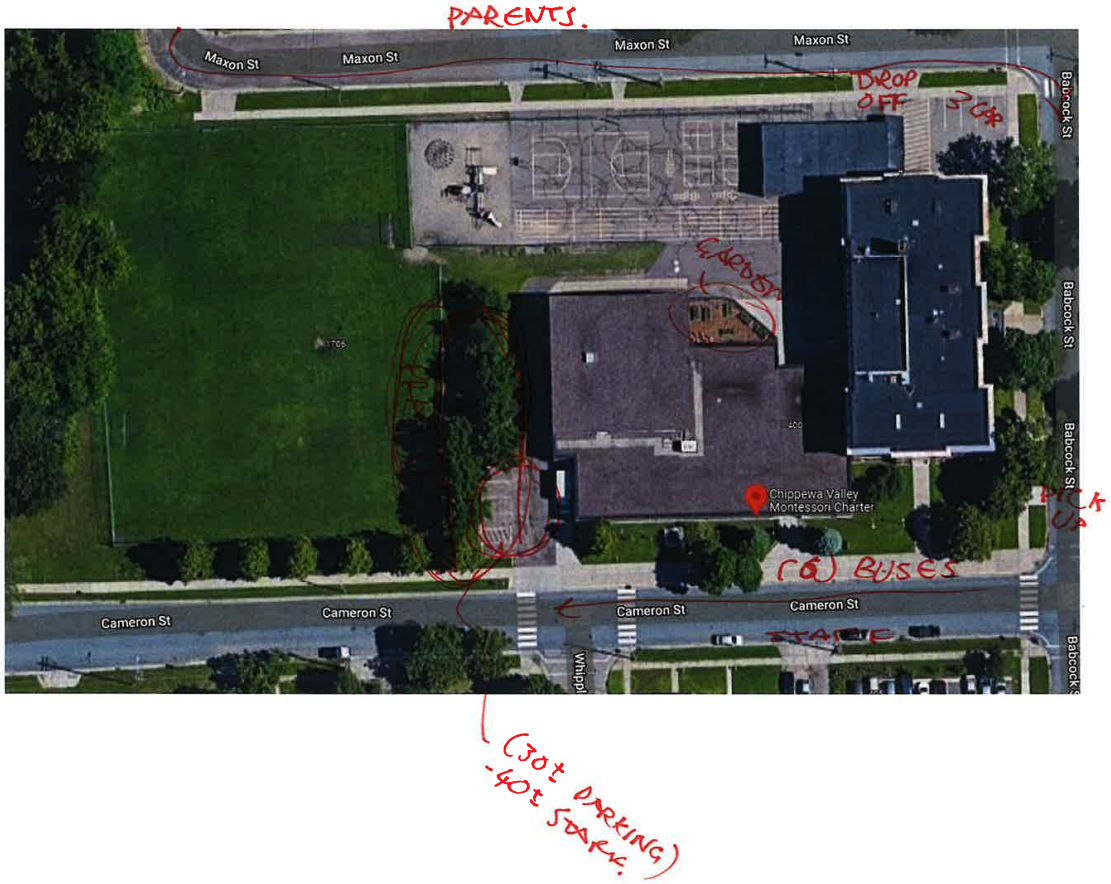
Montessori 9/22/2021

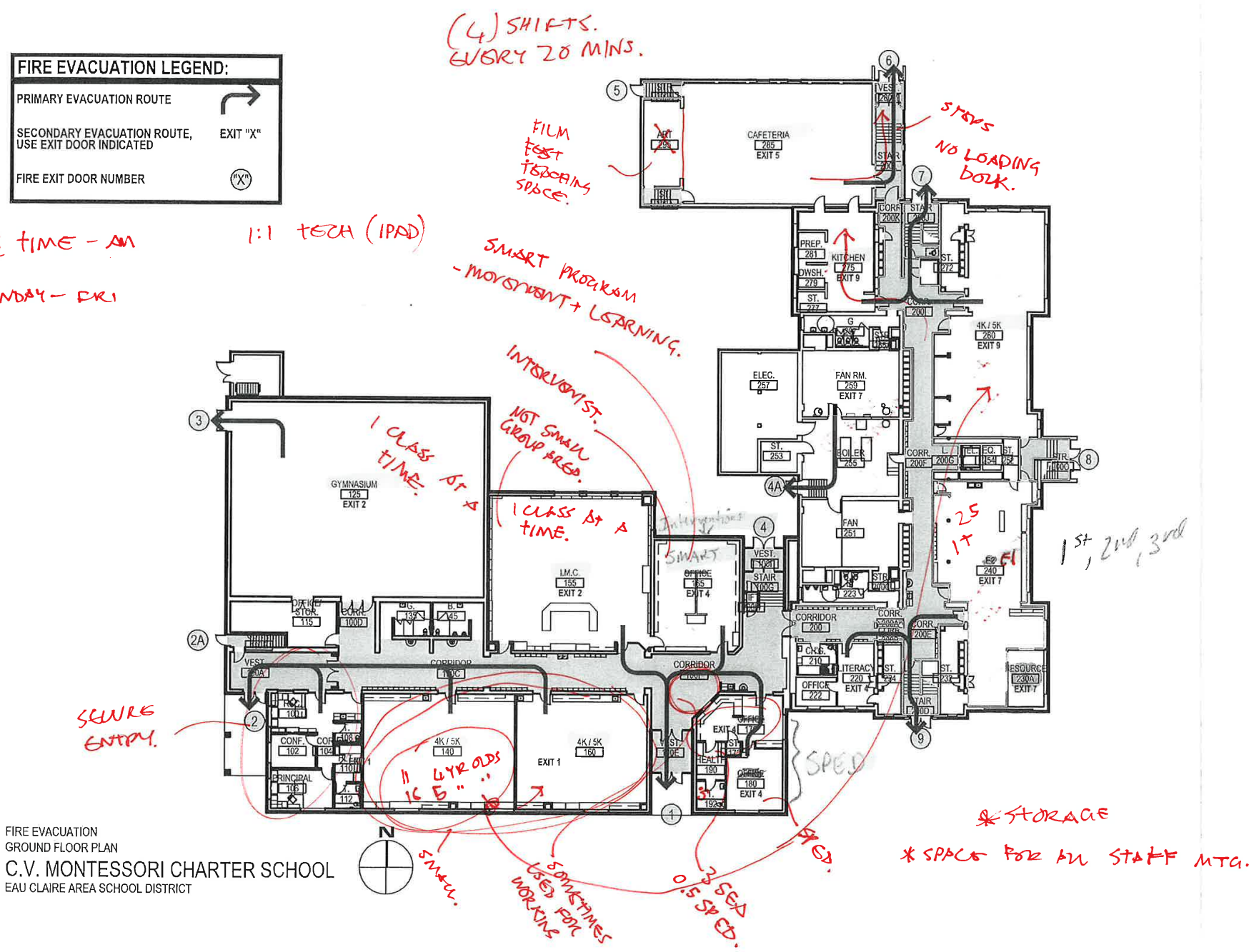
Pam, Jeff Craig

- 6 Buses
- 25-30 parking spaces now
- 45-50 needed parking
- Waiting list. School is full ▫ 300 students
- + 30 4K, K waiting list #'s
- Deaf + hard of hearing staff works in library
- They dont have any extra space. Very tight. Small rooms - Limited by lack of no small group instruction spaces, no medium group areas, no breakout spaces.
- No loading dock. Blocking traffic when unloading.
- 27 AM less 11 4K
- Need 4 new Rooms + 4K
- No places to work with small Groups they have to sit on the floor in the corridors. Classrooms are too small to have small groups with 27 students.
- Library and gym are sized to be only to hold one class at a time.
- Could they build a new Roosevelt and Montessori near? Both have similar needs.
- No storage here. Very big problem.
- No place to all gather staff to

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

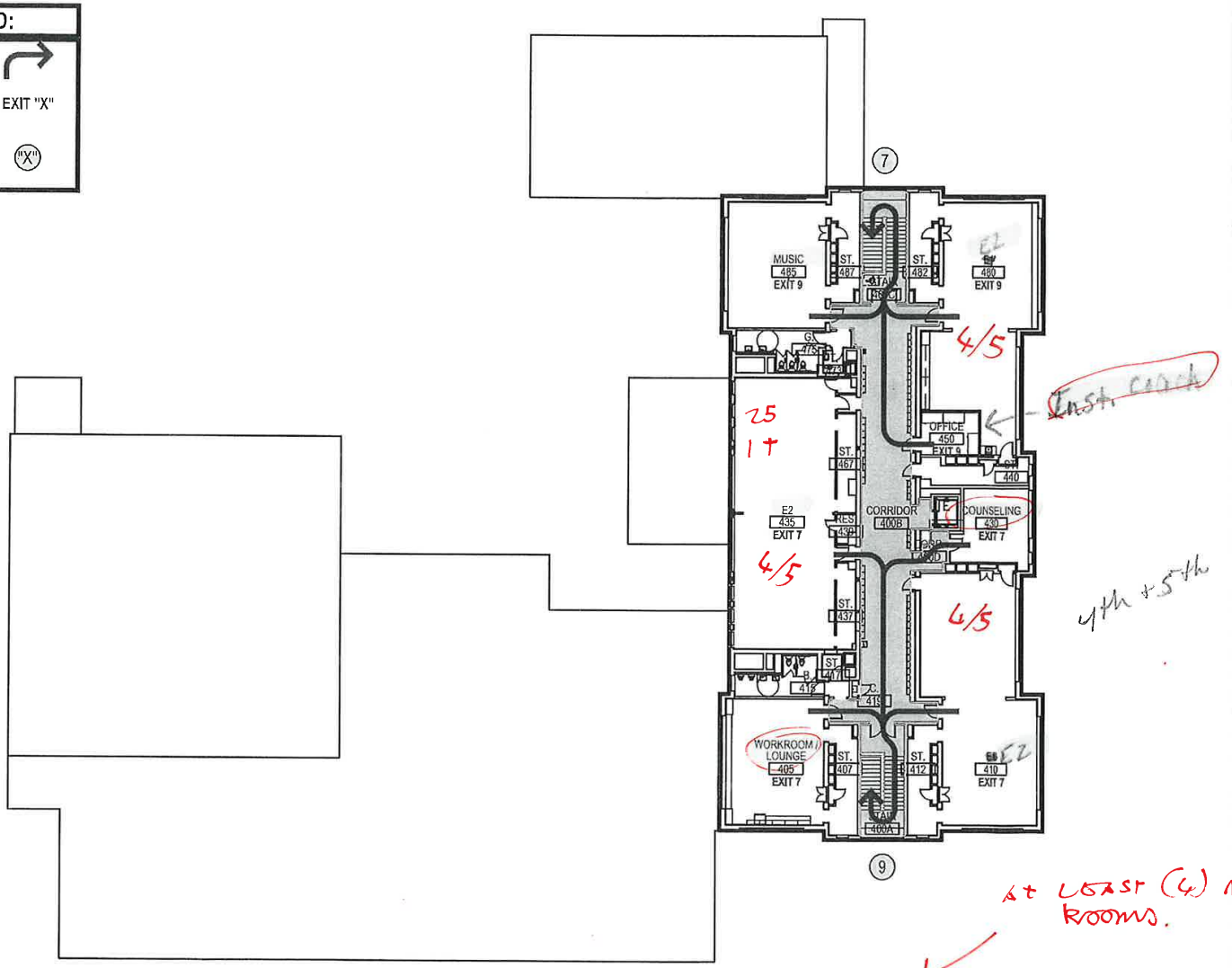
300 ± STUDENTS




FIRE EVACUATION LEGEND:
PRIMARY EVACUATION ROUTE
SECONDARY EVACUATION ROUTE, USE EXIT DOOR INDICATED
EXIT "X"
FIRE EXIT DOOR NUMBER
("X")
(4) SHIFTS. EVERY 20 MINS.
FILM TEST TEACHING SPACE.
STAYS
NO LOADING DOCK.
4K ½ TIME - AM
K — 5 MONDAY — FRI
1:1 TECH (IPAD)
SMART PROGRAM - MOVEMENT + LEARNING.
INTERVENTIONIST.
NOT SMALL GROUP BASED.
1 CLASS AT A TIME.
1 CLASS AT A TIME.
1st, 2nd, 3rd
SECURE ENTRY.
11 4 YR OLDS "K ED"
SMART.
SOMETIMES USED FOR WORKING
3 SPED
0.5 SPED.
SPED
* STORAGE
* SPACE FOR ALL STAFF MTG.
FIRE EVACUATION
GROUND FLOOR PLAN
C.V. MONTESSORI CHARTER SCHOOL
EAU CLAIRE AREA SCHOOL DISTRICT
N

FIRE EVACUATION LEGEND:

PRIMARY EVACUATION ROUTE	↱
SECONDARY EVACUATION ROUTE, USE EXIT DOOR INDICATED	EXIT "X"
FIRE EXIT DOOR NUMBER	("X")



At least (4) more rooms.

FIRE EVACUATION
SECOND FLOOR PLAN

C.V. MONTESSORI CHARTER SCHOOL
EAU CLAIRE AREA SCHOOL DISTRICT

N

- WAITING LIST 4/5 YR OLD 30+
- LOSS AS YOU GO ON THROUGH GRADES.

COULD DOUBLE IN SIZE. LACKING SPACE. NO BREAKOUT ROOMS*

ATS&R

ARMSTRONG TORSETH SKOLD & RYDEEN INC

Service Center 9/22/2021

Jeff, Kim Kohler, Paul, Roger Craig.

- Need more storage
- ~~Have~~ Desire to build a pole bldg
- Need Back up generator
- Dehumidication in basement - all records, are down there
  plans
- Cold Storage 100'x200' pretty flat now land paved tear older Pole Bldgs there
- Old heated Storage area to be storage for recievables, for district. It is heated
- They have lots of staging equipment
- Trades guys need a place to work in. Some in Air handling room. "a landing spot."
- Some vehicles left outside during winter and summer.

ARCHITECTURE . ENGINEERING . PLANNING . TECHNOLOGY . LANDSCAPE ARCHITECTURE . INTERIOR DESIGN
8501 GOLDEN VALLEY ROAD SUITE 300 MINNEAPOLIS MINNESOTA 55427
PHONE 763 . 545 . 3731 763 . 525 . 3289 FAX

APPENDIX IV

Educational Adequacy Standards

The following tables are planning standards used as guidelines in Minnesota, which are used by ATSR in our design development of schools in Wisconsin.

TABLE I
SCHOOL SITE SIZE GUIDELINES

School Level	Site Size
Elementary School	10-15 acres +
K-8 or Middle Level School	25-35 acres +
K-12 School or Small High School	35-40 acres +
Large High School (>2,000 students)	60 acres +
Campus (two or more schools)	combine site sizes +
All Schools	**Plus** one additional acre for each 100 students of estimated student enrollment and community use/partnership program capacity, including possible additions

TABLE III
GROSS SQUARE FOOTAGE
PER STUDENT GUIDELINES

School	Elementary	Middle Level	High School
Student Enrollment	**SF**	**SF**	**SF**
Less than 500	125 - 155	170 - 200	200 - 320
500 - 999	110 - 135	160 - 190	190 - 220
1000-1500	100 - 135	150 - 180	180 - 200
1500-2000		140 - 170	170 - 190
2000 plus			150 - 180
For pool, auditorium, or community use / partnership spaces add square footage as appropriate			

TABLE IV
SQUARE FOOTAGE GUIDELINES FOR ELEMENTARY SCHOOL LEARNING SPACES

ELEMENTARY SCHOOL	LEARNING SPACES	SF
	EARLY CHILDHOOD	1000 - 1400
	KINDERGARTEN	1200 - 1500
	CLASSROOMS	850 - 950
COMMON SPACES	LARGE GROUP	10 -12 SF / STUDENT
	TEAM LEARNING	1200 - 1800
	SMALL GROUP / CONFERENCE / OFFICE	150 - 200
LIBRARY / MEDIA CENTER	ENTRANCE, CIRCULATION, DISTRIBUTION	600
	SEATING, STACKS, COMPUTER ACCESS, REFERENCE	8 - 10% OF STUDENTS X 35 SF
	SMALL GROUP / CONFERENCE / OFFICE	150
	MULTIMEDIA EDITING	100
	CLASSROOM / STORY AREA	800
	WORKROOM / STORAGE	400 - 600
	PROFESSIONAL LIBRARY	200
TECHNOLOGY	COMPUTER LAB	1000 - 1200
	CONTROL AND HEADROOMS, CLOSETS	390 – 440
	COPY CENTER	500
SPECIAL EDUCATION	CLASSROOM (5 – 8 STUDENTS)	450
	CLASSROOM / LAB	800 - 1200
ART/SCIENCE	MULTIPURPOSE CLASSROOM / LAB	1000 - 1500
	KILN, GLAZING, CLAY, DAMP ROOM	250
	SCIENCE LAB PREPARATION	250
MUSIC	GENERAL MUSIC	1000 - 1500
	CHORAL	1200 - 1700
	INSTRUMENTAL	1500 - 2000
	INSTRUMENT STORAGE + CIRCULATION	600 - 800 (4 SF / INSTRUMENT)
	ENSEMBLE / KEYBOARDING / MUSIC LIBRARY	400 - 500
PHYSICAL EDUCATION / SPORTS	GYMNASIUM (TWO STATIONS)	6000 -8000
	MULTIPURPOSE	1700
	ADAPTIVE PHYSICAL EDUCATION	500
	GENERAL STORAGE	300 / STATION
ELEMENTARY SCHOOL	**STUDENT ENROLLMENT**	**SF / STUDENT**
GROSS SQUARE FOOTAGE	**LESS THAN 500**	**125 - 155**
	500 - 999	110 - 135
	1000-1500	100 - 135
	FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE	

TABLE VI
SQUARE FOOTAGE GUIDELINES FOR MIDDLE LEVEL SCHOOLS

Middle Level	Learning Spaces	SF
	Classrooms	850 - 950
Common Spaces	Large Group	15 SF / Student
	Team Learning Areas	1500 – 2000
	Small Group / Conference / Office	150 – 200
Library / Media Center	Entrance, Circulation, Distribution	600 - 800
	Seating, Stacks, Computer Access, Reference	8 - 10% of Students x 35 SF
	Small Group / Conference / Office	150
	Multimedia Editing	200
	Classroom	800
	Workroom / Storage	400 – 600
	Professional Library	200
Technology	Computer Lab	1000 - 1300
	Control and Headrooms, Closets	540 – 640
	Copy Center	500 – 800
Science	Classroom / Lab	1200 – 1400
	Storage / Lab Prep	300
Special Education	Classroom (5 – 8 students)	450
	Classroom / Lab	800 - 1200
Technical Education	Tech Lab	1800 - 2400
	General Shop	2000 - 3000
	CADD / Graphics	1400 - 1800
	Principals of Technology	1200 - 1400
	Storage / support space	150 – 250 / teaching station
Family and Consumer Science	Classroom	900 - 1000
	Classroom / Lab	1200 - 1500
Art	Multipurpose	1200 - 1500
	Drawing and Painting	1200 - 1500
	Ceramics	1500
	Kiln, Glazing, Clay, Damp room	400
	Storage	300 / Area
	Photography/Darkroom	1000 / 400-800
	Office	120

Middle Level	Learning Spaces	SF
Music	Instrumental	1500 - 2700
	Choral	1200 - 2000
	General Music	1000 - 1200
	Instrument Storage	600 - 800 (4 SF / Instrument)
	Small Practice	60 - 80
	Group Practice	100 - 150
	Electronic Keyboarding Lab	750
	Music Library	150 - 200
	Office / Lesson Studio	100 - 200
	Instrument Repair	75
	Performance Equipment Storage	200 - 300
Physical Education / Athletics	Gymnasium (two stations)	12000 - 14000
	Multipurpose	1700
	Weights / Fitness	2000
	Adaptive Physical Education	500
	Physical Education Locker Rooms	1 SF / Student Capacity
	Athletic Locker Rooms	1000 - 1500
	General Storage	300 / Station
	Athletic Storage	600 - 800
	Spectator Seating	8 SF / Person Open Bleachers 4' Deep to Close Bleachers
	Pool	10000 – 12000
	Diving Well	1500 - 2500
Middle Level	**Student Enrollment**	**SF**
Gross Square Footage	Less than 500	170 - 200
	500 - 999	160 - 190
	1000-1500	150 - 180
	1500-2000	140 - 170
	For pool, auditorium, or community use / partnership spaces add square footage as appropriate	

TABLE VIII
SQUARE FOOTAGE GUIDELINES FOR HIGH SCHOOL LEARNING SPACES

High School	Learning Spaces	SF
	Classrooms	850 - 950
	Large Group	15 SF / Student
	Team Learning Areas	1500 – 2000
	Small Group Conference	150 – 200
	Individual Learning Station	40 SF / Station
Library / Media Center	Entrance, Circulation, Distribution	700 - 900
	Seating, Stacks, Computer Access, Reference	8 - 10% of Students x 40 SF
	Small Group / Conference	150 – 200
	Multimedia Production	300 - 400
	Classroom	800
	Workroom / Storage	400 – 600
	Professional Library	200
Technology	Computer Lab	1000 – 1400
	Control and Headrooms, Closets	640 – 740
	Copy Center	500 – 800
	ITV / Distance Learning	900
	TV / Video Studio	1250
Science	Classroom / Lab	1200 – 1500
	Storage / Lab Prep	350
Special Education	Classroom (5 – 8 students)	450
	Classroom / Lab	800 - 1200
Technical Education	Tech Lab	1800 - 2400
	General Shop	2000 - 3000
	CADD / Graphics	1400 - 2000
	Principals of Technology	1200 - 1400
	Storage / Support Space	150 – 250 / teaching station
Business / Marketing Education	Classroom	1000 - 1200
	Classroom / Lab	1200 - 1400
Family and Consumer Science	Classroom	900 - 1000
	Classroom / Lab	1200 - 1500
Art	Multipurpose	1200 - 1500
	Drawing and Painting	1200 - 1500
	Ceramics	1500
	Kiln, Glazing, Clay, Damp Room	400 - 600
	Storage	350 / Area
	Photography / Darkroom	1000 – 1200 / 400-800
	Office	120

High School	Learning Spaces	SF
Music	Instrumental	2000 - 3000
	Choral	1500 - 2200
	General Music	1000
	Instrument Storage	600 - 800 (4 SF / Instrument)
	Uniform Storage	300 - 400 (3 SF / Uniform)
	Choral Robe Storage	150 – 250 (2.5 sq. ft / Robe)
	Small Practice	60 - 80
	Group Practice	100 - 150
	Ensemble	350 - 450
	Electronic Keyboarding Lab	750
	Recording Control Room	100 - 150
	Music Library	150 - 200
	Office / Lesson Studio	100 - 200
	Instrument Repair	75
	Performance Equipment Storage	200 - 300
Physical Education / Athletics	Gymnasium (two stations)	12000 - 14000
	Multipurpose / Auxilliary Gymnasium	3200 - 7500
	Weights / Fitness	2000 - 4000
	Physical Education Locker Rooms	1 SF / Student Capacity
	Athletic Locker Rooms	1500 - 3000
	General Storage	300 / Station
	Athletic Storage	1000 - 1200
	Spectator Seating	10 SF / Person--Open Bleachers
	Training Room	200 - 400
	Laundry	200
	Pool	10000 - 12000
	Diving Well	1500 - 2500
High School	**Student Enrollment**	**SF**
Gross Square Footage	Less than 500	200 - 320
	500 - 999	190 - 220
	1000-1500	180 - 200
	1500-2000	170 - 190
	2000 plus	150 - 180
	For pool, auditorium, or community use / partnership spaces add square footage as appropriate	

TABLE X
SCHOOL SUPPORT SPACE SQUARE FOOTAGE GUIDELINES

School Support Spaces	Elementary	Middle Level	High School
Administration / Health Services	SF	SF	SF
Reception / Waiting	200 - 250	250 - 300	250 -400
Principal, Assistant Principal	150 - 200	150 - 200	150 - 200
Secretarial Work Station	80 - 100	100 - 125	100 -150
Work Room & Mail Area	300	350	350 - 400
Conference Rooms, Small / Large	150 – 200 / 250 - 400	150 – 200 / 250- 400	150 – 200 / 250 - 400
In-School Suspension	NA	200	200 - 400
Other Offices	100 – 150	100 – 150	100 - 150
Toilets	120 - 180	120 - 180	120 - 180
Scheduling, Computer Services	150 – 250	150 – 250	150- 250
School Nurse / Health Services	400 - 600	500 - 700	600 - 800
Guidance/Student Services			
Reception / Waiting	NA	150 -200	150 -200
Guidance Office	150	150	150
Secretarial Work Station		80 - 100	80 - 100
Conference Room	150 - 200	200	200
Psychologist, Social Worker Office	100 – 150	100 - 150	100 - 150
Career Center	NA	300	400 - 1000
Testing	100	100	100
Records, Supply, Storage	200	250	250 - 300
Student Store / Activities	NA	250 - 400	400 - 700
Teacher / Staff			
Planning Workstations	50 SF / Staff	50 SF / Staff	50 SF / Staff
Offices	100 – 150	100 – 150	100 - 150
Conference, Kitchenette, Storage, Print, Copy	10 - 20 SF / Staff	10 - 20 SF / Staff	10 - 20 SF / Staff
Toilets	120 – 180	120 – 180	120 - 180
Food Service	SF varies greatly based	on type and quantity of	meals served
Cafeteria Dining Space	12 to 13 SF/ Student	13 to 15 SF/ Student	14 to 16 SF/ Student
Staff Dining Area	20 SF / Staff Dining	20 SF / Staff Dining	20 SF / Staff Dining
Full Preparation Kitchen Serving Only Kitchen	1000 – 2000 500 – 1000	1500 – 2500 750 – 1225	2000 – 3000 1000 - 1500
Serving Line	800	1000 - 1500	1500 - 2000
Dry Food Storage	300	350	350 - 450
Cooler	250	300	300 - 400
Freezer	350	350	350 - 450
Dishwasher	300	350 - 400	400 - 600
Office	150	150	150
Locker Rooms, Toilet	120	150	150 - 200
Receiving and Holding	300	300 - 400	350 - 450

School Support Spaces			
Auditorium	Small - 250 Persons	Medium - 500 Persons	Large - 750 Persons
Seating	2500	5500	8250
Stage	2200	3000	3500
Dressing Rooms (2)	400 / room	500 / room	600 / room
Make-up Room	200	250	300
Toilets with Shower	128	128	180
Costume Storage	150	225	300
Scene Shop	800	1000	1200
Lobby	500	1000	1300
Toilets in Lobby Area	492	600	672
Control Room	200	240	240
Dimmer Room	120	150	150
Catwalks	600	700 - 1000	700 - 1400
Loading Bridge	150	150	150
Piano Storage	80	80	80
Other Options – see Part 3.08 (G)			
	Elementary	Middle Level	High School
Building Systems, Maintenance	SF	SF	SF
Custodial	400 - 600	500 - 700	600 - 800
Custodial Closets	40	40	40
Toilets	2.5% x Net SF	2.5% x Net SF	2.5% x Net SF
General Storage	3% x Net SF	3% x Net SF	3.5% x Net SF
Mechanical/Electrical Interior Systems	7.5 - 8.5% x Net SF	7.5 - 8.5% x Net SF	7.5 - 8.5% x Net SF
Circulation and Structure	30 – 40% x Net SF	35 – 45% x Net SF	35 – 45% x Net SF

Eau Claire Area School District

Where knowledge and inspiration meet to create the future

Association Montessori International USA Standards for a Montessori Classroom

	Assistants to Infancy (0 to 3 years)	Primary (3 to 6 years)	Elementary (6 to 9, 9 to 12, or 6 to 12 years)
AMI trained teacher*	1	1	1
Non-teaching assistants	1 per 5 children	1	1
Consultation visit at least once every three years	Yes	Yes	Yes
Complete set of Montessori materials from an AMI approved manufacturer	Yes	Yes	Yes
Children of a mixed three-year age group, including a well-balanced division of ages (*ages listed are approximate*)	Parent/Infant or *Nido:* 2 months to 12/15 months Toddler: 12/15 months to 3 years	3 to 6 years	6 to 9, 9 to 12, or 6 to 12 years
Classes with an appropriate number of children to ensure social development	10-12 children	28-35 children	28-35 children
Uninterrupted, prolonged morning work cycles	2 hours per day, 4 days per week	3 hours per day, 5 days per week	2-3 hours per day, 5 days per week**
Afternoon sessions	Not required	2-3 hours per day, 5 days a week	2-3 hours per day, 4 days per week**

** Some schools are temporarily unable to meet this requirement. If a school is unable to meet this requirement, they may apply for Affiliated or Associated status. Please see reverse side for more information.*

**Elementary Work Periods

At the elementary level, prolonged uninterrupted work periods are required every morning and afternoon, with an exception being one afternoon a week which may be left free to accommodate additional subjects. In practical terms, what this means is that for each elementary class, one afternoon each week may be set aside for special subject such as foreign language or physical education. Out of a possible ten work periods per week, nine must be reserved for Montessori work. Other special subjects can be scheduled in such a way that there is still an uninterrupted work period.

© AMI/USA, 7/22/2009

Assistants to Infancy

Classes for very young children are offered in the following age groupings:

- Parent/Infant: 2 months to 12/15 months
- *Nido* (infant environment): 2 months to 12/15 months
- Toddler Community: 12/15 months (walking well) to 3 years

The Classroom

The classroom must be large enough to accommodate the number of children in the group, bearing in mind the space needed for activities of practical life and exercises with sensorial material at the 3-6 age level, such as those done on the floor. A general guideline is 40 sq. ft. per child. Information on how to set up a Montessori environment is given to all students in AMI teacher training courses.

The Children

The group of children is made up of mixed ages with a reasonable distribution of the three ages concerned (0-3, 3-6, 6-9, 9-12). This figure may be reached over a three-year period. For example, a new class begins with approximately 10 to 12 three-year-olds, and each year a new group of three-year-olds is added. Twenty-eight to thirty-five children are desirable in a Montessori classroom. Children should be allowed an uninterrupted amount of time to work. Extracurricular activities, such as physical education, music, foreign languages, and art, scheduled at fixed hours outside of the classroom, disrupt the children's individual rhythm of work and hinder the development of concentrated work, which is one of the key elements of normalization.

The Teacher

One head teacher with an AMI diploma for the appropriate age group will be in each class. Should local regulations make it necessary to have an aide, he/she should be a non-teaching aide and should assist the directress by making materials, supervising outdoor activities, and assisting with field trips or "going-out."

The Materials

Each classroom will have a complete set of materials. All the materials do not necessarily have to be on the shelves at one time, but must be readily available to the class should the need arise. Information on how to present the materials to children forms part of an AMI teacher training course.

Recognition

A school applying to become an ***AMI-Montessori School*** will be granted a recognition status based upon the training of their teachers. There are three different status levels offered, primarily determined by the percentage of AMI trained teachers and their compliance with the standards:

- **AMI Recognized**
  There is an AMI trained teacher at the appropriate age level in every classroom.
- **AMI/USA Affiliated**
  At least 80% of the classes are taught by an AMI trained teacher at the approprate age level.
- **AMI/USA Associated/Public Schools**
  At least 50% of the classes are taught by an AMI trained teacher and at least one must be teaching at the appropriate age level. Please note, most public schools apply for associated status since there is a special fee structure offered at this level. Many public schools exceed the minimum percentage.

  Affilitated and associated schools are granted this status based on the fact that they are aspiring to become AMI recognized schools. These schools are given a grace period of up to three years in which to meet the requirements for AMI recognition.

ATSR

APPENDIX V

Demographic Study

Planning for the Schools of Tomorrow

ADDENDUM

School Enrollment Projections Series
Eau Claire Area School District

February 2021

Modified District Projections

Many students are being homeschooled for the current school year which means the number of students is much lower than anticipated this school year. This is largely due to the COVID-19 virus. Because the projections are calculated from the current school year, they are starting from an artificially low basis. Therefore, the projections recognize that many of the students who are not attending this year would likely return to the district next fall.

Table 1 shows the grade progression ratios for the Eau Claire Area School District with modified grade progression ratios for 19-20/20-21 grade progression ratios. The current 2020-21 school year enrollment was modified to assume that all students from the 2019-20 school year progressed to the next grade this school year. These enrollments were used as the base enrollment for each grade.

TABLE 1
Grade Progression Ratios
Eau Claire Area School District

YEAR CHANGES	B:K	K:1	1:2	2:3	3:4	4:5	5:6	6:7	7:8	8:9	9:10	10:11	11:12
11-12/12-13	0.929	1.022	0.970	0.993	1.007	0.984	0.996	0.996	0.997	1.016	1.003	1.005	1.052
12-13/13-14	0.895	0.964	0.962	0.945	0.993	0.993	1.004	0.987	1.005	1.047	1.015	0.976	1.044
13-14/14-15	0.815	1.002	0.992	0.992	1.008	1.000	0.997	1.005	1.017	1.051	1.001	0.987	1.043
14-15/15-16	0.821	0.995	1.014	1.014	0.995	0.970	1.034	0.991	1.032	1.022	0.980	0.961	0.942
15-16/16-17	0.901	0.972	0.970	1.003	0.993	1.013	1.001	0.986	1.001	1.008	0.982	0.980	1.008
16-17/17-18	0.848	0.985	1.000	1.020	1.006	1.000	1.006	1.003	1.010	1.044	0.986	0.958	0.994
17-18/18-19	0.844	0.999	0.979	1.011	0.977	0.987	1.007	0.996	0.996	1.030	0.992	0.995	0.951
18-19/19-20	0.851	0.999	0.986	1.001	0.987	0.993	1.016	0.985	1.009	1.081	1.005	0.985	0.960
19-20/20-21	0.841	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Baseline	**0.856**	**0.997**	**0.985**	**1.004**	**0.996**	**0.994**	**1.004**	**0.994**	**1.006**	**1.030**	**0.998**	**0.987**	**0.990**
Five-Year Trend	**0.861**	**0.989**	**0.984**	**1.009**	**0.991**	**0.998**	**1.008**	**0.992**	**1.004**	**1.041**	**0.991**	**0.979**	**0.978**
Three-Year Trend	**0.848**	**0.999**	**0.982**	**1.006**	**0.982**	**0.990**	**1.012**	**0.990**	**1.002**	**1.055**	**0.999**	**0.990**	**0.955**

20-21 Proxy Enrollment	4K	K	1	2	3	4	5	6	7	8	9	10	11	12
	763	831	812	811	765	792	755	760	876	837	801	814	805	770

TABLE 2
Baseline Projection Model
Eau Claire Area School District

	SCHOOL YEAR									
	21-22	**22-23**	**23-24**	**24-25**	**25-26**	**26-27**	**27-28**	**28-29**	**29-30**	**30-31**
4K	792	753	734	763	779	779	779	779	779	778
K	838	819	778	758	789	805	805	805	805	805
1	828	835	816	776	756	786	803	802	802	802
2	800	816	823	804	764	745	774	791	791	790
3	815	803	820	826	807	767	748	778	794	794
4	762	811	800	816	823	804	764	745	774	791
5	787	757	806	795	811	818	799	760	740	770
6	758	790	760	809	798	814	821	802	762	743
7	755	753	785	755	804	793	809	816	797	758
8	881	760	757	790	760	809	798	814	821	802
9	862	907	782	780	813	782	833	822	838	845
10	799	860	905	781	778	812	781	831	820	836
11	803	789	849	894	771	768	801	771	820	809
12	797	796	781	841	885	763	761	794	763	813
TOTAL	**11,278**	**11,250**	**11,198**	**11,189**	**11,139**	**11,047**	**11,076**	**11,108**	**11,107**	**11,136**
K-12	10,486	10,497	10,464	10,425	10,360	10,267	10,297	10,329	10,328	10,358
K-5	4,830	4,842	4,843	4,776	4,750	4,725	4,693	4,680	4,707	4,752
6-8	2,394	2,303	2,303	2,354	2,362	2,416	2,428	2,432	2,380	2,302
9-12	3,262	3,352	3,318	3,296	3,248	3,126	3,176	3,217	3,242	3,303

TABLE 3
Five-Year Trend Projection Model
Eau Claire Area School District

	SCHOOL YEAR									
GRADE	**21-22**	**22-23**	**23-24**	**24-25**	**25-26**	**26-27**	**27-28**	**28-29**	**29-30**	**30-31**
4K	810	770	750	757	753	740	727	713	700	687
K	843	824	783	763	770	766	752	739	725	712
1	822	834	814	774	754	761	757	744	730	717
2	799	808	820	801	761	742	749	745	732	718
3	818	806	815	827	808	768	749	755	751	738
4	758	810	798	808	819	800	761	742	748	744
5	791	757	809	797	806	818	799	760	740	747
6	761	797	763	815	803	813	824	805	766	746
7	754	755	791	757	809	797	806	818	799	760
8	880	757	758	794	760	813	800	810	822	803
9	871	915	788	789	826	791	845	833	842	855
10	794	863	907	781	782	819	784	838	825	835
11	797	778	846	889	765	766	802	768	821	808
12	787	780	761	827	869	748	749	785	751	803
TOTAL	**11,284**	**11,253**	**11,203**	**11,178**	**11,087**	**10,941**	**10,904**	**10,853**	**10,753**	**10,673**
K-12	10,474	10,483	10,453	10,422	10,334	10,201	10,178	10,139	10,053	9,986
K-5	4,830	4,838	4,840	4,770	4,719	4,655	4,566	4,483	4,427	4,376
6-8	2,395	2,309	2,311	2,366	2,372	2,422	2,431	2,433	2,386	2,308
9-12	3,249	3,336	3,301	3,286	3,242	3,124	3,180	3,223	3,239	3,301

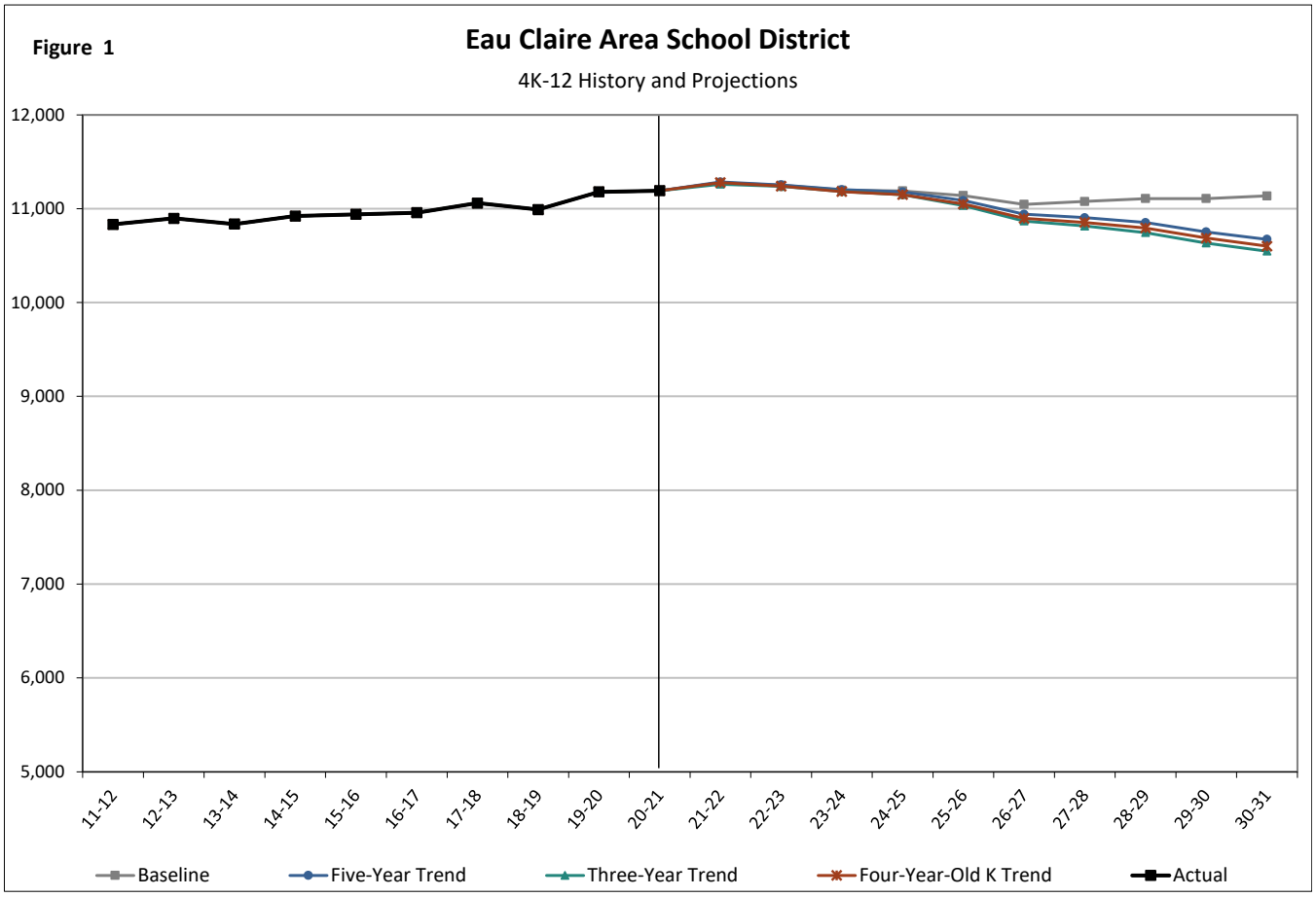
TABLE 4
Three-Year Trend Projection Model
Eau Claire Area School District

GRADE	SCHOOL YEAR 21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
4K	799	759	740	746	742	729	716	703	690	677
K	830	811	771	751	758	754	741	727	714	701
1	830	829	810	770	750	757	753	740	726	713
2	798	815	814	796	756	737	743	740	727	714
3	816	802	820	819	800	761	741	748	744	731
4	751	801	788	805	804	786	747	728	734	730
5	784	744	793	780	798	797	778	740	721	727
6	764	794	753	803	790	807	806	788	749	730
7	753	757	786	746	795	782	799	798	780	741
8	878	755	758	788	747	797	784	801	800	782
9	883	927	796	800	831	789	841	827	846	845
10	800	882	925	795	799	830	788	840	826	844
11	806	792	873	916	787	791	822	780	831	818
12	769	770	756	834	875	752	756	785	745	794
TOTAL	**11,260**	**11,237**	**11,185**	**11,150**	**11,034**	**10,868**	**10,815**	**10,745**	**10,634**	**10,548**
K-12	10,462	10,478	10,445	10,403	10,292	10,139	10,099	10,041	9,943	9,870
K-5	4,809	4,803	4,797	4,722	4,667	4,591	4,504	4,422	4,367	4,317
6-8	2,395	2,305	2,297	2,336	2,332	2,386	2,389	2,387	2,329	2,253
9-12	3,258	3,370	3,351	3,345	3,293	3,162	3,206	3,232	3,248	3,301

TABLE 5
Four-Year-Old Kindergarten Trend Projection Model
Eau Claire Area School District

GRADE	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
4K	810	770	750	757	753	740	727	713	700	687
K	837	816	775	756	762	758	745	732	718	705
1	822	828	806	766	747	753	749	736	723	710
2	799	808	814	793	754	735	741	737	724	711
3	818	806	815	821	800	760	741	748	744	731
4	758	810	798	808	813	793	753	734	741	737
5	791	757	809	797	806	812	791	752	733	739
6	761	797	763	815	803	813	818	797	758	739
7	754	755	791	757	809	797	806	812	791	752
8	880	757	758	794	760	813	800	810	816	795
9	871	915	788	789	826	791	845	833	842	849
10	794	863	907	781	782	819	784	838	825	835
11	797	778	846	889	765	766	802	768	821	808
12	787	780	761	827	869	748	749	785	751	803
TOTAL	**11,278**	**11,239**	**11,181**	**11,149**	**11,050**	**10,897**	**10,853**	**10,795**	**10,688**	**10,601**
K-12	10,468	10,469	10,431	10,392	10,297	10,157	10,127	10,081	9,987	9,914
K-5	4,824	4,824	4,818	4,741	4,683	4,611	4,521	4,439	4,383	4,333
6-8	2,395	2,309	2,311	2,366	2,372	2,422	2,425	2,419	2,365	2,286
9-12	3,249	3,336	3,301	3,286	3,242	3,124	3,180	3,223	3,239	3,295

Figure 1


Eau Claire Area School District
4K-12 History and Projections
12,000
11,000
10,000
9,000
8,000
7,000
6,000
5,000
11-12
12-13
13-14
14-15
15-16
16-17
17-18
18-19
19-20
20-21
21-22
22-23
23-24
24-25
25-26
26-27
27-28
28-29
29-30
30-31
Baseline
Five-Year Trend
Three-Year Trend
Four-Year-Old K Trend
Actual

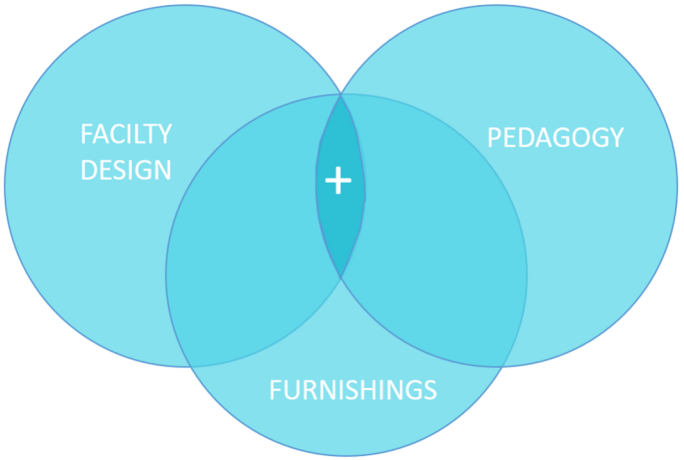
APPENDIX VI

Designing for 21st Century Learning

As the third decade of the 21st century begins and the implications of the covid-19 pandemic unfold onto school districts worldwide, the idea that students must be made "Future Ready" has become even more prolific. So, what are the specific set of skills that students will need in order to succeed in life and what is the role public education will play in their development? Commonly used descriptors of those skills include terms such as competence, critical thinking, creativity, communication, and collaboration. Schools have begun to look at ways that each of these skills can be embedded into their curricula and how teaching methods will change to support the emerging curricula.

When considering design, history has shown that form follows function. For example, the industrial revolution of the early to mid-20th Century created a demand for factories that were designed to accommodate assembly line production; a 'hallmark' of the industrial age. Buildings were designed to accommodate corridors of offices and long, corridor-like working spaces that supported the manufacturing of product in an efficient and cost-effective manner. The architecture of school design during that period of time had similar design qualities. School instruction in high schools, an 'invention' of the industrial age, was essentially patterned after industry's assembly line processes. Students, (the product), were moved from classroom to classroom with new subject matter (the raw materials) systematically placed into students along the way, so the typical school design of the industrial age resembled, to a great extent, the design found in industry only with classrooms lined on either side of long hallways. It is therefore important to recognize the changing nature of the 21st Century curricula and instructional methodologies that will influence the 'key' components of learning space design.

When Facility Design, District teaching and learning Pedagogy, and the furnishings that students and teachers use come together to create a correlated system in which each element supports the others, the ideal learning environment may be created.



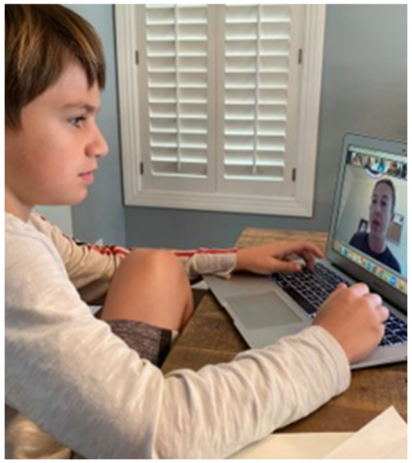
Competence and Critical thinking

These are essential skills needed by a 21st Century learner. Competence and critical thinking are defined as *"the mastery of basic skills and the ability to define, examine and differentiate what has been learned for incorporation into everyday life in the 21st Century".* Competence and critical thinking are more than simple compilations, accrual of content, or the mastery of basic skills and/or the memorization of facts. In 21st century learning, competence and critical thinking are understood to be the never-ending journey of learning that is a requirement for success in life. In considering school design, it is understood that natural lighting, flexible learning areas, variety of spaces, and 'welcoming' school entrances and spaces for gathering are important design elements that support student mastery of these competencies.

Natural Lighting and Vision to the Outdoors

Opportunities to provide natural lighting should be maximized, entryways safe, secure, and easily monitored, and spaces for informal gathering ever-present. Well lit (ideally naturally lit) spaces have long been documented to have a positive effect in the workplace and on student learning. Every effort should be made to connect the learning space with nature (i.e., views and accessibility to outdoor working space). In addition, artificial lighting should be 'controlled' to allow for multiple uses of space including both planned and impromptu presentations using Smartboards or other technology. It is also important for occupant comfort.

Learning happens everywhere













Light and vision to the outdoors improves learning

ATS+R

Eau Claire Area School District

Where knowledge and inspiration meet to create the future

Flexible and Collaborative Spaces

From the teacher's perspective, instructional space should always provide ease in supervision. Visibility to all areas within the learning space is important. From the student's point of view, 21st Century learning space should be 'barrier' free, providing ample opportunities for both small and large group work. If flexible and mobile walls aren't a possibility, a variety of sized spaces with transparency (glass) is a good solution accommodating different sized group needs while allowing supervision. This also celebrates learning and puts student work in progress on display.

"Shout Out" Entrance(s) and Social Spaces

The entrance into the 21st Century learning space should be distinctive, welcoming and 'announce' the theme of the area. It should provide those coming into the building and gathering spaces with a sense of what is happening in the school, its climate and culture. Strategically located so that they can serve as a 'portal' for students; walking into spaces such as these should promote and facilitate the 'mission' of the school.

Flexibility, openess and light













Welcome!

ATSR

Impromptu Opportunities

School environments should not be 'sterile' and have natural meeting places designed into the 'fabric' of the building that create opportunities for group learning and individual spaces for head-down focus.

Communication

This is a second essential skill to be developed in the 21st Century learner. Communication can be defined as, "...the ability to express or explain what is 'in our head' to others in a way that will result in the mutual understanding (not necessarily agreement) of a concept or a problem..." Communication can be pragmatic in nature, using the spoken or written word, or it can be more esoteric in nature using a variety of forms of art. In considering school design, it is understood that performance areas and technology enhanced classrooms are important design elements that support student mastery of this competency.

Performance Stage

The ability to communicate is universally accepted as a 'necessity' for success in the future. In the 21st Century learning space, students will be given multiple opportunities for presenting everything from extemporaneous thoughts and ideas to more formal presentations of their project(s) that have served as the foundation for their learning. Small 'mini-stages' supported by Smartboards and amplification systems serve as an important component of this learning space.

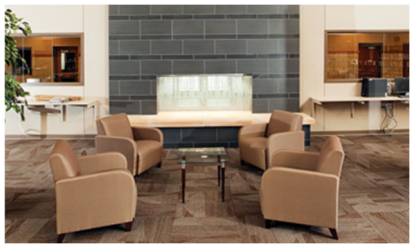
Impromptu Opportunities













Performance stage

Technology

Presentations in a variety of formats are common learning medium for students working in 21st Century space. Technology enriched spaces such as a 'green' room with an adjacent production room allows students to record, video, and/or produce programs and presentations should be considered a basic 'staple' in the design process.

Collaboration

Competence and critical thinking are the never-ending pursuit of personal growth. Communication is an ever-expanding form of exchanging thoughts and ideas. These two skills are essential; for they lay the foundation for the third skill essential for success in the 21st Century.
Collaboration is defined to be, "... working with others to the degree and extent that the collective work of the many will result in the resolution of a problem or the construct of an idea whose resulting product is 'greater than' the outcome that would otherwise have been produced by the individual alone working in isolation...." Fueled by technology's ability to provide a wide array of information and put it literally at our fingertips, as well as its ability to connect us to anyone, anywhere and at any time, collaboration has become one of the quintessential skills that need to be mastered for success in life. The inability of an individual to work within a team setting, or for a business to create an environment that is conducive to collaborative thought, will place it at a distinct disadvantage. Behind are the days when

The next generation of show and tell

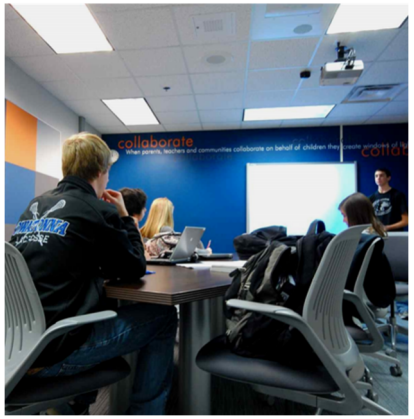












Individualized and differentiated spaces

one could say, "…it's my way or the highway…" Success today will be dependent upon the ability for one to say, "…help me understand so that we can work together…" In considering school design, it is understood that small group areas are important design elements that support student mastery of this competency.

Small Group Spaces

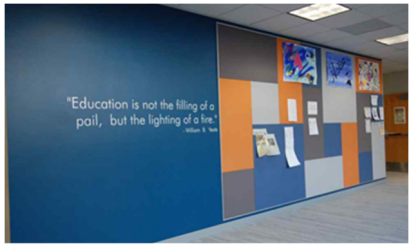
Traditionally, the conference room is thought of as a place for a team of teachers to come together to discuss issues and concerns related to student performance. Parent meetings are also held in spaces such as this. In the 21st Century learning space, students often need space to meet as a team with other students, to 'skype' with students from other schools and/or to meet with their mentors. This space is also very valuable for students to use in presenting their 'projects' to others.

Creativity

One additional skill that will be essential for success in the 21st Century is Creativity. Creativity can be thought of to be synonymous with inventiveness and innovation. It can be defined as, "…the ability to look at something that 'is' and see what it can become- and then make it so…"! Creativity is the ability to paint, sculpt, design, write, speak, or simply think (about) something that is completely new and never thought of before- and then make it real. In considering school design, it is understood that areas for displaying student work, special areas of solitude, and







Giving a sense of pride

creative play areas are important design elements that support student mastery of this competency.

Display Areas

21st century learning will be more project-based than the current approach of predominately passive reception of information. Ample space for students to display their work serves the multiple purposes of motivating creativity, providing a sense of personal pride, and setting the 'bar' for student expectations and performance. Less traditional display space is important such as the use of hangers from the ceiling and the ceiling itself!

Spaces of Solitude

Working collaboratively has a place in every 21st Century learning space. Still, having time to be 'alone in your own thoughts' is equally important to students in the learning process. Bringing enough flexibility into the design (both in structure as well as in furniture) optimizes both the efficiency and effectiveness of the 21st Century learning space.

Private Personalized Spaces

In the 21st Century learning space, long halls of lockers and/or coat hooks will be replaced with small, decentralized cubicles; spaces students can 'call their own.' These spaces will be used to store everything from personal belongings to project 'parts and data. With the virtual elimination of textbooks and other traditional learning 'tools' these spaces will take on a whole different look.







Time to think, reflect, invent

Creativity Spaces

Project-based learning can get 'messy.' 21st Century learning space should include ample space that contains no carpeting, and tables with tops that are similar in nature to those found in a typical industrial tech classroom. Storage for 'works in progress' is also an important adjunct to this space.

When considering school design, form follows function. To fully engage students in their development and mastery of the 21st Century skills of competence, critical thinking, communication, collaboration, and creativity, learning spaces will be much different than they are today. Spaces that have flexibility and variety built into their design, contain natural lighting, accommodate large motor activities and opportunities for collaborative learning will be the hallmark of future schools.







Let's get messy