



Comstock Park Public Schools

2022 Facility Assessment





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Executive Summary

On June 8, 2020 GMB assembled a team and toured DeWitt Public School District.

Our assessment team included the following:



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Architect, AIA, LEED AP



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Client Lead



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Larry Boerman
Construction Administration



Brian Sherman
Construction Administration



Jordan Ly
Graphic Designer

We reviewed buildings to assess current deficiencies and needs based on visual observations.

This report evaluates building materials and components and is intended to be used as a guide when budgeting work over a ten-year period. Estimates are based on construction costs and do not account for architectural and construction management fees. This report does not address future programmatic needs, future growth and aesthetic improvements that may be desired.

Material quantities were estimated using visual observations, google earth images, and plans made available to GMB during our visit to each site. The quantities are estimates. Further verification of quantities may be needed as specific projects are identified and construction costs develop into projects. Material replacement costs are based on 2022 information and future inflation is included in the budgets identified.

The report format is organized into the following categories:

1. Civil & Site

2. Outdoor Athletic Facilities

3. Playgrounds

4. Building Envelope

5. Roof System

6. ADA Accessibility

7. Interior Finishes

8. Indoor Athletic Facilities

9. Life Safety Systems

10. Food Services

11. Mechanical

12. Plumbing

13. Electrical

14. Programming Needs

The building and site components are rated with the following Action Thresholds:

1-3 Years

4-6 Years

7-10 Years

10+ Years

ACTION THRESHOLD

1-3

4-6

7-10

10+

DEFINITION

The period of time in which a component has reached the end of its useful life cycle. The material or component should be evaluated for repair or replacement in order to maintain the integrity of the component or system.

What We Observed...

District Wide Summary of Cost

School Name	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Greenridge Early Childhood Center	\$4,001,354	\$1,876,952	\$162,042	\$6,040,348
Pine Island Elementary	\$4,863,607	\$2,633,840	\$2,664,074	\$10,161,521
Stoney Creek Elementary	\$2,851,595	\$1,324,629	\$144,851	\$4,321,075
Mill Creek Middle School	\$5,785,425	\$6,321,875	\$0	\$12,107,301
Comstock Park High School	\$10,695,872	\$3,606,749	\$2,086,356	\$16,388,977
Bus Garage	\$193,448	\$204,218	\$0	\$397,665
Storage Building	\$138,256	\$0	\$0	\$138,256
TOTALS	\$28,529,558	\$15,968,263	\$5,057,322	\$49,555,143

District Wide Summary of Cost + Current Inflation (2022)

School Name	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Greenridge Early Childhood Center	\$5,201,761	\$2,440,038	\$210,654	\$7,852,453
Pine Island Elementary	\$6,322,690	\$3,423,992	\$3,463,296	\$13,209,978
Stoney Creek Elementary	\$3,707,074	\$1,722,018	\$188,306	\$5,617,397
Mill Creek Middle School	\$7,521,053	\$8,218,438	\$0	\$15,739,491
Comstock Park High School	\$13,904,634	\$4,688,773	\$2,712,263	\$21,305,670
Bus Garage	\$251,482	\$265,483	\$0	\$516,965
Storage Building	\$179,732	\$0	\$0	\$179,732
TOTALS	\$37,088,425	\$20,758,742	\$6,574,519	\$64,421,686

What We Observed...

General: Overall, the buildings throughout the district are in good condition and well maintained. The following is a summarized list of general observations. Refer to the potential projects which are identified within the report data:

1. Civil & Site:

- a. Replacement of pavement approaching the end of its life cycle and recommend planning for future paving projects within a ten-year period.
- b. Tree pruning or removal to improve sight lines or where trees overhang the roof edge leading to clogged roof drains and elevated leak potential.
- c. Selective sidewalk replacement where settlement, trip hazards, and cracking is present.
- d. Joint sealant replacements where torn and failing.
- e. Selective signage replacements where signs have faded, and graphics are failing.

2. Outdoor Athletic Facilities

3. Playground Improvement Projects

- a. Repairs to existing equipment as identified
- b. Ongoing maintenance of safety surfacing is identified
- c. GMB recommends that annual safety inspections be conducted at all playground sites, and that woodchip/safety surfacing be evaluated annually and supplemented as necessary.

4. Building Envelope Improvement Projects

- a. Brick Improvement
 - i. Many of the buildings require tuck pointing and/or brick repairs. Improvements include brick wash and sealing of the existing building skin to prolong life. GMB recommends this maintenance work within the next five-year period.
 - ii. The masonry at Pine Island elementary and Mill Creek Middle School are exhibiting areas of significant spalling.
 - iii. Repainting and/or replacement of exterior doors as identified
- b. Replacement of metal fascia as identified
- c. Joint Sealants
 - i. Joint sealant replacement at several buildings given the age, condition, and deterioration of materials.

5. Roofing Projects

- a. Roof membrane replacement for roofing areas that are beyond warranty periods and/or beyond their useful life cycle
- b. Low-slope and flat roofing improvements are recommended to increase thermal value and provide positive drainage.
- c. Insulation additions at roofing replacement areas to improve efficiency
- d. Overflow roof drain improvements to meet current building code requirements

What We Observed...

6. ADA Accessibility Improvement Projects

- a. We observed only a few opportunities to improve conditions related to ADA accessibility. Minor improvements can be made incrementally as new projects proceed.
- b. Insulation of lavatory piping is recommended. Further restroom accessibility improvements can be completed as restrooms are renovated.
- c. Limited ramp/stair improvements were identified. The most extensive would be the addition of a ramp at the CPHS gymnasium in lieu of the existing stage lift.
- d. Selective tactile warning strips are required to meet current code requirements
- e. Many interior classroom sinks are non-compliant and do not meet today's code standards.
- f. Many classroom bathrooms at the Elementary Schools also do not meet current standards.

7. Improvements to Interior Finishes

- a. Many common themes related to interior finishes were observed throughout the district. Planning for a ten-year period and with continued wear and tear in mind, some interior finishes will reach the end of their useful life. Specific needs will include the following:
 - i. Selective flooring improvements to replace materials approaching the end of their useful life and update aesthetics
 - ii. General painting to update aesthetics
 - iii. Selective casework replacements to replace materials approaching the end of their useful life and update aesthetics
 - iv. Selective doors and hardware replacement
 - v. Selective ceiling grid and tile replacement
 - vi. Selective locker replacement projects
 - vii. Selective community restroom updates
 - viii. Classroom furniture updates

8. Indoor Athletic Facilities

- a. Selective bleacher replacements
- b. Selective athletic equipment upgrades
- c. Selective locker room renovations
- d. General refresh of interior finishes

9. Life Safety Improvements

- a. Fire alarm system control upgrades as needed for panels that are at the end of their useful life
- b. Exit sign replacements
- c. Install additional video cameras to enhance security monitoring

What We Learned...

10. Food Service

- a. Food service equipment overall is in good shape with limited replacement of equipment needed.
- b. Food service in Greenridge ECC and Stoney Creek Elementary is limited and would require renovations and/or an addition to provide full service.

11. Mechanical

- a. General: Mechanical systems throughout the district are in fair to poor condition with many pieces of equipment near or at the end of their useful life and will require significant improvements.
- b. Selective boiler replacement and heating system improvements due to aging equipment
- c. Air conditioning system additions and upgrades are recommended
- d. Replacement of unit ventilators at or near the end of their useful life
- e. Replacement of rooftop units at or near the end of their useful life
- f. Temperature controls upgrades to replace aged equipment and improve efficiencies
- g. Replacement of rooftop exhaust fans

12. Plumbing

- a. Domestic water heater replacements for equipment that is at or near the end of their useful life
- b. Code compliant roof overflow drainage improvements at selected roofing areas
- c. Plumbing fixture updates for fixtures at or near the end of their useful lives and in areas identified to be renovated

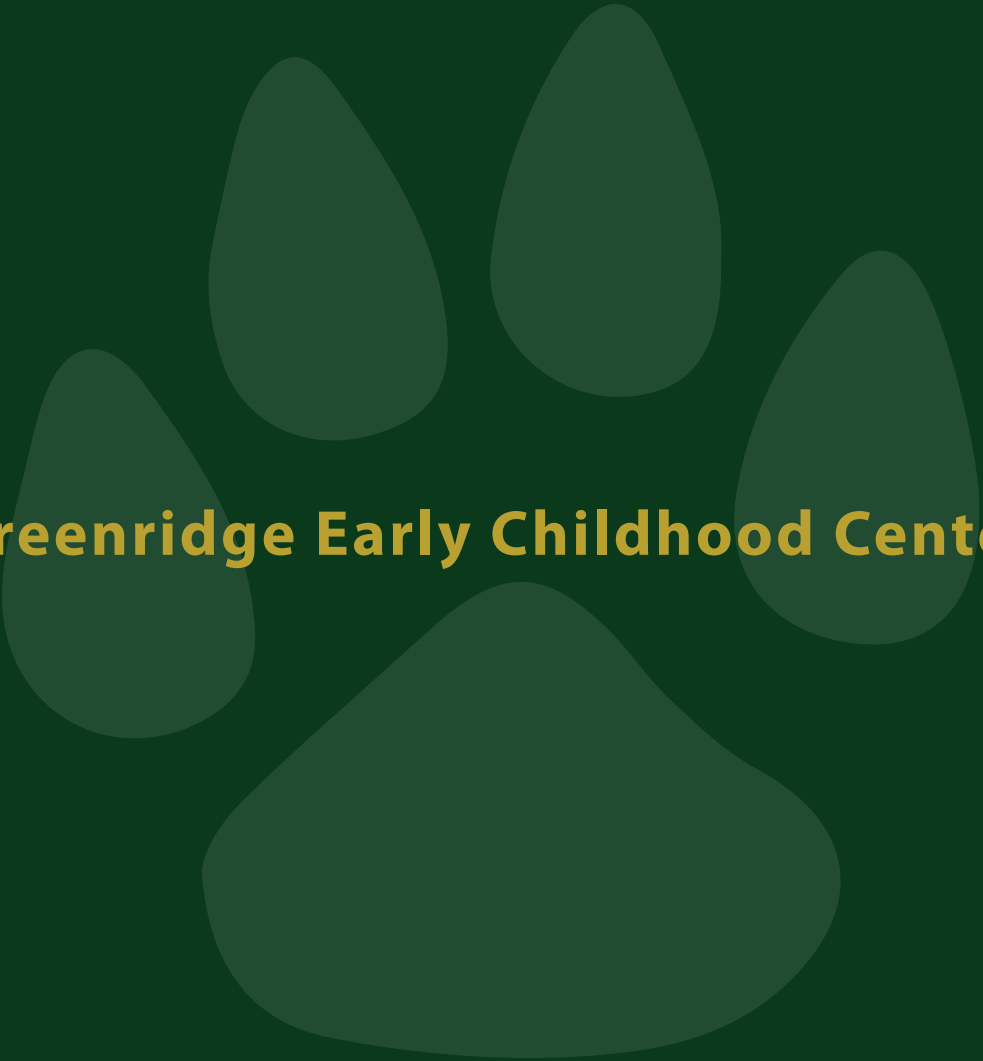
13. Electrical

- a. Selective exterior lighting upgrades
- b. LED lighting and controls upgrades to provide better lighting and increased efficiencies
- c. Selective classroom audio system upgrades
- d. Selective power distribution infrastructure upgrades, including replacement of aged sub-panels
- e. Emergency lighting improvements to meet current code requirements

What We Observed...

14. Programming Needs

- a. Programming requests provided via building surveys are included for review.
 - i. Many of the requests would be remedied as part of improvements that have been identified in individual assessment areas (roof leaks, structural issues, etc.).
 - ii. Other areas of concern will require discussion with district administrators to confirm need/overall alignment with district goals. These include:
 - 1. Space additions to address capacity and/or program issues
 - 2. Site improvements to improve traffic flow/safety issues
 - 3. Additional air conditioning in areas of buildings where air conditioning is not currently available
 - 4. Technology improvements
 - 5. Food service additions to address food preparation/serving issues
 - 6. Security camera/access control improvements
 - 7. Furniture and furnishings updates
 - 8. Playground enhancements
 - 9. Athletic enhancements



Greenridge Early Childhood Center

Building Cost Summary

Overall Cost Summary

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$156,240	\$8,448	\$0	\$164,688
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$8,001	\$34,260	\$0	\$42,261
Building Envelope	\$33,075	\$0	\$0	\$33,075
Roof System	\$941,194	\$0	\$0	\$941,194
ADA Accessibility	\$2,625	\$6,400	\$0	\$9,025
Interior Finishes	\$209,337	\$1,808,644	\$0	\$2,017,981
Indoor Athletic Facilities	\$0	\$19,200	\$0	\$19,200
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$1,710,450	\$0	\$0	\$1,710,450
Plumbing	\$178,500	\$0	\$0	\$178,500
Electrical	\$761,933	\$0	\$162,042	\$923,974
Programming	\$0	\$0	\$0	\$0
TOTALS	\$4,001,354	\$1,876,952	\$162,042	\$6,040,348

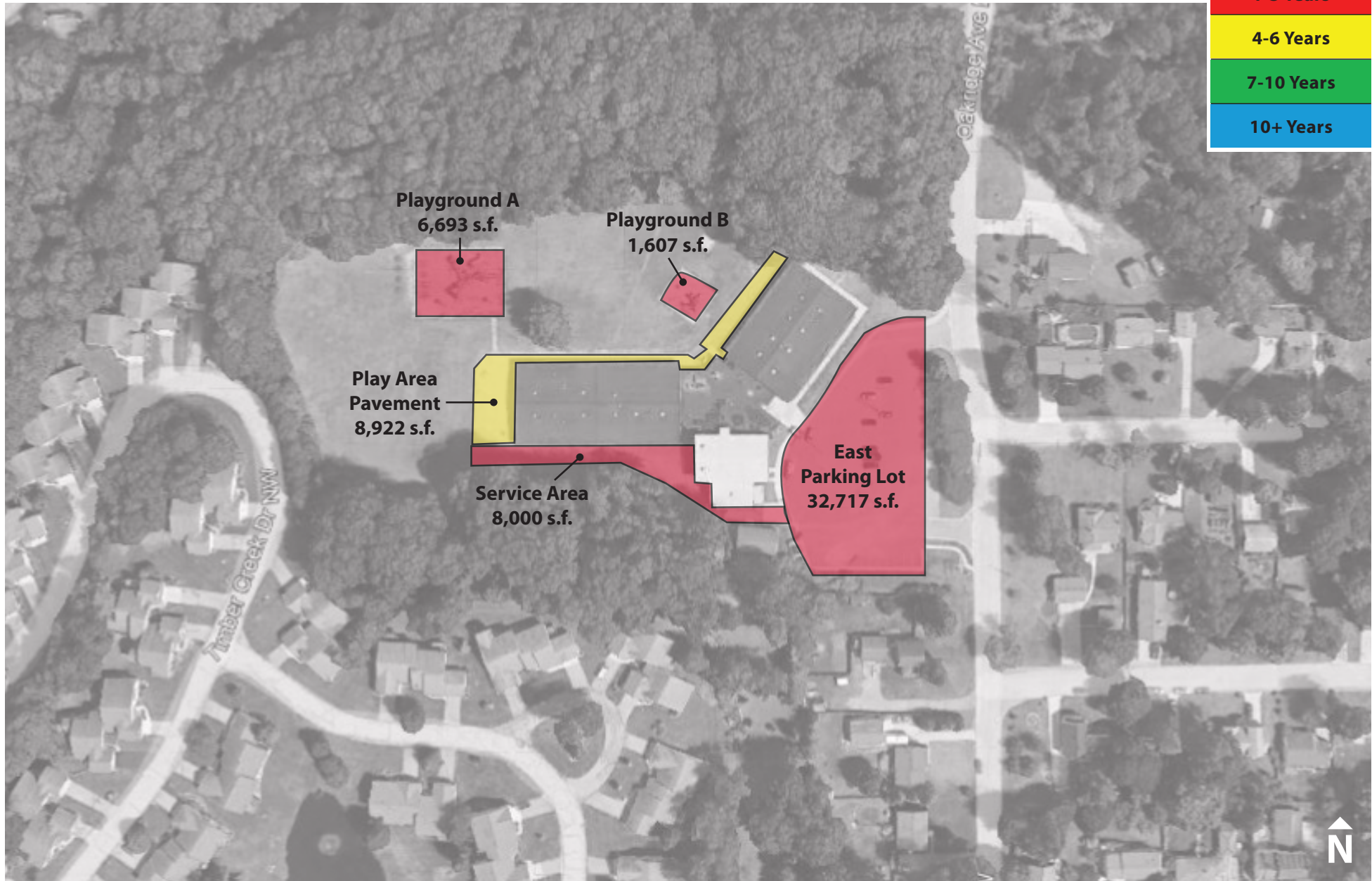
Overall Cost Summary + Current Inflation (2022)

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$203,112	\$10,982	\$0	\$214,094
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$10,401	\$44,539	\$0	\$54,940
Building Envelope	\$42,998	\$0	\$0	\$42,998
Roof System	\$1,223,552	\$0	\$0	\$1,223,552
ADA Accessibility	\$3,413	\$8,320	\$0	\$11,733
Interior Finishes	\$272,138	\$2,351,237	\$0	\$2,623,376
Indoor Athletic Facilities	\$0	\$24,960	\$0	\$24,960
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$2,223,585	\$0	\$0	\$2,223,585
Plumbing	\$232,050	\$0	\$0	\$232,050
Electrical	\$990,512	\$0	\$210,654	\$1,201,166
Programming	\$0	\$0	\$0	\$0
TOTALS	\$5,201,761	\$2,440,038	\$210,654	\$7,852,453

Civil and Site - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
1.0 Civil & Site Assessment							
Site Signage							
(Select Drop-down or Overwrite)				\$0			
Pavement							
East Parking Lot	Mill and Repave due to wear, cracking and alligating.			\$98,400	\$103,320		
Concrete Sidewalks	Replace across front of school due to settling, heaving and cracking.			\$4,200	\$4,410		
Concrete Sidewalks	Replace across front of school due to settling, heaving and cracking.			\$6,600		\$8,448	
Service area	Mill and repave due to wear, cracking and alligating.			\$24,000	\$25,200		
Parking Striping/Paint	Restripe lot due to re-paving.			\$1,200	\$1,260		
(Select Drop-down or Overwrite)				\$0			
Landscaping							
Lawn Areas	Repair settling and erosion from roof water on hill			\$20,000	\$21,000		
Trees	Prune trees at entry for sight lines			\$1,000	\$1,050		
(Select Drop-down or Overwrite)				\$0			
1.0 Civil & Site Assessment SUBTOTAL							
1.0 Civil & Site Assessment SUBTOTAL W/CURRENT INFLATION							

Pavement Condition Plan



Civil and Site - Photos



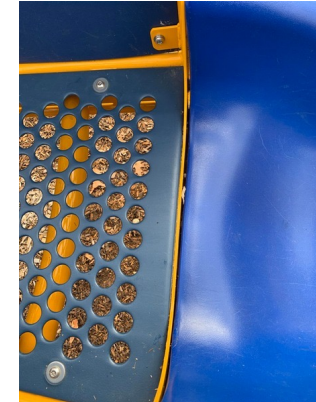
Outdoor Athletic Facilities - Cost Summary

Survey Item	Survey Notes	Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
2.0 Outdoor Athletic Facilities Assessment					
Stadium					
Not applicable		\$0			
Auxiliary Athletic Fields					
Baseball / Softball Fields					
Not applicable		\$0			
Tennis Courts					
Not applicable		\$0			
Cross Country					
Not applicable		\$0			
Outdoor Athletic Support Buildings					
Not applicable		\$0			
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL		\$0	\$0	\$0	\$0
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

Playground - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
3.0 Playgrounds Assessment							
Play Surfacing							
Wood Fiber		Top dress all play areas to maintain safety in fall zones.		\$4,620	\$4,851		
(Select Drop-down or Overwrite)				\$0			
Play Equipment							
Tunnel (Blue)		Entrapment issue, should be replaced to bring u to current safety standards.		\$3,000	\$3,150		
(Select Drop-down or Overwrite)				\$0			
Play Area Pavement							
Asphalt Sidewalks/Paths		Repave due to wear and cracking.		\$26,766		\$34,260	
(Select Drop-down or Overwrite)				\$0			
Shade							
(Select Drop-down or Overwrite)				\$0			
Fencing							
(Select Drop-down or Overwrite)				\$0			
ADA Accessibility							
(Select Drop-down or Overwrite)				\$0			
3.0 Playgrounds Assessment SUBTOTAL				\$34,386	\$8,001	\$34,260	\$0
3.0 Playgrounds Assessment SUBTOTAL W/CURRENT INFLATION				\$44,702	\$10,401	\$44,539	\$0

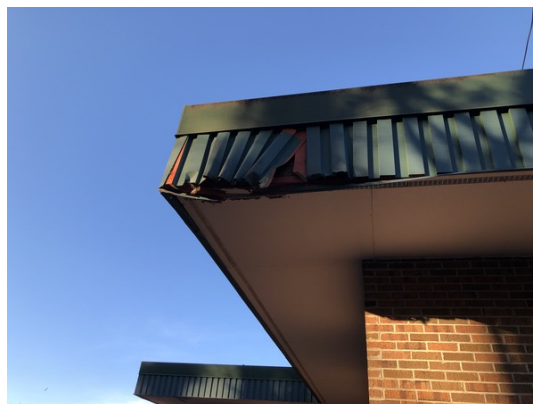
Playground - Photos



Building Envelope - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
4.0 Building Envelope Assessment					
Exterior Finishes					
Brick/Masonry	Good condition	\$0			
Corrugated Metal Siding	Metal fascia is in poor condition. Suggest replacing along with soffit which appears to be painted wood, and is getting poor in some areas. (Square footage is for soffit and fascia metal)	\$28,000	\$29,400		
(Select Drop-down or Overwrite)		\$0			
Exterior / Vestibule Doors					
Hollow Metal Doors	Needs paint	\$3,500	\$3,675		
Aluminum Doors	Good condition	\$0			
Exterior Door Hardware	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Windows					
Aluminum Windows	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Joint Sealants					
Window/Door Sealants	Good condition	\$0			
Control Joint Sealants	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Exterior Grilles / Louvers					
Aluminum Louvers	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Perimeter Maintenance Strip					
(Select Drop-down or Overwrite)		\$0			
4.0 Building Envelope Assessment SUBTOTAL		\$31,500	\$33,075	\$0	\$0
4.0 Building Envelope Assessment SUBTOTAL W/CURRENT INFLATION		\$40,950	\$42,998	\$0	\$0

Building Envelope - Photos



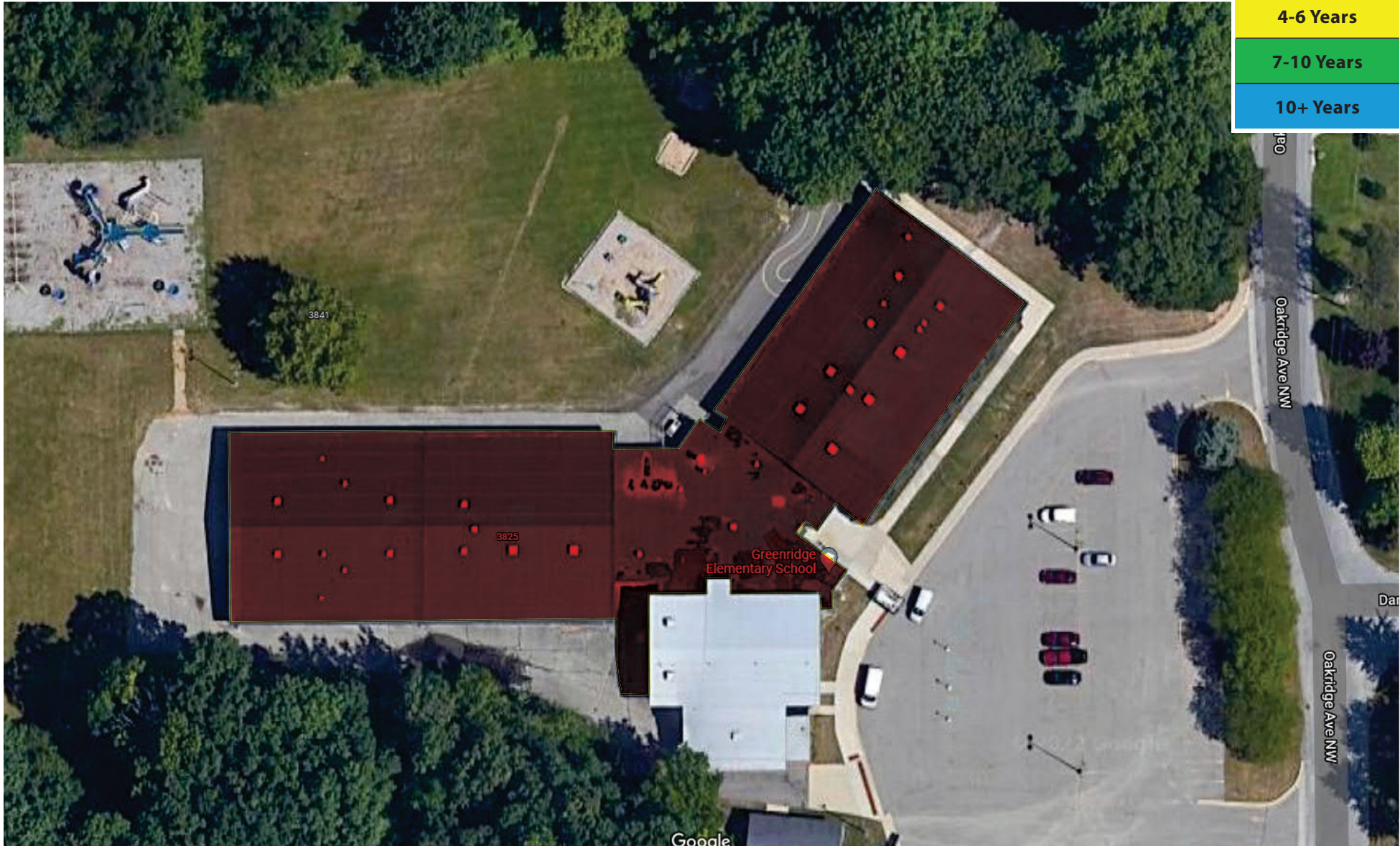
Roof System - Cost Summary

Survey Item		Survey Notes	Action Threshold Costs			
			Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
5.0 Roof System Assessment						
Roofing Membrane						
EPDM (Non-Ballasted)	Replace roofing based on age		\$724,500	\$760,725		
TPO	Replace roofing based on age		\$124,200	\$130,410		
Structural Reinforcing	Selective structural reinforcing		\$27,675	\$29,059		
(Select Drop-down or Overwrite)			\$0			
Drainage Components						
Primary Roof Drains	To be evaluated for roof replacement		\$0			
(Select Drop-down or Overwrite)			\$0			
Roof Membrane Protection						
Concrete Pavers	Located below overhang of roof above		\$0			
(Select Drop-down or Overwrite)			\$0			
Perimeter / Fascia / Soffit						
Metal Coping			\$0			
(Select Drop-down or Overwrite)			\$0			
Rooftop Penetrations						
Mechanical Equipment (curbed)	Should be extended when reroofed		\$0			
Roof Vents (pipes)	Boots installed where required		\$0			
(Select Drop-down or Overwrite)			\$0			
Miscellaneous Rooftop Equipment						
Ladders	Ladder to higher roof recommended for access		\$20,000	\$21,000		
(Select Drop-down or Overwrite)			\$0			
5.0 Roof System Assessment SUBTOTAL			\$896,375	\$941,194	\$0	\$0
5.0 Roof System Assessment SUBTOTAL W/CURRENT INFLATION			\$1,165,288	\$1,223,552	\$0	\$0

Greenridge Early Childhood Center

Roof System Condition Plan

ACTION THRESHOLD
1-3 Years
4-6 Years
7-10 Years
10+ Years



Roof System - Photos



ADA Accessibility - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
6.0 ADA Accessibility Assessment							
Exterior Accessibility							
Parking Lot Signage	Present and in good condition			\$0			\$0
Parking Lot Pavement Markings & ADA Striping	Present and in good condition. Will need to be repainted in the future.			\$5,000		\$6,400	
Curb Cuts	Present and in good condition			\$0			
Tactile Warning Strips	Present and in good condition			\$0			
Exterior Ramps	Not applicable			\$0			
Exterior/Exits	Handicapped door operators present and in good condition			\$0			
(Select Drop-down or Overwrite)				\$0			
Interior Accessibility (General)							
Interior Building Signage (general)	Present and in good condition.			\$0			
Corridor Clearances	No issues observed			\$0			
Corridor Path of Travel Obstructions (drinking fountains/lockers/wingwalls)	No issues observed			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
Pull/Push Side Clearances	No issues observed			\$0			
(Select Drop-down or Overwrite)				\$0			
Classroom Accessibility							
Classroom ADA Signage	Present and in good condition.			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
Pull/Push Side Clearance	No issues observed			\$0			
Classroom Restroom Accessibility (Turning Clearance/Plumbing Fixtures/Accessories)	No issues observed. Renovations may lead to ADA updates.			\$0			
(Select Drop-down or Overwrite)				\$0			

ADA Accessibility - Cost Summary

Group Restroom Accessibility

Group Restroom ADA Signage	Present and in good condition.
Doors & Hardware (knobs/levers/panic hardware/closers (general))	No issues observed. Renovations may lead to ADA updates.
Pull/Push Side Clearance	No issues observed.
Turning Clearances	No issues observed.
Plumbing Fixtures	No issues observed.
Lavatory Insulation/Shields	Limited insulation/shields were present
Accessories	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$2,500	\$2,625		
\$0			
\$0			

Elevators, Lifts and Interior Ramps

Appropriate Guards/Rails Provided at Ramps	No issues observed.
Elevators/Lifts Present Where Needed	Single-story building. Not applicable.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			

Subcategory / Area

(Select Drop-down or Overwrite)	
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\$0			
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6.0 ADA Accessibility Assessment SUBTOTAL
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\$7,500	\$2,625	\$6,400	\$0
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6.0 ADA Accessibility Assessment SUBTOTAL W/CURRENT INFLATION
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\$9,750	\$3,413	\$8,320	\$0
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ADA Accessibility - Photos



Interior Finishes - Cost Summary

Survey Item		Survey Notes		Action Threshold				Action Threshold Costs				
				1-3 Years	4-6 Years	7-10 Years	10+ Years	QTY	Unit	Unit Price	Net Present Value	1-3 Years Escalation Factor = 1.05
7.0 Interior Finishes Assessment												
General												
Walls	Majority of walls are painted masonry throughout. Walls throughout the building would benefit from a fresh coat of paint with an updated color scheme. An allowance has been made based on partial SF for the building to eliminate utility spaces and areas of exposed masonry .		X			27,934	SF	\$2.50	\$69,834		\$89,388	
Ceiling	Ceilings are a combination of exposed structure, lay-in acoustical ceilings and painted bulkheads. An allowance has been provided to address ceiling issues based on a partial SF for the building to eliminate utility spaces, etc.		X			21,488	SF	\$6.50	\$139,669		\$178,776	
Flooring	Flooring throughout is primarily carpet, ceramic tile and resilient flooring. The original building flooring material is dated and showing wear. An allowance has been provided to address flooring issues in the Original building.	X				28,481	SF	\$7.00	\$199,369	\$209,337		
Wayfinding	Wayfinding throughout the building is in good condition.		X			1	LS	\$3,500.00	\$3,500		\$4,480	
Casework	Casework in the building is generally in good condition, but dated. An allowance is provided to replace cabinetry throughout the building.					20	CR	\$6,000.00	\$120,000			
(Select Drop-down or Overwrite)									\$0			
Offices / Auxiliary Offices / Support Areas												
Walls	Primarily painted CMU throughout. Paint is in good condition but dated		X						\$0		\$0	
Ceiling	Primarily lay-in acoustical tile and in good condition				X				\$0		\$0	
Flooring	Carpet is dated and showing signs of wear		X						\$0			
Wayfinding & signage	Signage is in good condition				X				\$0			
Casework	Casework is in good condition, but dated		X						\$0		\$0	
Furniture/Furnishings	Systems furniture is in good condition, but could be replaced to improve functionality/aesthetics			X					\$0			
(Select Drop-down or Overwrite)									\$0			
Corridors												
Walls	Primarily painted CMU throughout. Paint is in good condition but could be updated			X					\$0			\$0
Ceiling	Primarily lay-in acoustical tile and exposed structure. Both are in good condition but could be replaced/painted to improve aesthetics			X					\$0			\$0
Flooring	Combination of carpet and ceramic tile. Carpet is dated and showing signs of wear. Ceramic tile could be replaced to improve aesthetics				X				\$0			
Lockers	Lockers are in good condition throughout				X				\$0			
Wayfinding & signage	Signage is in good condition.				X				\$0			
(Select Drop-down or Overwrite)									\$0			
Restrooms												
Allowance	Renovate community restrooms.		X			3,000	SF	\$250.00	\$750,000		\$960,000	
Walls	Primarily painted CMU throughout. Paint is in good condition but dated.				X				\$0			
Ceiling	Ceilings are lay-in acoustical tile and in good condition				X				\$0			
Flooring	Ceramic tile is in good condition but dated		X						\$0		\$0	
Toilet Partitions	Partitions are in good condition but dated		X						\$0		\$0	
Countertops	Countertops are in good condition, but dated		X						\$0		\$0	
(Select Drop-down or Overwrite)									\$0			

Interior Finishes - Cost Summary

Classrooms													
Walls	Primarily painted CMU throughout. Paint is in good condition.				X					\$0			
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition				X					\$0			
Flooring	Combination of carpet and ceramic tile. Carpet is showing signs of age and should be replaced. Tile is in good condition but dated.		X							\$0		\$0	
Casework	Casework is in good condition, but dated		X							\$0		\$0	
Countertops	Countertops are in good conditions but showing signs of wear and are dated.		X							\$0		\$0	
Wall Mounted Visual Display Units	Markerboard and tackboards are appropriate. Allowance has been provided to replace units as needed		X							\$0		\$0	
Furniture/Furnishings										\$0			
(Select Drop-down or Overwrite)										\$0			
Cafeteria													
Allowance	Renovate cafeteria		X			3,000	SF		\$150.00	\$450,000		\$576,000	
Walls	Primarily painted CMU throughout. Paint is in good condition.				X					\$0			
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition				X					\$0			
Flooring	Resilient flooring in cafeteria is in good condition. Resilient flooring is in need of replacement		X							\$0		\$0	
Furniture/Furnishings	Cafeteria furniture is in good condition				X					\$0			
Casework	Kitchen casework is dated and in poor condition	X								\$0	\$0		
(Select Drop-down or Overwrite)										\$0			
Media Center													
7.0 Interior Finishes Assessment SUBTOTAL													
Walls	Primarily painted CMU throughout. Paint is in good condition.				X					\$0			
Ceilings	Combination of lay-in ceilings and gypsum board bulkheads in good condition				X					\$0			
Casework	Casework is in good condition, but dated		X							\$0		\$0	
Furniture/Furnishings										\$0			
(Select Drop-down or Overwrite)										\$0			
Auditorium													
Not Applicable	NA									\$0			
Band / Orchestra / Choir													
Not Applicable	NA									\$0			
Industrial Tech & Shop Area													
Not Applicable	NA									\$0			
7.0 Interior Finishes Assessment SUBTOTAL										\$1,732,372	\$209,337	\$1,808,644	\$0
7.0 Interior Finishes Assessment SUBTOTAL W/CURRENT INFLATION										\$2,252,083	\$272,138	\$2,351,237	\$0

Interior Finishes - Photos



Indoor Athletic Facility - Cost Summary

Survey Item		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
8.0 Indoor Athletic Facilities Assessment					
Competition Gymnasium					
Court Surface	Resilient sport flooring is in good condition	\$0			
Paint	Paint is in good condition	\$0			
Ceilings	Painted exposed structure is in good condition	\$0			
Fixed Goals	All goals are fixed. Older fan shaped backboards should be replaced with new glass backboards and height adjustable supports	\$15,000		\$19,200	
Operable Wall (stage)	Appears to be in good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Auxiliary Gymnasium					
Not Applicable	NA	\$0			
Pool					
Not Applicable	NA	\$0			
Wrestling Room					
Not Applicable	NA	\$0			
Cheer / Dance Room					
Not Applicable	NA	\$0			
Locker Rooms					
Not Applicable	NA	\$0			
8.0 Indoor Athletic Facilities Assessment SUBTOTAL		\$15,000	\$0	\$19,200	\$0
8.0 Indoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION		\$19,500	\$0	\$24,960	\$0

Indoor Athletic Facility - Photos



Life Safety Systems - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
9.0 Life Safety Systems Assessment							
General Life Safety							
Emergency Plan Available	Emergency plans were observed in classrooms			\$0			
Adequate Corridor Widths	Corridor widths are adequate			\$0			
Emergency/Automatic Shut-offs (Food Service/Kilns/Science Labs/Shop Equipment)				\$0			
Clear/Defined Egress Paths	Egress paths are well defined			\$0			
Clear Lines of Site at Building Perimeter	Lines of sight at the building perimeter are appropriated			\$0			
AED/Location	Observed. Located in main office			\$0			
(Select Drop-down or Overwrite)				\$0			
Fire Safety System / Equipment							
Fire Alarm Panels/Locations	Fire alarm panel is located in the front office area			\$0			
Fire Suppression Heads/Piping	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Fire Extinguishers/Cabinets	Fire extinguishers and cabinets were observed and are well marked			\$0			
(Select Drop-down or Overwrite)				\$0			
Emergency Lighting / Power							
Emergency Generator (what areas are covered?)				\$0			
Emergency Lighting/Power Source	Emergency lighting fixtures were observed throughout the building. An allowance is provided to repair or replace any damaged units. Refer to electrical for costs.			\$0			
Exit Signs/Power Source	Exit signs were observed throughout the building. An allowance is provided to repair or replace any damaged units. Refer to electrical for costs.			\$0			
(Select Drop-down or Overwrite)				\$0			

Life Safety Systems - Cost Summary

Emergency Alarm Systems

Mass Notification System	
Fire Alarm Pull Stations	Observed throughout the building and in good condition
Horns/Strobes	Observed throughout the building and in good condition
Remote Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			

Access Control / Intrusion Detection

Secure Entry	Secure entry vestibule is present
Security Glass/Film	Not observed
Credential Readers	Access card readers were observed at primary entrances
Intercom Entry Systems	Intercom entry buzzers are present at the main entry
Visitor Management Systems (badging)	
Electronic Locking Devices	Electronic access controls are provided at primary building entrances
Egress Management/Panic Button	Panic devices are present at appropriate exits/corridor doors
Building Intrusion Detection	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Video Surveillance System / Equipment

Security Cameras/Locations	Security cameras are present throughout the building
Security Camera Illumination	
Security Camera Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			

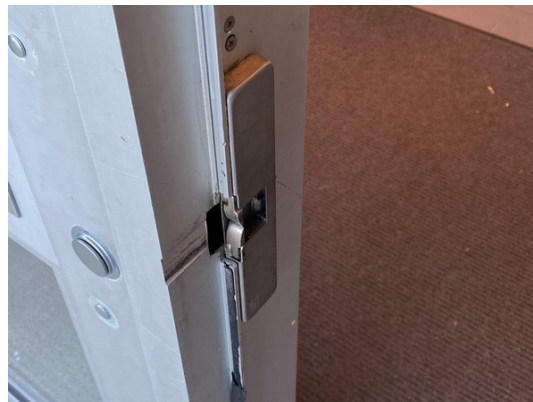
9.0 Life Safety Systems Assessment SUBTOTAL

\$0	\$0	\$0	\$0
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9.0 Life Safety Systems Assessment SUBTOTAL W/CURRENT INFLATION

\$0	\$0	\$0	\$0
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Life Safety Systems - Photos



Food Services - Cost Summary

Survey Item		Survey Notes	Action Threshold Costs			
			Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
10.0 Food Service Assessment						
Food Service Equipment						
Freestanding Cooler/Refrigerator			\$0			
Milk Cooler			\$0			
Freestanding Freezer			\$0			
Ice Maker			\$0			
Oven			\$0			
Range			\$0			
Steam Jacketed Kettles			\$0			
Work Tables			\$0			
(Select Drop-down or Overwrite)			\$0			
Food Service Plumbing Fixtures						
3-Compartment Sink (with Air Gaps)			\$0			
Hand Wash Sink			\$0			
Grease Trap			\$0			
Floor Drains			\$0			
(Select Drop-down or Overwrite)			\$0			
Food Service Point-of-Purchase						
Cash Register Stand on Wheels			\$0			
Serving Counters			\$0			
Delivery Carts			\$0			
Sneeze Guards			\$0			
(Select Drop-down or Overwrite)			\$0			

Food Services - Cost Summary

Food Service Life Safety

Gas Shutoff(s) Hood Suppression System(s)		\$0			
Fire Suppression System		\$0			
(Select Drop-down or Overwrite)		\$0			

Food Service Storage

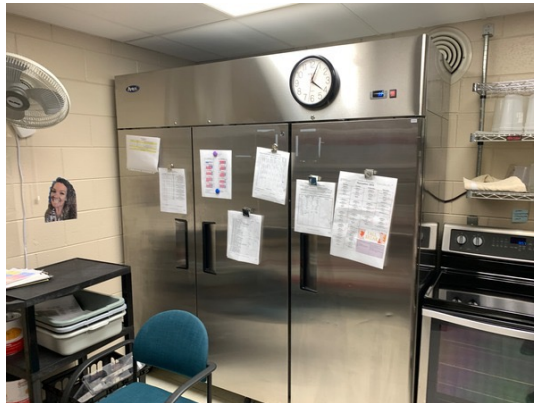
Walk-in Coolers		\$0			
Walk-in Freezers		\$0			
Dry Goods Storage/Shelving		\$0			
Food Preparation Storage		\$0			
(Select Drop-down or Overwrite)		\$0			

Subcategory / Area

(Select Drop-down or Overwrite)		\$0			
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10.0 Food Service Assessment SUBTOTAL	\$0	\$0	\$0	\$0
10.0 Food Service Assessment SUBTOTAL W/CURRENT INFLATION	\$0	\$0	\$0	\$0

Food Services - Photos



Mechanical - Cost Summary

Survey Item		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
11.0 Mechanical Assessment					
Building Heating Equipment					
Boilers	(2) Non-condensing boilers from 1997, 2000 MBH each	\$150,000	\$157,500		
(Select Drop-down or Overwrite)		\$0			
Building Cooling Equipment					
Refrigerant Condensers	ACCU serving AHU-1	\$50,000	\$52,500		
Refrigerant Condensers	4 Mini split units (school does not own units), Replace with DX VUVs	\$0			
(Select Drop-down or Overwrite)		\$0			
Heating / Cooling Piping					
Hydronic Piping and Pumps	Boiler room end suction pumps (x2) have significant leaks, piping, etc.	\$150,000	\$157,500		
Refrigerant Piping	For ACCU to AHU-1 needs replacement	\$10,000	\$10,500		
(Select Drop-down or Overwrite)		\$0			
Building HVAC Air Distribution System / Equipment					
VUV/HUV Units	Classrooms on HUV, replace with VUVs, ducted, DX	\$600,000	\$630,000		
AHUs	Replace Existing AHU	\$150,000	\$157,500		
Rooftop Exhaust Fans	Replace existing	\$100,000	\$105,000		
Terminal Heating / Cooling Equipment					
Cabinet Unit Heaters	Replace existing	\$75,000	\$78,750		
Finned Tube Heaters	Replace existing elements and covers	\$0			
Miscellaneous HVAC Systems / Equipment					
Temperature Controls	Old building controllers need replacement (TRANE)	\$301,000	\$316,050		
Air Filtration / Cleaning Equipment	Not great filtration, no additional air cleaning. Would recommend GPS to all units (\$1/CFM)	\$43,000	\$45,150		
(Select Drop-down or Overwrite)		\$0			
11.0 Mechanical Assessment SUBTOTAL		\$1,629,000	\$1,710,450	\$0	\$0
11.0 Mechanical Assessment SUBTOTAL W/CURRENT INFLATION		\$2,117,700	\$2,223,585	\$0	\$0

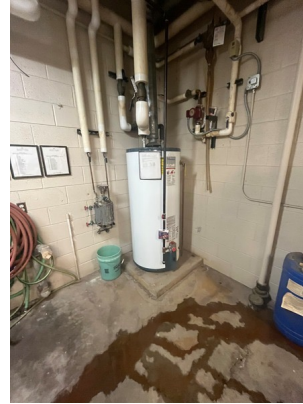
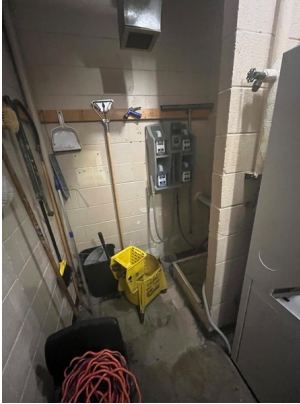
Mechanical - Photos



Plumbing - Cost Summary

Survey Item		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
12.0 Plumbing Assessment					
Domestic Water System / Equipment					
Domestic Water Heater	Installed 2008, atmospheric vent, 70 MBH, 75 gallon, working fine but look to replace in bond with more efficient unit	\$10,000	\$10,500		
Domestic Water Piping	Rework for new DWH	\$5,000	\$5,250		
(Select Drop-down or Overwrite)		\$0			
Sanitary Sewer System / Equipment					
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
Storm Drainage System / Equipment					
Roof Drains	Gutter system ineffective due to roof "drip edge", major ice dams building and sliding off creating a dangerous condition	\$60,000	\$63,000		
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
Plumbing Fixtures					
Lavatories & Sinks	Classroom sinks	\$40,000	\$42,000		
Water Closets	Toilet replacement	\$40,000	\$42,000		
Lavatories & Sinks	Bathroom Lavs	\$15,000	\$15,750		
(Select Drop-down or Overwrite)		\$0			
Miscellaneous Plumbing Systems / Equipment					
(Select Drop-down or Overwrite)		\$0			
12.0 Plumbing Assessment SUBTOTAL		\$170,000	\$178,500	\$0	\$0
12.0 Plumbing Assessment SUBTOTAL W/CURRENT INFLATION		\$221,000	\$232,050	\$0	\$0

Plumbing - Photos



Electrical - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
13.0 Electrical Assessment					
Site Lighting					
Parking Lot Lighting	Evaluate needs	\$0			
Building Exterior Lighting	There are several older wall pack metal halide lights observed throughout the perimeter of the building. Consider replacement with LED for efficiency.	\$24,000	\$25,200		
Power Distribution & Control Equipment					
Exterior Transformers	Building appears to be a secondary utility service	\$0			
Surge Protection	Observed on a panel. Plan on adding additional SPDs with future electrical upgrades.	\$0			
Primary Switchgear	Observed in good condition	\$0			
Switchboards	Observed in good condition	\$0			
Panelboards	1997 Equipment at mid life. Consider replacement and upgrades as material approaches end of life cycle.	\$40,000			\$59,200
Sub Panels	1997 Equipment at mid life. Consider replacement and upgrades as material approaches end of life cycle.	\$48,000			\$71,040
Interior Lighting					
Interior Lighting Fixtures	Fluorescent fixtures observed throughout the interior of the building. Consider LED lighting project for improved light quality, controls, and efficiencies.	\$386,775	\$406,114		
Lighting Controls	Minimal lighting controls observed within the building.	\$128,925	\$135,371		
Emergency Lighting	Older / aging bug-eye wall packs observed	\$85,950	\$90,248		
Exit Signs	Exit signs observed at mid-life. Consider replacement within a ten year period.	\$21,488			\$31,802
Communications					
Communications Cabinets/Racks/Enclosures	Evaluate needs with technology department	\$0			

Electrical - Cost Summary

Telephone, Paging, Signaling & Clock Systems

Telephone System	Newer Cisco phone system observed in good condition
Public Address/Intercom System	Paging system is in good condition
Clock System	Primex clocks observed in good condition

\$0			
\$0			
\$0			

Network Electronics & Wireless Equipment

Classroom Audio System	Observed, but reported to be in poor condition
Classroom Video System	Evaluate needs with technology department

\$100,000	\$105,000		
\$0			

13.0 Electrical Assessment SUBTOTAL

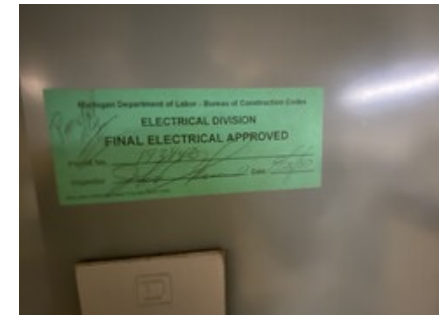
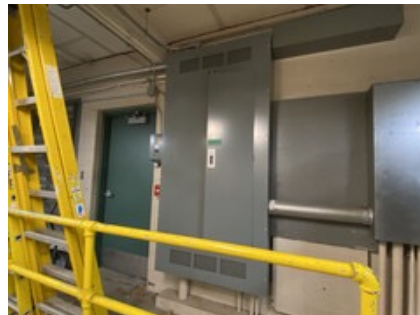
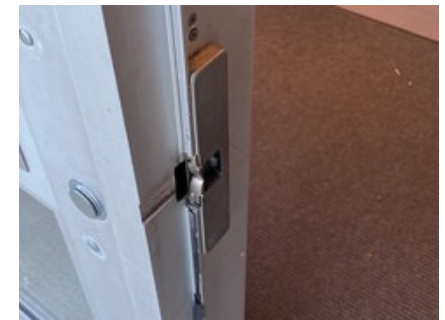
\$835,138	\$761,933	\$0	\$162,042
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13.0 Electrical Assessment SUBTOTAL W/CURRENT INFLATION

\$1,085,679	\$990,512	\$0	\$210,654
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Greenridge Early Childhood Center

Electrical - Photos



Programming Needs - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
Net Present Value		1-3 Years	4-6 Years	7-10 Years			
		Escalation Factor = 1.05	Escalation Factor = 1.28	Escalation Factor = 1.48			

14.0 Programming Needs Assessment			
Subcategory / Area			
Revise/enlarge existing kitchen to accommodate food service			
Technology (projectors/student devices)			
Updated furniture/furnishings			
Classroom additions to increase capacity			
Provide restrooms in classrooms			
Provide additional restrooms			
Child care space			
Enlarge existing parking to increase traffic flow			
Add bus loop at north end of site			
Improve traffic signage			
Improve drainage in parking area			
We cannot use space in the back for parking due to child care licensing			
(Select Drop-down or Overwrite)			

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Playgrounds			
Improve fencing to reduce elopement issues			
Paint picnic tables			
Fill sandboxes			
Playground equipment for special needs students			
Drive access to rear of building			
(Select Drop-down or Overwrite)			

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Programming Needs - Cost Summary

Building Envelope

Foundation leak at mechanical room		\$0			
Replace old windows		\$0			
Replace roofing sections		\$0			
(Select Drop-down or Overwrite)		\$0			

Life Safety

Security camera upgrades		\$0			
Fire alarm upgrades		\$0			
Intrusion alarm installation		\$0			
Reduce exterior entry to card access		\$0			
Rekey building to reduce number of		\$0			
(Select Drop-down or Overwrite)		\$0			

14.0 Programming Needs Assessment SUBTOTAL

\$0 \$0 \$0 \$0

14.0 Programming Needs Assessment SUBTOTAL W/CURRENT INFLATION

\$0 \$0 \$0 \$0



Stoney Creek Elementary

Building Cost Summary

Overall Cost Summary

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$18,270	\$60,165	\$144,851	\$223,286
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$26,250	\$33,536	\$0	\$59,786
Building Envelope	\$0	\$0	\$0	\$0
Roof System	\$22,554	\$0	\$0	\$22,554
ADA Accessibility	\$2,625	\$9,600	\$0	\$12,225
Interior Finishes	\$171,596	\$222,928	\$0	\$394,524
Indoor Athletic Facilities	\$0	\$0	\$0	\$0
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$2,391,375	\$0	\$0	\$2,391,375
Plumbing	\$202,125	\$0	\$0	\$202,125
Electrical	\$16,800	\$998,400	\$0	\$1,015,200
Programming	\$0	\$0	\$0	\$0
TOTALS	\$2,851,595	\$1,324,629	\$144,851	\$4,321,075

Overall Cost Summary + Current Inflation (2022)

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$23,751	\$78,215	\$188,306	\$290,271
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$34,125	\$43,597	\$0	\$77,722
Building Envelope	\$0	\$0	\$0	\$0
Roof System	\$29,320	\$0	\$0	\$29,320
ADA Accessibility	\$3,413	\$12,480	\$0	\$15,893
Interior Finishes	\$223,075	\$289,806	\$0	\$512,882
Indoor Athletic Facilities	\$0	\$0	\$0	\$0
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$3,108,788	\$0	\$0	\$3,108,788
Plumbing	\$262,763	\$0	\$0	\$262,763
Electrical	\$21,840	\$1,297,920	\$0	\$1,319,760
Programming	\$0	\$0	\$0	\$0
TOTALS	\$3,707,074	\$1,722,018	\$188,306	\$5,617,397

Civil and Site - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
1.0 Civil & Site Assessment							
Site Signage							
(Select Drop-down or Overwrite)				\$0			
Pavement							
North Parking Lot	Crack and seal repair to extend life of pavement.			\$1,000	\$1,050		
North Parking Lot	Mill and Repave due to wear and cracking.			\$47,004		\$60,165	
South Parking Lot	Crack and seal repair to extend life of pavement.			\$1,400	\$1,470		
South Parking Lot	Mill and Repave due to wear and cracking.			\$97,872			\$144,851
(Select Drop-down or Overwrite)				\$0			
Landscaping							
Trees	Remove Stumps, fill holes and seed area due to tree removal.			\$15,000	\$15,750		
(Select Drop-down or Overwrite)				\$0			
1.0 Civil & Site Assessment SUBTOTAL				\$162,276	\$18,270	\$60,165	\$144,851
1.0 Civil & Site Assessment SUBTOTAL W/CURRENT INFLATION				\$210,959	\$23,751	\$78,215	\$188,306

Pavement Condition Plan



Stoney Creek Elementary

Civil and Site - Photos



Outdoor Athletic Facilities - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
2.0 Outdoor Athletic Facilities Assessment					
Stadium					
Not applicable		\$0			
Auxiliary Athletic Fields					
Not applicable		\$0			
Baseball / Softball Fields					
Not applicable		\$0			
Tennis Courts					
Not applicable		\$0			
Cross Country					
Not applicable		\$0			
Outdoor Athletic Support Buildings					
Not applicable		\$0			
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL		\$0	\$0	\$0	\$0
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

Playground - Cost Summary

Summary of Costs

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
3.0 Playgrounds Assessment							
Play Surfacing							
Wood Fiber		Top Dress entire area to maintain safety zone fall height requirements.		\$15,000	\$15,750		
(Select Drop-down or Overwrite)				\$0			
Play Equipment							
Cable Climber		Replace due to wear and safety hazards.		\$10,000	\$10,500		
(Select Drop-down or Overwrite)				\$0			
Play Area Pavement							
Asphalt Sidewalks/Paths		Repave due to general wear and cracking.		\$26,200		\$33,536	
(Select Drop-down or Overwrite)				\$0			
Shade							
(Select Drop-down or Overwrite)				\$0			
Fencing							
(Select Drop-down or Overwrite)				\$0			
ADA Accessibility							
(Select Drop-down or Overwrite)				\$0			
3.0 Playgrounds Assessment SUBTOTAL				\$51,200	\$26,250	\$33,536	\$0
3.0 Playgrounds Assessment SUBTOTAL W/CURRENT INFLATION				\$66,560	\$34,125	\$43,597	\$0

Stoney Creek Elementary

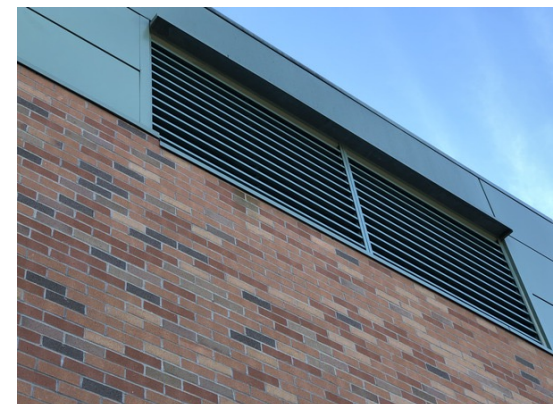
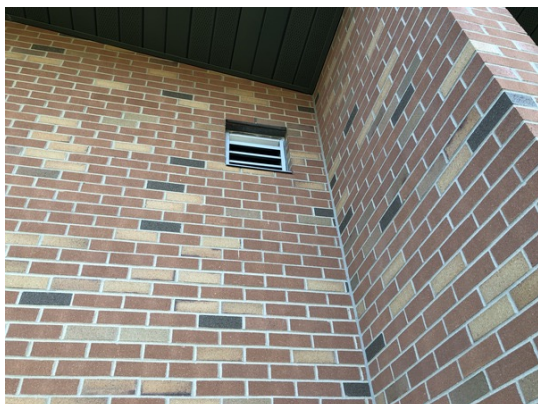
Playground - Photos



Building Envelope - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
4.0 Building Envelope Assessment					
Exterior Finishes					
Brick/Masonry	Good condition	\$0			
Metal Panel	Good condition	\$0			
Lintels	All are either painted or galvanized-good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Exterior / Vestibule Doors					
Hollow Metal Doors	Good condition	\$0			
Aluminum Doors	Good condition	\$0			
Door Hardware (Panic Hardware/Closer Strength)	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Windows					
Aluminum Windows	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Joint Sealants					
Window/Door Sealants	Good condition	\$0			
Control Joint Sealants	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Exterior Grilles / Louvers					
Aluminum Louvers	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Perimeter Maintenance Strip					
(Select Drop-down or Overwrite)		\$0			
4.0 Building Envelope Assessment SUBTOTAL		\$0	\$0	\$0	\$0
4.0 Building Envelope Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

Building Envelope - Photos



Roof System - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
5.0 Roof System Assessment					
Roofing Membrane					
TPO	Seams are beginning to come loose in some areas	\$3,750			
(Select Drop-down or Overwrite)		\$0			
Drainage Components					
Secondary Roof Drains	Estimated 50% of required by current code	\$0			
Tapered Insulation	Tapered insulation should be added to shed water away from gym wall as it is ruining the finishes below	\$5,980	\$6,279		
(Select Drop-down or Overwrite)		\$0			
Roof Membrane Protection					
Adhered Rubber Pads	Installed below overhead roof lines and at roof access ladders	\$0			
(Select Drop-down or Overwrite)		\$0			
Perimeter / Fascia / Soffit					
Term Bar / Counterflashing	Top of term bar is not sealed and counterflashing is loose (verification of sealant at other term bar should be completed)	\$9,000	\$9,450		
(Select Drop-down or Overwrite)		\$0			
Rooftop Penetrations					
Roof Access Hatch	Broken assist spring and is very dangerous to operate	\$6,500	\$6,825		
Mechanical Equipment (curbed)	No concerns	\$0			
Roof Vents (pipes)	Boots installed where required	\$0			
(Select Drop-down or Overwrite)		\$0			
Miscellaneous Rooftop Equipment					
Ladders	Installed to access different roof levels	\$0			
(Select Drop-down or Overwrite)		\$0			
5.0 Roof System Assessment SUBTOTAL		\$25,230	\$22,554	\$0	\$0
5.0 Roof System Assessment SUBTOTAL W/CURRENT INFLATION		\$32,799	\$29,320	\$0	\$0

Stoney Creek Elementary**Roof System Condition Plan****ACTION
THRESHOLD****1-3 Years****4-6 Years****7-10 Years****10+ Years**

Roof System - Photos



ADA Accessibility - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
6.0 ADA Accessibility Assessment							
Exterior Accessibility							
Parking Lot Signage	Present and in good condition			\$0			
Parking Lot Pavement Markings & ADA Striping	Present and in good condition. Will need to be repainted in the future.			\$7,500		\$9,600	
Curb Cuts	Present and in good condition			\$0			
Tactile Warning Strips	Present and in good condition			\$0			
Exterior Ramps	Not applicable			\$0			
Exterior/Exits	Handicapped door operators present and in good condition			\$0			
(Select Drop-down or Overwrite)				\$0			
Interior Accessibility (General)							
Interior Building Signage (general)	Present and in good condition.			\$0			
Corridor Clearances	No issues observed			\$0			
Corridor Path of Travel Obstructions (drinking fountains/lockers/wingwalls)	No issues observed			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
Pull/Push Side Clearances	No issues observed			\$0			
(Select Drop-down or Overwrite)				\$0			
Classroom Accessibility							
Classroom ADA Signage	Present and in good condition.			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
Pull/Push Side Clearance	No issues observed			\$0			
Classroom Restroom Accessibility (Turning Clearance/Plumbing Fixtures/Accessories)	No issues observed. Renovations may lead to ADA updates.			\$0			
(Select Drop-down or Overwrite)				\$0			

ADA Accessibility - Cost Summary

Group Restroom Accessibility

Group Restroom ADA Signage	Present and in good condition.
Doors & Hardware (knobs/levers/panic hardware/closers (general))	No issues observed. Renovations may lead to ADA updates.
Pull/Push Side Clearance	No issues observed.
Turning Clearances	No issues observed.
Plumbing Fixtures (water closets/urinals/lavatories)	No issues observed.
Lavatory Insulation/Shields	Limited insulation/shields were present
Accessories	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$2,500	\$2,625		
\$0			
\$0			

Elevators, Lifts and Interior Ramps

Elevators/Lifts Present Where Needed	No issues observed.
Elevators/Lifts Sized Appropriately	No issues observed.
Elevator/Lift Controls Accessible	No issues observed.
Appropriate Guards/Rails Provided at Ramps	No issues observed.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			

Subcategory / Area

(Select Drop-down or Overwrite)	
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\$0			
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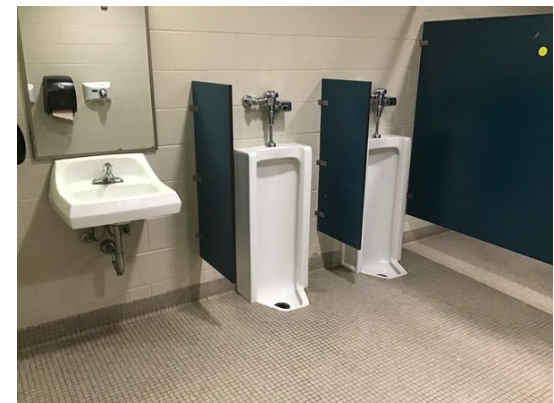
6.0 ADA Accessibility Assessment SUBTOTAL

\$10,000	\$2,625	\$9,600	\$0
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6.0 ADA Accessibility Assessment SUBTOTAL W/CURRENT INFLATION

\$13,000	\$3,413	\$12,480	\$0
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ADA Accessibility - Photos



Interior Finishes - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
7.0 Interior Finishes Assessment					
General					
Walls	Majority of walls are painted masonry throughout. Walls throughout the building would benefit from a fresh coat of paint with an updated color scheme. An allowance has been made based on partial SF for the building to eliminate utility spaces and areas of exposed masonry .	\$27,500		\$35,200	
Ceiling	Ceilings are a combination of exposed structure, lay-in acoustical ceilings and painted bulkheads. An allowance has been provided to address ceiling issues based on a partial SF for the building to eliminate utility spaces, etc.	\$143,163		\$183,248	
Flooring	Flooring throughout is primarily carpet, ceramic tile and resilient flooring. The original building flooring material is dated and showing wear. An allowance has been provided to address flooring issues in the Original building.	\$145,425	\$152,696		
Wayfinding	Wayfinding throughout the building is in good condition.	\$3,500		\$4,480	
Casework	Casework in the building is generally in good condition, but dated. An allowance is provided to replace cabinetry throughout the original building.	\$180,000			
(Select Drop-down or Overwrite)		\$0			
Offices / Auxiliary Offices / Support Areas					
General	Primarily painted CMU throughout. Paint is in good condition	\$0			
Ceiling	Primarily lay-in acoustical tile and in good condition	\$0			
Flooring	Carpet is in good condition	\$0		\$0	
Wayfinding & signage	Signage is in good condition	\$0			
Casework	Casework is in good condition, but dated	\$0		\$0	
Furniture/Furnishings	Systems furniture is in good condition, but could be replaced to improve functionality	\$0			\$0
(Select Drop-down or Overwrite)		\$0			

Interior Finishes - Cost Summary

Corridors

Walls	Primarily painted CMU throughout. Paint is in good condition.
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition
Flooring	Combination of carpet and resilient flooring. Both are in good shape
Lockers	Lockers are in good condition throughout
Wayfinding & signage	Signage is in good condition.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Restrooms

Walls	Primarily painted CMU throughout. Paint is in good condition.
Ceiling	Ceilings are lay-in acoustical tile and in good condition
Flooring	Ceramic tile is in good condition
Toilet Partitions	Partitions are in good condition
Countertops	NA

\$0			
\$0			
\$0			
\$0			
\$0			

Classrooms

Walls	Primarily painted CMU throughout. Paint is in good condition.
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition
Flooring	Combination of carpet and resilient tile. Both are in good condition
Casework	Casework is in good condition
Countertops	Countertops are in good condition
Wall Mounted Visual Display Units	Markerboard and tackboards are appropriate. Allowance has been provided to replace units as needed
Furniture/Furnishings	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0		\$0	
\$0			
\$0			
\$0			
\$0			
\$0			

Cafeteria

Walls	Primarily painted CMU throughout. Paint is in good condition.
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition
Flooring	Resilient flooring is in good condition
Furniture/Furnishings	Cafeteria furniture is in good condition
Casework	Kitchen casework is dated and in poor condition
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$18,000	\$18,900		
\$0			

Interior Finishes - Cost Summary

Media Center

Walls	Primarily painted CMU throughout. Paint is in good condition.
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition
Flooring	Primarily carpet. Carpet is showing signs of age and should be replaced Tile is in good condition but dated.
Casework	Casework is in good condition
Furniture/Furnishings	Furniture is in good condition and appropriate for the space
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Auditorium

Not Applicable	NA
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\$0			
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Band / Orchestra / Choir

Not Applicable	NA
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\$0			
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Industrial Tech & Shop Area

Not Applicable	NA
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\$0			
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7.0 Interior Finishes Assessment SUBTOTAL

\$517,588	\$171,596	\$222,928	\$0
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7.0 Interior Finishes Assessment SUBTOTAL W/CURRENT INFLATION

\$672,864	\$223,075	\$289,806	\$0
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Stoney Creek Elementary

Interior Finishes - Photos



Indoor Athletic Facilities - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years	4-6 Years	7-10 Years
					Escalation Factor = 1.05	Escalation Factor = 1.28	Escalation Factor = 1.48

8.0 Indoor Athletic Facilities Assessment	
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Competition Gymnasium	
Court Surface	Resilient sport flooring is in good condition
Paint	Paint is in good condition
Ceilings	Painted exposed structure is in good condition
Fixed Goals	All goals are retractable with glass backboards and are in good shape
Operable Wall (stage)	NA
(Select Drop-down or Overwrite)	
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Indoor Athletic Facilities - Cost Summary

Cheer / Dance Room

Not Applicable	NA
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\$0			
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Locker Rooms

Not Applicable	NA
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\$0			
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8.0 Indoor Athletic Facilities Assessment SUBTOTAL

\$0	\$0	\$0	\$0
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8.0 Indoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION

\$0	\$0	\$0	\$0
-----	-----	-----	-----

Indoor Athletic Facilities - Photos



Life Safety Systems - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
9.0 Life Safety Systems Assessment							
General Life Safety							
Emergency Plan Available	Emergency plans were observed in classrooms			\$0			
Adequate Corridor Widths	Corridor widths are adequate			\$0			
Emergency/Automatic Shut-offs (Food Service/Kilns/Science Labs/Shop Equipment)				\$0			
Clear/Defined Egress Paths	Egress paths are well defined			\$0			
Clear Lines of Site at Building Perimeter	Lines of sight at the building perimeter are appropriated			\$0			
AED/Location	Observed. Located in main office			\$0			
(Select Drop-down or Overwrite)				\$0			
Fire Safety System / Equipment							
Fire Alarm Panels/Locations	Fire alarm panel is located in the front office area			\$0			
Fire Suppression Heads/Piping	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Fire Extinguishers/Cabinets	Fire extinguishers and cabinets were observed and are well marked			\$0			
(Select Drop-down or Overwrite)				\$0			
(Select Drop-down or Overwrite)				\$0			
Emergency Lighting / Power							
Emergency Generator (what areas are covered?)				\$0			
Emergency Lighting/Power Source	Emergency light fixtures were observed throughout the building. An allowance is provided to repair or replace any damaged units. Refer to electrical for replacement cost.			\$0			
Exit Signs/Power Source	Exit signs were observed throughout the building. An allowance is provided to repair or replace any damaged units. Refer to electrical for replacement cost.			\$0			
(Select Drop-down or Overwrite)				\$0			

Life Safety Systems - Cost Summary

Emergency Alarm Systems

Mass Notification System	
Fire Alarm Pull Stations	Observed throughout the building and in good condition
Horns/Strobes	Observed throughout the building and in good condition
Remote Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			

Access Control / Intrusion Detection

Secure Entry	Secure entry vestibule is present
Security Glass/Film	Not observed
Credential Readers	Access card readers were observed at primary entrances
Intercom Entry Systems	Intercom entry buzzers are present at the main entry
Visitor Management Systems (badging)	
Electronic Locking Devices	Electronic access controls are provided at primary building entrances
Egress Management/Panic Button	Panic devices are present at appropriate exits/corridor doors
Building Intrusion Detection	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Video Surveillance System / Equipment

Security Cameras/Locations	Security cameras are present throughout the building
Security Camera Illumination	
Security Camera Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			

9.0 Life Safety Systems Assessment SUBTOTAL

\$0	\$0	\$0	\$0
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9.0 Life Safety Systems Assessment SUBTOTAL W/CURRENT INFLATION

\$0	\$0	\$0	\$0
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Life Safety Systems - Photos



Food Services - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
10.0 Food Service Assessment					
Food Service Equipment					
Freestanding Cooler/Refrigerator		\$0			
Milk Cooler		\$0			
Freestanding Freezer		\$0			
Ice Maker		\$0			
Oven		\$0			
Range		\$0			
Steam Jacketed Kettles		\$0			
Work Tables		\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Plumbing Fixtures					
3-Compartment Sink (with Air Gaps)		\$0			
Hand Wash Sink		\$0			
Grease Trap		\$0			
Floor Drains		\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Point-of-Purchase					
Cash Register Stand on Wheels		\$0			
Serving Counters		\$0			
Delivery Carts		\$0			
Sneeze Guards		\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Life Safety					
Gas Shutoff(s) Hood Suppression System(s)		\$0			
Fire Suppression System		\$0			
(Select Drop-down or Overwrite)		\$0			

Food Services - Cost Summary

Food Service Storage

Walk-in Coolers		\$0			
Walk-in Freezers		\$0			
Dry Goods Storage/Shelving		\$0			
Food Preparation Storage		\$0			
(Select Drop-down or Overwrite)		\$0			

Subcategory / Area

(Select Drop-down or Overwrite)		\$0			
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10.0 Food Service Assessment SUBTOTAL	\$0	\$0	\$0	\$0
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10.0 Food Service Assessment SUBTOTAL W/CURRENT INFLATION	\$0	\$0	\$0	\$0
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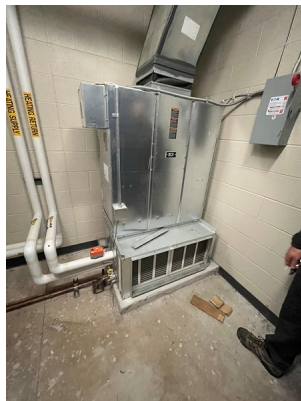
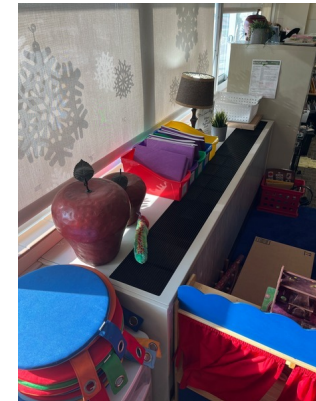
Food Services - Photos



Mechanical - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
11.0 Mechanical Assessment					
Building Heating Equipment					
Boilers	Replace existing boilers based on age	\$300,000	\$315,000		
(Select Drop-down or Overwrite)		\$0			
Building Cooling Equipment					
Refrigerant Condensers	ACCUs on roof	\$50,000	\$52,500		
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
Heating / Cooling Piping					
Hydronic Piping and Pumps	Rework for new boiler, new HW pumps, fittings, connections, specialties	\$150,000	\$157,500		
Refrigerant Piping	To new ACCUs	\$10,000	\$10,500		
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
Building HVAC Air Distribution System / Equipment					
AHUs	Existing Unit (2001), replace with new, One from 1994, 2 total	\$160,500	\$168,525		
Blower Coil Units	Replace with Small AHU size to match	\$175,000	\$183,750		
VAV/CAV Units	Existing Classrooms with HUVs to be replaced with VUVs, ducted, Packaged DX	\$900,000	\$945,000		
Rooftop Exhaust Fans	Replace existing with new 1:1	\$100,000	\$105,000		
Terminal Heating / Cooling Equipment					
Cabinet Unit Heaters	Replace with new	\$50,000	\$52,500		
Finned Tube Heaters	Replace with new element and cover	\$30,000	\$31,500		
(Select Drop-down or Overwrite)		\$0			
Miscellaneous HVAC Systems / Equipment					
Temperature Controls	Full building upgrades from old Trane system	\$308,000	\$323,400		
Air Filtration / Cleaning Equipment	Not great filtration, no additional air cleaning. Would recommend GPS to all units (\$1/CFM)	\$44,000	\$46,200		
(Select Drop-down or Overwrite)		\$0			
11.0 Mechanical Assessment SUBTOTAL		\$2,277,500	\$2,391,375	\$0	\$0
11.0 Mechanical Assessment SUBTOTAL W/CURRENT INFLATION		\$2,960,750	\$3,108,788	\$0	\$0

Mechanical - Photos

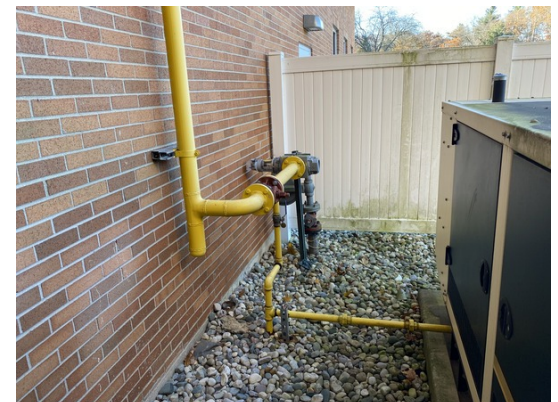


Plumbing - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
12.0 Plumbing Assessment					
Domestic Water System / Equipment					
(Select Drop-down or Overwrite)		\$0			
Sanitary Sewer System / Equipment					
(Select Drop-down or Overwrite)		\$0			
Storm Drainage System / Equipment					
(Select Drop-down or Overwrite)		\$0			
Plumbing Fixtures					
Lavatories & Sinks	Classroom Sinks	\$60,000	\$63,000		
Water Closets	Water closet replacement	\$100,000	\$105,000		
Lavatories & Sinks	Bathrooms Lavs	\$20,000	\$21,000		
Mop Sinks		\$12,500	\$13,125		
Miscellaneous Plumbing Systems / Equipment					
(Select Drop-down or Overwrite)		\$0			
12.0 Plumbing Assessment SUBTOTAL		\$192,500	\$202,125	\$0	\$0
12.0 Plumbing Assessment SUBTOTAL W/CURRENT INFLATION		\$250,250	\$262,763	\$0	\$0

Stoney Creek Elementary

Plumbing - Photos



Electrical - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
13.0 Electrical Assessment							
Site Lighting							
Parking Lot Lighting		LED lighting observed at parking areas in good condition		\$0			
Building Exterior Lighting		A mix of LED and incandescent wall packs observed. Consider replacing with LED for improved efficiencies and lighting quality.		\$16,000	\$16,800		
Power Distribution & Control Equipment							
Surge Protection		Observed in functional condition		\$0			
Primary Switchgear		Observed in good condition		\$0			
Switchboards		Observed in good condition		\$0			
Panelboards		Panel boards and equipment 1994 and approaching end of life cycle. Recommend replacement within a ten year period..		\$40,000		\$51,200	
Sub Panels		Panel boards and equipment 1994 and approaching end of life cycle.		\$80,000		\$102,400	
Interior Lighting							
Interior Lighting Fixtures		Interior light fixtures are observed as LED, fluorescent, and incandescent. Recommend replacing with LED for efficiency.		\$396,000		\$506,880	
Lighting Controls		Lighting controls will need to be upgraded to meet todays code standards with future projects.		\$132,000		\$168,960	
Emergency Lighting		Emergency lighting observed minimal		\$110,000		\$140,800	
Exit Signs		Exit signs are in fair condition and at midlife. Replacement should be considered concurrent with future projects.		\$22,000		\$28,160	
Communications							
Communications Cabinets/Racks/Enclosures		Evaluate needs with technology department.		\$0			
Telephone, Paging, Signaling & Clock Systems							
Telephone System		Cisco - observed good		\$0			
Public Address/Intercom System		Evaluate needs with technology department.		\$0			
Clock System		Bogen analog clocks - Evaluate needs with technology department.		\$0			

Electrical - Cost Summary

Network Electronics & Wireless Equipment

Classroom Audio System	Evaluate needs with technology department.	\$0			
Classroom Video System	Evaluate needs with technology department.	\$0			
13.0 Electrical Assessment SUBTOTAL		\$796,000	\$16,800	\$998,400	\$0
13.0 Electrical Assessment SUBTOTAL W/CURRENT INFLATION		\$1,034,800	\$21,840	\$1,297,920	\$0

Stoney Creek Elementary

Electrical - Photos



Programming Needs - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
Net Present Value		1-3 Years	4-6 Years	7-10 Years			
		Escalation Factor = 1.05	Escalation Factor = 1.28	Escalation Factor = 1.48			
14.0 Programming Needs Assessment							
Subcategory / Area							
Capacity issues (classroom additions)		\$0					
Add air conditioning		\$0					
Kitchen addition/renovation to address serving issues		\$0					
Add parking		\$0					
Revise traffic to address pickup/drop off/busing issues		\$0					
Provide a new sign base below the existing sign		\$0					
Revise drainage issues at swing area		\$0					
Roof leaks near gym?		\$0					
Add goalposts to playground field		\$0					
Provide playground benches near trees		\$0					
Additional mulch at playground		\$0					
Provide a storage shed		\$0					
Roofing leaks		\$0					
Exterior door seals		\$0					
Add/replace cameras (internal/external)		\$0					
Update community restrooms		\$0					
Improve door security (card access?)		\$0					
(Select Drop-down or Overwrite)		\$0					
Subcategory / Area							
(Select Drop-down or Overwrite)		\$0					
14.0 Programming Needs Assessment SUBTOTAL				\$0	\$0	\$0	
14.0 Programming Needs Assessment SUBTOTAL W/CURRENT INFLATION				\$0	\$0	\$0	



Pine Island Elementary

Building Cost Summary

Overall Cost Summary

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$143,430	\$82,560	\$0	\$225,990
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$83,089	\$0	\$0	\$83,089
Building Envelope	\$421,050	\$1,536	\$0	\$422,586
Roof System	\$4,200	\$515,200	\$0	\$519,400
ADA Accessibility	\$2,625	\$9,600	\$0	\$12,225
Interior Finishes	\$458,089	\$1,994,224	\$0	\$2,452,313
Indoor Athletic Facilities	\$5,250	\$0	\$3,700	\$8,950
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$3,517,500	\$0	\$0	\$3,517,500
Plumbing	\$228,375	\$0	\$0	\$228,375
Electrical	\$0	\$30,720	\$2,660,374	\$2,691,094
Programming	\$0	\$0	\$0	\$0
TOTALS	\$4,863,607	\$2,633,840	\$2,664,074	\$10,161,521

Overall Cost Summary + Current Inflation (2022)

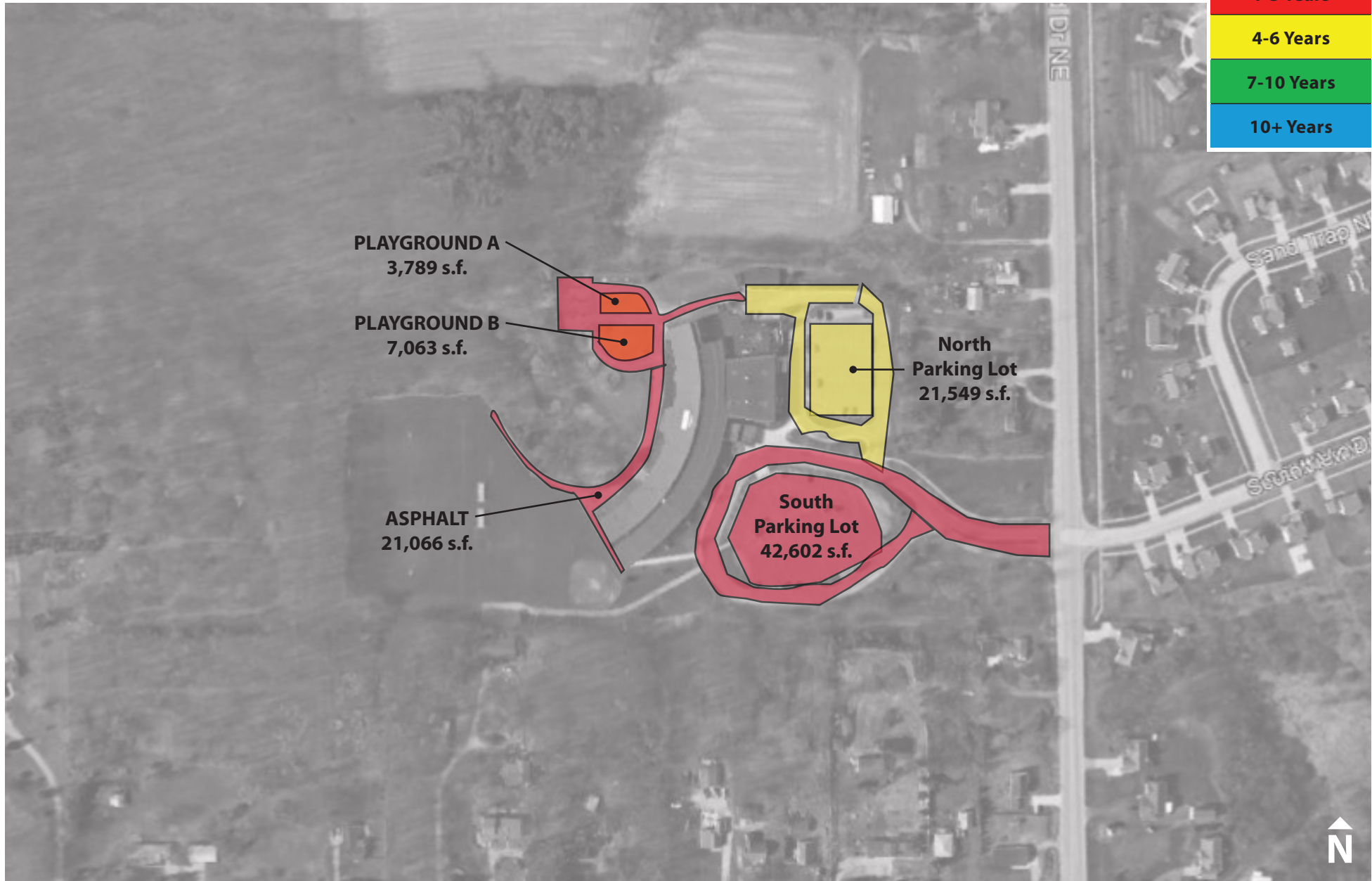
BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$186,459	\$107,328	\$0	\$293,787
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$108,015	\$0	\$0	\$108,015
Building Envelope	\$547,365	\$1,997	\$0	\$549,362
Roof System	\$5,460	\$669,760	\$0	\$675,220
ADA Accessibility	\$3,413	\$12,480	\$0	\$15,893
Interior Finishes	\$595,515	\$2,592,491	\$0	\$3,188,007
Indoor Athletic Facilities	\$6,825	\$0	\$4,810	\$11,635
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$4,572,750	\$0	\$0	\$4,572,750
Plumbing	\$296,888	\$0	\$0	\$296,888
Electrical	\$0	\$39,936	\$3,458,486	\$3,498,422
Programming	\$0	\$0	\$0	\$0
TOTALS	\$6,322,690	\$3,423,992	\$3,463,296	\$13,209,978

Civil and Site - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
1.0 Civil & Site Assessment							
Site Signage							
Traffic / Pedestrian Control	Replace Various signs on Campus due to fading and weathering.	\$2,000	\$2,100				
(Select Drop-down or Overwrite)		\$0					
Pavement							
North Parking Lot	Crack and seal repair to extend the pavement life	\$1,300	\$1,365				
North Parking Lot	Mill and Repave due to cracking and wear.	\$64,500		\$82,560			
South Parking Lot	Mill and Repave due to cracking wear and alligating.	\$127,800	\$134,190				
Parking Striping/Paint	Re-stripe due to re-pavement.	\$1,000	\$1,050				
Parking Striping/Paint	Re-stripe due to re-pavement.	\$1,500	\$1,575				
Concrete Sidewalks	Replace cracked Sidewalk due to heaving and cracking.	\$3,000	\$3,150				
(Select Drop-down or Overwrite)		\$0					
Landscaping							
(Select Drop-down or Overwrite)		\$0					
Subcategory / Area							
(Select Drop-down or Overwrite)		\$0					
Subcategory / Area							
(Select Drop-down or Overwrite)		\$0					
Subcategory / Area							
(Select Drop-down or Overwrite)		\$0					
1.0 Civil & Site Assessment SUBTOTAL		\$201,100	\$143,430	\$82,560	\$0		
1.0 Civil & Site Assessment SUBTOTAL W/CURRENT INFLATION		\$261,430	\$186,459	\$107,328	\$0		

Pavement Condition Plan

ACTION THRESHOLD
1-3 Years
4-6 Years
7-10 Years
10+ Years



Civil and Site - Photos



Outdoor Athletic Facilities - Cost Summary

Survey Item	Survey Notes	Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
2.0 Outdoor Athletic Facilities Assessment					
Stadium					
Not applicable		\$0			
Auxiliary Athletic Fields					
Not applicable		\$0			
Baseball / Softball Fields					
Not applicable		\$0			
Tennis Courts					
Not applicable		\$0			
Cross Country					
Not applicable		\$0			
Outdoor Athletic Support Buildings					
Not applicable		\$0			
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL		\$0	\$0	\$0	\$0
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

Playground - Cost Summary

Survey Item		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
3.0 Playgrounds Assessment					
Play Surfacing					
Wood Fiber	Top dress entire area to maintain safety zone fall heights.	\$6,000	\$6,300		
(Select Drop-down or Overwrite)		\$0			
Play Equipment					
Tire Swing	Broken. Should be replaced for safety reasons.	\$500	\$525		
Tunnel	Broken, should be replaced for safety reasons.	\$3,000	\$3,150		
Snake Climber	Replace due to loss of surfacing, general wear and lack of play value.	\$7,500	\$7,875		
Jungle Gym	Recommend replacement due to non compliance, safety reasons and age of equipment.	\$20,000	\$21,000		
(Select Drop-down or Overwrite)		\$0			
Play Area Pavement					
Asphalt Sidewalks/Paths	Repave due to cracking and general wear.	\$42,132	\$44,239		
(Select Drop-down or Overwrite)		\$0			
Shade					
(Select Drop-down or Overwrite)		\$0			
Fencing					
(Select Drop-down or Overwrite)		\$0			
ADA Accessibility					
(Select Drop-down or Overwrite)		\$0			
3.0 Playgrounds Assessment SUBTOTAL		\$79,132	\$83,089	\$0	\$0
3.0 Playgrounds Assessment SUBTOTAL W/CURRENT INFLATION		\$102,872	\$108,015	\$0	\$0

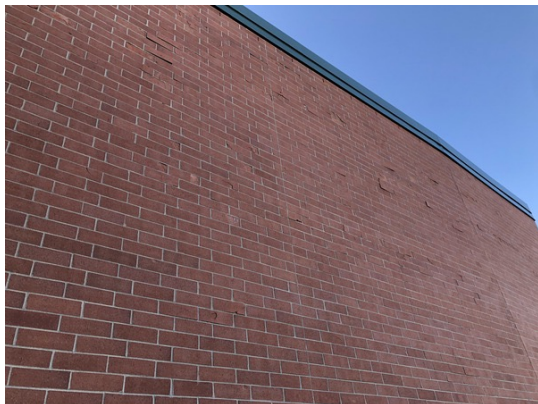
Playground - Photos



Building Envelope - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
4.0 Building Envelope Assessment							
Exterior Finishes							
Brick/Masonry		Many areas need replacement-faces falling off, cracking, control joints are tight indicating excessive expansion. Possible structural issues.		\$400,000	\$420,000		
Metal Panel		Good condition		\$0			
(Select Drop-down or Overwrite)				\$0			
Exterior / Vestibule Doors							
Hollow Metal Doors		Needs fresh paint		\$1,000	\$1,050		
Aluminum Doors		Good condition		\$0			
Exterior Door Hardware		Good condition		\$0			
(Select Drop-down or Overwrite)				\$0			
Windows							
Aluminum Windows		Good condition		\$0			
(Select Drop-down or Overwrite)				\$0			
Joint Sealants							
Window/Door Sealants		Some areas need fresh sealant		\$1,200		\$1,536	
Control Joint Sealants		Good condition		\$0			
(Select Drop-down or Overwrite)				\$0			
Exterior Grilles / Louvers							
Aluminum Louvers		Good condition		\$0			
(Select Drop-down or Overwrite)				\$0			
Perimeter Maintenance Strip							
(Select Drop-down or Overwrite)				\$0			
4.0 Building Envelope Assessment SUBTOTAL				\$402,200	\$421,050	\$1,536	\$0
4.0 Building Envelope Assessment SUBTOTAL W/CURRENT INFLATION				\$522,860	\$547,365	\$1,997	\$0

Building Envelope - Photos



Roof System - Cost Summary

Survey Item		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
5.0 Roof System Assessment					
Roofing Membrane					
EPDM (Non-Ballasted)	Located center trough between high sloped roof	\$93,725			
EPDM (Non-Ballasted)	Remaining lower areas	\$402,500		\$515,200	
Standing Seam Metal		\$0			
(Select Drop-down or Overwrite)		\$0			
Drainage Components					
Primary Roof Drains	Appears adequate	\$0			
Secondary Roof Drains	Appears adequate	\$0			
Gutters	Appears adequate	\$0			
(Select Drop-down or Overwrite)		\$0			
Roof Membrane Protection					
Adhered Rubber Pads	Installed where required	\$0			
Concrete Pavers	Below eaves of standing seam roof above	\$0			
(Select Drop-down or Overwrite)		\$0			
Perimeter / Fascia / Soffit					
Metal Coping	In good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Rooftop Penetrations					
Mechanical Equipment (curbed)	No concerns	\$0			
Roof Vents (pipes)	No concerns	\$0			
(Select Drop-down or Overwrite)		\$0			
Miscellaneous Rooftop Equipment					
Ladders	Ladder from standing seam to trough roof needed	\$4,000	\$4,200		
(Select Drop-down or Overwrite)		\$0			
5.0 Roof System Assessment SUBTOTAL		\$500,225	\$4,200	\$515,200	\$0
5.0 Roof System Assessment SUBTOTAL W/CURRENT INFLATION		\$650,293	\$5,460	\$669,760	\$0

Roof System Condition Plan

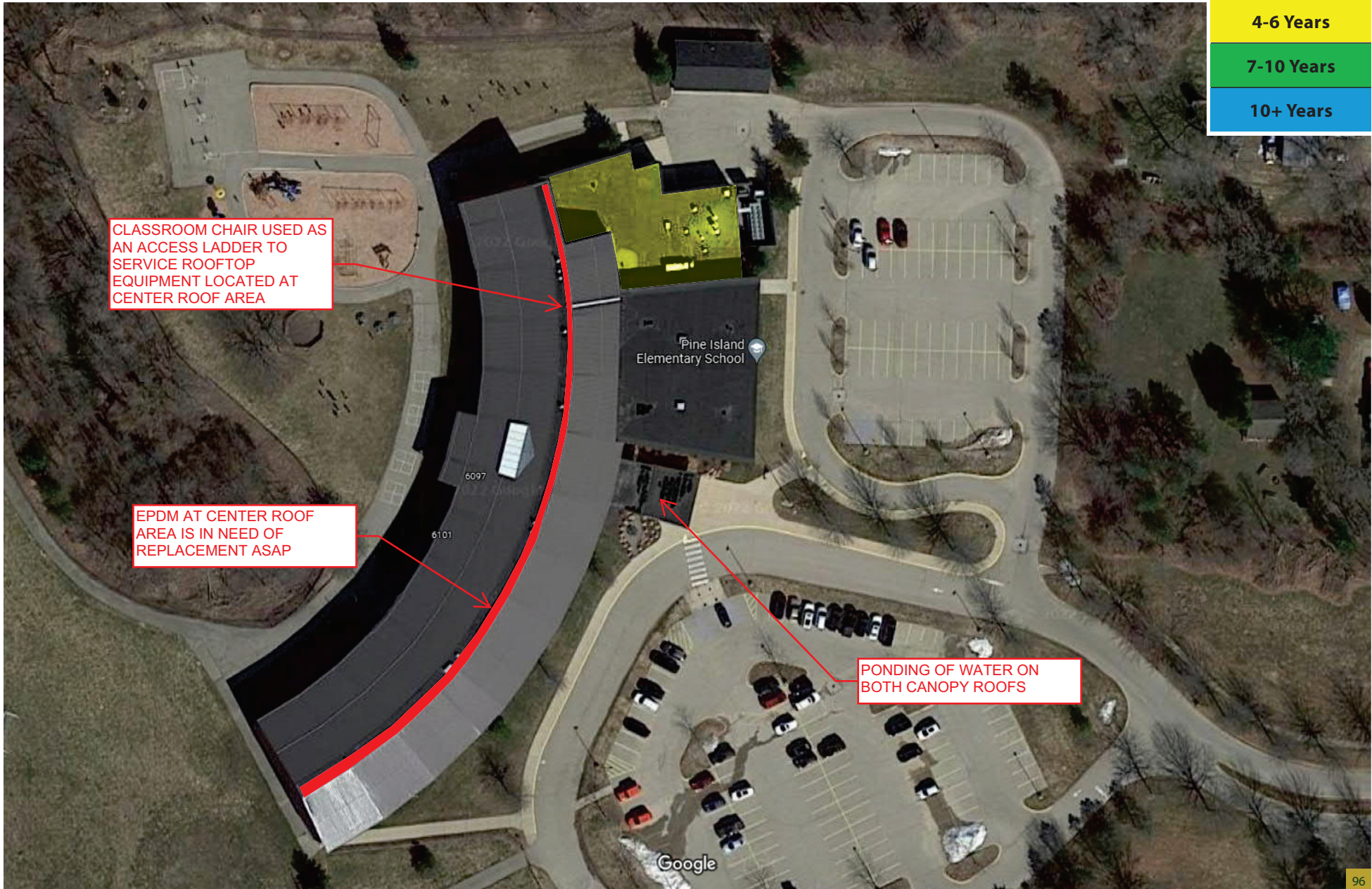
ACTION THRESHOLD

1-3 Years

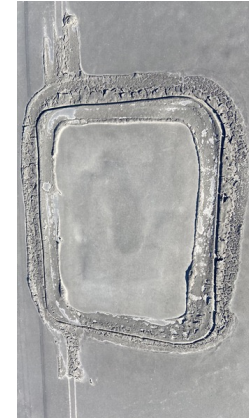
4-6 Years

7-10 Years

10+ Years



Roof System - Photos



ADA Accessibility - Cost Summary

Survey Item		Survey Notes		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
6.0 ADA Accessibility Assessment							
Exterior Accessibility							
Parking Lot Signage	Present and in good condition			\$0			
Parking Lot Pavement Markings & ADA Striping	Present and in good condition. Will need to be repainted in the future.			\$7,500		\$9,600	
Curb Cuts	Present and in good condition			\$0			
Tactile Warning Strips	Present and in good condition			\$0			
Exterior Ramps	Not applicable			\$0			
Exterior/Exits	Handicapped door operators present and in good condition			\$0			
(Select Drop-down or Overwrite)				\$0			
Interior Accessibility (General)							
Interior Building Signage (general)	Present and in good condition.			\$0			
Corridor Clearances	No issues observed			\$0			
Corridor Path of Travel Obstructions (drinking fountains/lockers/wingwalls)	No issues observed			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
(Select Drop-down or Overwrite)	No issues observed			\$0			
(Select Drop-down or Overwrite)				\$0			
Classroom Accessibility							
Classroom ADA Signage	Present and in good condition.			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
Pull/Push Side Clearance	No issues observed			\$0			
Classroom Restroom Accessibility (Turning Clearance/Plumbing Fixtures/Accessories)	No issues observed. Renovations may lead to ADA updates.			\$0			
(Select Drop-down or Overwrite)				\$0			

ADA Accessibility - Cost Summary

Group Restroom Accessibility

Group Restroom ADA Signage	Present and in good condition.
Doors & Hardware (knobs/levers/panic hardware/closers (general))	No issues observed. Renovations may lead to ADA updates.
Pull/Push Side Clearance	No issues observed.
Turning Clearances	No issues observed.
Plumbing Fixtures (water closets/urinals/lavatories)	No issues observed.
Lavatory Insulation/Shields	Limited insulation/shields were present
Accessories	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$2,500	\$2,625		
\$0			
\$0			

Elevators, Lifts and Interior Ramps

Elevators/Lifts Present Where Needed	Elevator is present. No issues observed.
Elevators/Lifts Sized Appropriately	No issues observed.
Elevator/Lift Controls Accessible	No issues observed.
Appropriate Guards/Rails Provided at Ramps	No issues observed.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			

Subcategory / Area

(Select Drop-down or Overwrite)	
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\$0			
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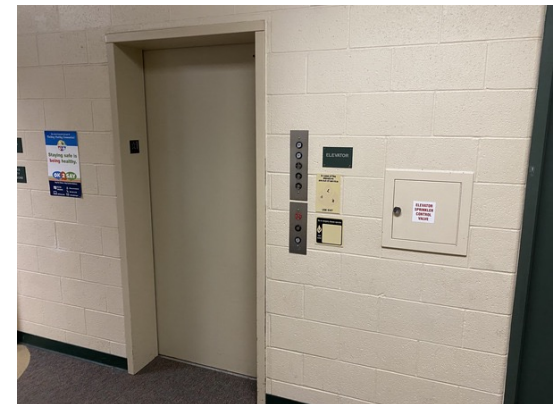
6.0 ADA Accessibility Assessment SUBTOTAL

\$10,000	\$2,625	\$9,600	\$0
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6.0 ADA Accessibility Assessment SUBTOTAL W/CURRENT INFLATION

\$13,000	\$3,413	\$12,480	\$0
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ADA Accessibility - Photos



Interior Finishes - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
7.0 Interior Finishes Assessment							
General							
Walls	Majority of walls are painted masonry throughout. Walls throughout the building would benefit from a fresh coat of paint with an updated color scheme. An allowance has been made based on partial SF for the building to eliminate utility spaces and areas of exposed masonry .		\$143,163		\$183,248		
Ceiling	Ceilings are a combination of exposed structure, lay-in acoustical ceilings and painted bulkheads. An allowance has been provided to address ceiling issues based on a partial SF for the building to eliminate utility spaces, etc.		\$286,325		\$366,496		
Flooring	Flooring throughout is primarily carpet, ceramic tile and resilient flooring. The original building flooring material is dated and showing wear. An allowance has been provided to address flooring issues in the Original building.		\$436,275	\$458,089			
Wayfinding	Wayfinding throughout the building is in good condition.		\$3,500		\$4,480		
Casework	Casework in the building is generally in good condition, but dated. An allowance is provided to replace cabinetry throughout the original building.		\$180,000				
(Select Drop-down or Overwrite)			\$0				
Offices / Auxiliary Offices / Support Areas							
General	Primarily painted CMU throughout. Paint is in good condition		\$0		\$0		
Ceiling	Primarily lay-in acoustical tile and in good condition		\$0				
Flooring	Carpet is dated and showing signs of wear		\$0		\$0		
Wayfinding & signage	Signage is in good condition		\$0				
Casework	Casework is in good condition		\$0		\$0		
Furniture/Furnishings	Systems furniture is in good condition		\$0			\$0	
(Select Drop-down or Overwrite)			\$0				

Interior Finishes - Cost Summary

Corridors

Walls	Primarily painted CMU throughout. Paint is in good condition but could be updated
Ceiling	Primarily lay-in acoustical tile Ceiling tiles are showing signs of water damage and should be replaced.
Flooring	Primarily carpet throughout. Carpet is dated and showing signs of wear
Lockers	Lockers are not present in corridors. Coat hooks are present in many areas
Wayfinding & signage	Signage is in good condition.
Stairwells	Rubber flooring in stairwells is showing signs of age and should be replaced.
(Select Drop-down or Overwrite)	

\$0			\$0
\$0			
\$0			
\$0			
\$0			
\$0		\$0	
\$0			

Restrooms

Allowance	Renovate community restrooms.
Walls	Primarily painted CMU throughout. Painting could be updated to improve aesthetics
Ceiling	Primarily lay-in acoustical tile Ceiling tiles are showing signs of water damage and should be replaced.
Flooring	Ceramic tile is in good condition but dated
Toilet Partitions	Partitions are in good condition but dated
Countertops	NA
(Select Drop-down or Overwrite)	

\$750,000		\$960,000	
\$0		\$0	
\$0		\$0	
\$0		\$0	
\$0		\$0	
\$0		\$0	
\$0			

Classrooms

Walls	Primarily painted CMU throughout. Paint is in good condition.
Ceiling	Primarily lay-in acoustical tile Ceiling tiles are showing signs of water damage and should be replaced.
Flooring	Combination of carpet and resilient tile. Carpet is showing signs of age and should be replaced Tile is in good condition.
Casework	Casework is in good condition
Countertops	Countertops are in good conditions but showing signs of wear and are dated.
Wall Mounted Visual Display Units	Markerboard and tackboards are appropriate. Allowance has been provided to replace units as needed
Furniture/Furnishings	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0		\$0	
\$0		\$0	
\$0		\$0	
\$0		\$0	
\$0			
\$0			

Interior Finishes - Cost Summary

Cafeteria				
Allowance	Renovate cafeteria	\$375,000		\$480,000
Walls	Primarily painted CMU throughout. Paint is in good condition.	\$0		
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition	\$0		
Flooring	Resilient flooring in cafeteria is in good condition but dated	\$0		\$0
Furniture/Furnishings	Cafeteria furniture is in good condition	\$0		
Casework	Kitchen casework is dated and in poor condition	\$0	\$0	
(Select Drop-down or Overwrite)		\$0		
Media Center				
Walls	Primarily painted CMU throughout. Paint is in good condition.	\$0		
Ceiling	Combination of lay-in acoustical tile and exposed structure. Primarily lay-in acoustical tile. Ceiling tiles are showing signs of water damage and should be replaced.	\$0		\$0
Flooring	Carpet is showing signs of age and should be replaced	\$0		\$0
Casework	Casework is in good condition	\$0		\$0
Furniture/Furnishings		\$0		
(Select Drop-down or Overwrite)		\$0		
Auditorium				
Not Applicable	NA	\$0		
Band / Orchestra / Choir				
Not Applicable	NA	\$0		
Industrial Tech & Shop Area				
Not Applicable	NA	\$0		
7.0 Interior Finishes Assessment SUBTOTAL		\$2,174,263	\$458,089	\$1,994,224
7.0 Interior Finishes Assessment SUBTOTAL W/ CURRENT INFLATION		\$2,826,541	\$595,515	\$2,592,491
				\$0

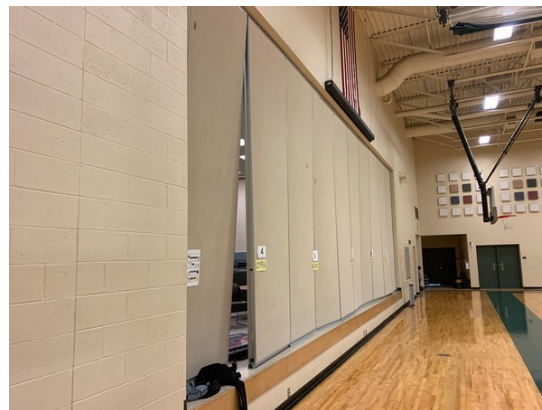
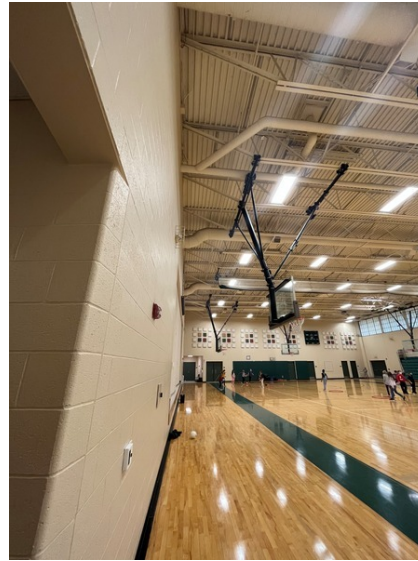
Interior Finishes - Photos



Indoor Athletic Facilities - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48		
8.0 Indoor Athletic Facilities Assessment							
Competition Gymnasium							
Court Surface	Resurface and repaint continue maint			\$0			
Doors	Gap at doors exterior			\$2,500			\$3,700
Operable Wall	Stage folding doors don’t lineup. Adjustment needed			\$5,000	\$5,250		
Other Athletic Equipment	Equipment appears to be in good condition			\$0			
Bleachers				\$0			
Scoreboards				\$0			
(Select Drop-down or Overwrite)				\$0			
Auxiliary Gymnasium							
Not Applicable	NA			\$0			
Pool							
Not Applicable	NA			\$0			
Wrestling Room							
Not Applicable	NA			\$0			
Cheer / Dance Room							
Not Applicable	NA			\$0			
Locker Rooms							
General	Good condition used for storage			\$0			
8.0 Indoor Athletic Facilities Assessment SUBTOTAL				\$7,500	\$5,250	\$0	\$3,700
8.0 Indoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION				\$9,750	\$6,825	\$0	\$4,810

Indoor Athletic Facilities - Photos



Life Safety Systems - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
9.0 Life Safety Systems Assessment							
General Life Safety							
Emergency Plan Available	Emergency plans were observed in classrooms			\$0			
Adequate Corridor Widths	Corridor widths are adequate			\$0			
Emergency/Automatic Shut-offs (Food Service/Kilns/Science Labs/Shop Equipment)				\$0			
Clear/Defined Egress Paths	Egress paths are well defined			\$0			
Clear Lines of Site at Building Perimeter	Lines of sight at the building perimeter are appropriated			\$0			
AED/Location	Observed. Located in main office			\$0			
(Select Drop-down or Overwrite)				\$0			
Fire Safety System / Equipment							
Fire Alarm Panels/Locations	Fire alarm panel is located in the front office area			\$0			
Fire Suppression Heads/Piping	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Fire Extinguishers/Cabinets	Fire extinguishers and cabinets were observed and are well marked			\$0			
(Select Drop-down or Overwrite)				\$0			
Emergency Lighting / Power							
Emergency Generator (what areas are covered?)				\$0			
Emergency Lighting/Power Source				\$0			
Exit Signs/Power Source	Exit signs were observed throughout the building. An allowance is provided to repair or replace any damaged units.			\$0			
(Select Drop-down or Overwrite)				\$0			

Life Safety Systems - Cost Summary

Emergency Alarm Systems

Mass Notification System	
Fire Alarm Pull Stations	Observed throughout the building and in good condition
Horns/Strobes	Observed throughout the building and in good condition
Remote Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			

Access Control / Intrusion Detection

Secure Entry	Secure entry vestibule is present
Security Glass/Film	Not observed
Credential Readers	Access card readers were observed at primary entrances
Intercom Entry Systems	Intercom entry buzzers are present at the main entry
Visitor Management Systems (badging)	
Electronic Locking Devices	Electronic access controls are provided at primary building entrances
Egress Management/Panic Button	Panic devices are present at appropriate exits/corridor doors
Building Intrusion Detection	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Video Surveillance System / Equipment

Security Cameras/Locations	Security cameras are present throughout the building
Security Camera Illumination	
Security Camera Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			

9.0 Life Safety Systems Assessment SUBTOTAL

\$0	\$0	\$0	\$0
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9.0 Life Safety Systems Assessment SUBTOTAL W/CURRENT INFLATION

\$0	\$0	\$0	\$0
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Life Safety Systems - Photos



Food Services - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
10.0 Food Service Assessment					
Food Service Equipment					
Freestanding Cooler/Refrigerator		\$0			
Milk Cooler		\$0			
Freestanding Freezer		\$0			
Ice Maker		\$0			
Oven		\$0			
Range		\$0			
Steam Jacketed Kettles		\$0			
Work Tables		\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Plumbing Fixtures					
3-Compartment Sink (with Air Gaps)		\$0			
Hand Wash Sink		\$0			
Grease Trap		\$0			
Floor Drains		\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Point-of-Purchase					
Cash Register Stand on Wheels		\$0			
Serving Counters		\$0			
Delivery Carts		\$0			
Sneeze Guards		\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Life Safety					
Gas Shutoff(s) Hood Suppression System(s)		\$0			
Fire Suppression System		\$0			
(Select Drop-down or Overwrite)		\$0			

Food Services - Cost Summary

Food Service Storage

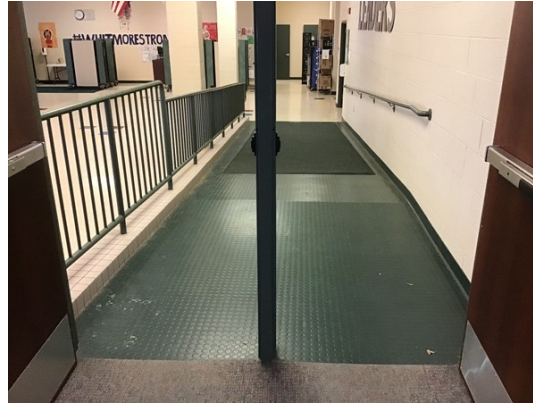
Walk-in Coolers		\$0			
Walk-in Freezers		\$0			
Dry Goods Storage/Shelving		\$0			
Food Preparation Storage		\$0			
(Select Drop-down or Overwrite)		\$0			

Subcategory / Area

(Select Drop-down or Overwrite)		\$0			
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10.0 Food Service Assessment SUBTOTAL	\$0	\$0	\$0	\$0
10.0 Food Service Assessment SUBTOTAL W/CURRENT INFLATION	\$0	\$0	\$0	\$0

Food Services - Photos



Mechanical - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
11.0 Mechanical Assessment							
Building Heating Equipment							
Boilers	(3) 2000 MBH non-condensing boilers (1997)			\$300,000	\$315,000		
(Select Drop-down or Overwrite)				\$0			
Building Cooling Equipment							
Chillers	(1) 215 tons, R-22, from 1997			\$250,000	\$262,500		
(Select Drop-down or Overwrite)				\$0			
Heating / Cooling Piping							
Hydronic Piping and Pumps	New HW pumps, fittings, connections, specialties			\$150,000	\$157,500		
Chilled Water Piping and Pumps	New CHW pumps, fittings, connections, specialties			\$150,000	\$157,500		
Refrigerant Piping	New piping/insulation for food service ACCU			\$5,000	\$5,250		
Building HVAC Air Distribution System / Equipment							
VAV/CAV Units	Replace Existing with new			\$375,000	\$393,750		
AHUS	New AHUs (10 Units, 75,000 CFM)			\$1,125,000	\$1,181,250		
Rooftop Exhaust Fans	replace existing with new 1:1			\$65,000	\$68,250		
(Select Drop-down or Overwrite)				\$0			
Terminal Heating / Cooling Equipment							
Finned Tube Heaters	Replace element and cover			\$130,000	\$136,500		
Cabinet Unit Heaters	CUHs replace with new			\$50,000	\$52,500		
(Select Drop-down or Overwrite)				\$0			
(Select Drop-down or Overwrite)				\$0			
Miscellaneous HVAC Systems / Equipment							
Temperature Controls	Full building upgrades from old Trane system			\$630,000	\$661,500		
Air Filtration / Cleaning Equipment	Not great filtration, no additional air cleaning. Would recommend GPS to all units (\$1/CFM)			\$90,000	\$94,500		
Kitchen MAU	Very old, do not operate. Gas-fired, 100% OA/EA			\$30,000	\$31,500		
11.0 Mechanical Assessment SUBTOTAL				\$3,350,000	\$3,517,500	\$0	\$0
11.0 Mechanical Assessment SUBTOTAL W/CURRENT INFLATION				\$4,355,000	\$4,572,750	\$0	\$0

Mechanical - Photos



Plumbing - Cost Summary

Survey Item		Survey Notes	Action Threshold Costs			
			Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
12.0 Plumbing Assessment						
Domestic Water System / Equipment						
Domestic Boiler and storge tank	Boiler style DWH with large storage tank - replace with 199 MBH DWH with 100 gal storage		\$10,000	\$10,500		
Domestic Well Tank	Tank needs replacing, new gauges, well itself works well		\$5,000	\$5,250		
Domestic Water Piping	Rework for new DWH		\$5,000	\$5,250		
(Select Drop-down or Overwrite)			\$0			
(Select Drop-down or Overwrite)			\$0			
Sanitary Sewer System / Equipment						
(Select Drop-down or Overwrite)			\$0			
Storm Drainage System / Equipment						
(Select Drop-down or Overwrite)			\$0			
(Select Drop-down or Overwrite)			\$0			
Plumbing Fixtures						
Lavatories & Sinks	Classroom sinks		\$60,000	\$63,000		
Water Closets	Water closet replacements		\$90,000	\$94,500		
Lavatories & Sinks	Bathroom Lab replacements		\$30,000	\$31,500		
Mop Sinks			\$7,500	\$7,875		
Showers			\$2,500	\$2,625		
Electric Water Coolers			\$7,500	\$7,875		
Miscellaneous Plumbing Systems / Equipment						
(Select Drop-down or Overwrite)			\$0			
12.0 Plumbing Assessment SUBTOTAL			\$217,500	\$228,375	\$0	\$0
12.0 Plumbing Assessment SUBTOTAL W/CURRENT INFLATION			\$282,750	\$296,888	\$0	\$0

Plumbing - Photos



Electrical - Cost Summary

Survey Item	Survey Notes	Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
13.0 Electrical Assessment					
Site Lighting					
Parking Lot Lighting	LED lighting observed at parking areas in good condition	\$0			
Building Exterior Lighting	Several incandescent wall packs observed. Consider replacing with LED for improved efficiencies and lighting quality.	\$24,000		\$30,720	
Power Distribution & Control Equipment					
Exterior Transformers	Observed in good condition	\$0			
Interior Transformers	Observed in good condition	\$0			
Surge Protection	Observed in functional condition	\$0			
Primary Switchgear	Observed in good condition	\$0			
Switchboards	Observed in good condition	\$0			
Panelboards	Panel boards and equipment 1998 and at mid life.	\$80,000			\$118,400
Sub Panels	Panel boards and equipment 1998 and at mid life.	\$112,000			\$165,760
Interior Lighting					
Interior Lighting Fixtures	Interior light fixtures are observed as fluorescent. Recommend replacing with LED for efficiency.	\$792,900			\$1,173,492
Lighting Controls	Lighting controls will need to be upgraded to meet todays code standards with future projects.	\$264,300			\$391,164
Emergency Lighting	Emergency lighting observed minimal	\$176,200			\$260,776
Exit Signs	Exit signs are in fair condition and at midlife. Replacement should be considered concurrent with future projects.	\$44,050			\$65,194
Communications					
Communications Cabinets/Racks/Enclosures	Communications racks and equipment observed in good condition with aging components. Evaluate needs with technology department.	\$0			\$0
Telephone, Paging, Signaling & Clock Systems					
Telephone System	Cisco - observed good	\$0			
Public Address/Intercom System	Observed good with aging components. Evaluate need with technology department.	\$44,050			\$65,194
Clock System	Bogen system observed in good condition with aging components. Evaluate need for replacement with digital clock system.	\$0			\$0

Electrical - Cost Summary

Network Electronics & Wireless Equipment

Classroom Audio System	Paging system observed	\$44,050			\$65,194
Classroom Video System	Epson projectors observed in good condition	\$240,000			\$355,200

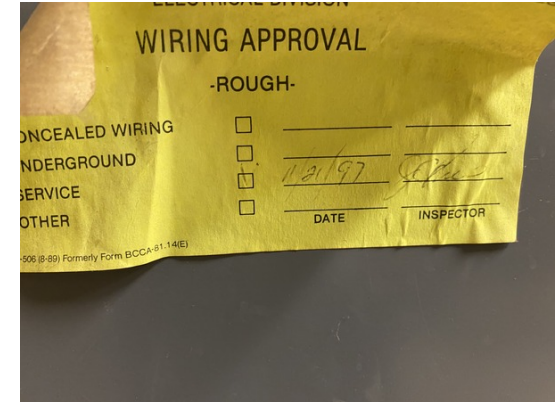
Miscellaneous Electrical Systems / Equipment

Lightning Protection	Not observed	\$0			
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13.0 Electrical Assessment SUBTOTAL		\$1,821,550	\$0	\$30,720	\$2,660,374
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13.0 Electrical Assessment SUBTOTAL W/CURRENT INFLATION		\$2,368,015	\$0	\$39,936	\$3,458,486
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Electrical - Photos



Programming Needs - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
Net Present Value		1-3 Years	4-6 Years	7-10 Years			
		Escalation Factor = 1.05	Escalation Factor = 1.28	Escalation Factor = 1.48			
14.0 Programming Needs Assessment							
Subcategory / Area							
Improve site entrance/exit and traffic flow							
Improve front yard drainage							
Parking lot floods due to leaves collecting in drains							
Replace playground wood chips with alternate material							
Address erosion issue at playground concrete							
Add security cameras to cover unstructured student areas (playground, cafeteria)							
Address restroom leaks in 2nd floor, 3rd grade wing							
(Select Drop-down or Overwrite)							
Subcategory / Area							
Add air conditioning							
(Select Drop-down or Overwrite)							
14.0 Programming Needs Assessment SUBTOTAL				\$0	\$0	\$0	\$0
14.0 Programming Needs Assessment SUBTOTAL W/CURRENT INFLATION				\$0	\$0	\$0	\$0



Mill Creek Middle School

Building Cost Summary

Overall Cost Summary

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$308,342	\$0	\$0	\$308,342
Outdoor Athletic Facilities	\$385,875	\$0	\$0	\$385,875
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$55,388	\$206,080	\$0	\$261,468
Roof System	\$998	\$0	\$0	\$998
ADA Accessibility	\$2,625	\$0	\$0	\$2,625
Interior Finishes	\$520,821	\$3,614,586	\$0	\$4,135,407
Indoor Athletic Facilities	\$1,065,750	\$0	\$0	\$1,065,750
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$3,310,125	\$288,000	\$0	\$3,598,125
Plumbing	\$136,500	\$0	\$0	\$136,500
Electrical	\$0	\$2,213,210	\$0	\$2,213,210
Programming	\$0	\$0	\$0	\$0
TOTALS	\$5,786,423	\$6,321,875	\$0	\$12,108,298

Overall Cost Summary + Current Inflation (2022)

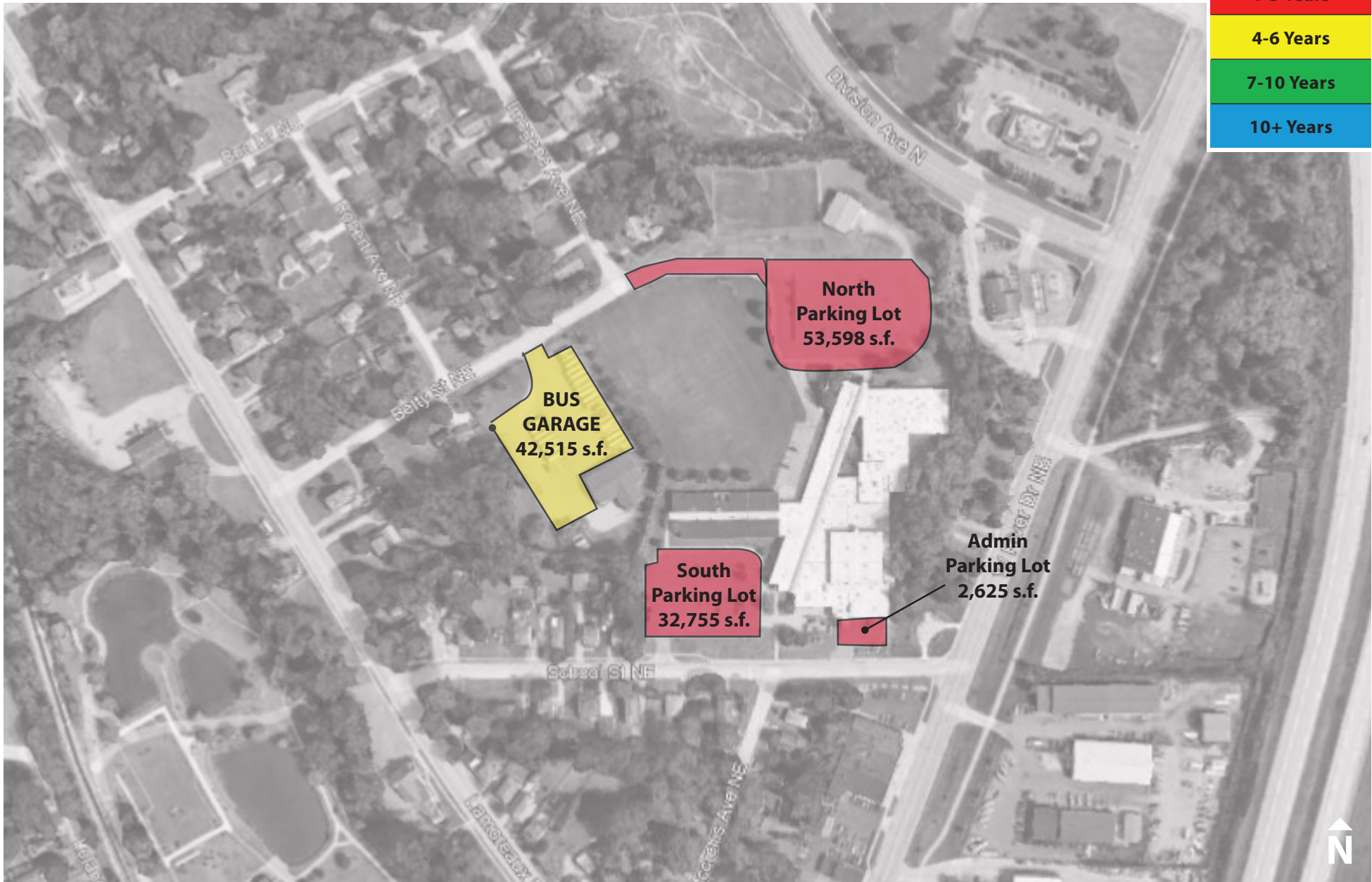
BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$400,845	\$0	\$0	\$400,845
Outdoor Athletic Facilities	\$501,638	\$0	\$0	\$501,638
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$72,004	\$267,904	\$0	\$339,908
Roof System	\$1,297	\$0	\$0	\$1,297
ADA Accessibility	\$3,413	\$0	\$0	\$3,413
Interior Finishes	\$677,067	\$4,698,961	\$0	\$5,376,029
Indoor Athletic Facilities	\$1,385,475	\$0	\$0	\$1,385,475
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$4,303,163	\$374,400	\$0	\$4,677,563
Plumbing	\$177,450	\$0	\$0	\$177,450
Electrical	\$0	\$2,877,172	\$0	\$2,877,172
Programming	\$0	\$0	\$0	\$0
TOTALS	\$7,522,350	\$8,218,438	\$0	\$15,740,788

Civil and Site - Cost Summary

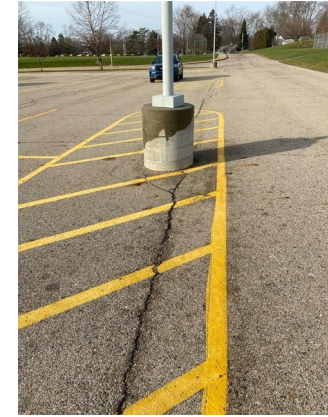
Survey Item		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
1.0 Civil & Site Assessment					
Site Signage					
Traffic / Pedestrian Control	Replace some signage on site due to wear and fading.	\$2,000	\$2,100		
Wayfinding	Add concrete maintenance strip around base for protection and ease of lawn care.	\$300	\$315		
(Select Drop-down or Overwrite)		\$0			
Pavement					
North Parking Lot	Mill and replace due to cracking and wear	\$160,794	\$168,834		
South West Parking Lot	Mill and replace due to cracking and wear.	\$98,265	\$103,178		
Concrete Sidewalks	Demo and replace at site furniture	\$3,600	\$3,780		
Admin Parking Lot	Mill and replace due to cracking and wear	\$8,100	\$8,505		
(Select Drop-down or Overwrite)		\$0			
Landscaping					
(Select Drop-down or Overwrite)		\$0			
Site Furniture					
Entry Benches	Replace with new due to general aging, fading, rust and wear	\$8,000	\$8,400		
Entry Tables	Replace with new due to general aging, fading, rust and wear	\$12,600	\$13,230		
(Select Drop-down or Overwrite)		\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
1.0 Civil & Site Assessment SUBTOTAL		\$293,659	\$308,342	\$0	\$0
1.0 Civil & Site Assessment SUBTOTAL W/CURRENT INFLATION		\$381,757	\$400,845	\$0	\$0

Pavement Condition Plan

ACTION THRESHOLD
1-3 Years
4-6 Years
7-10 Years
10+ Years



Civil and Site - Photos



Outdoor Athletic Facilities - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
2.0 Outdoor Athletic Facilities Assessment							
Stadium							
Not applicable				\$0			
Auxiliary Athletic Fields							
Natural Turf		General Maintinence and care to maintain a safe, healthy, useable natural turf system for athletes.		\$15,000	\$15,750		
(Select Drop-down or Overwrite)				\$0			
Baseball / Softball Fields							
Not applicable				\$0			
Tennis Courts							
Demo Courts		Remove courts entirely as they are unuseable and unsafe for play.		\$20,000	\$21,000		
Court Surface		Replace courts if the are needed and used in the district or by the public.		\$18,000	\$18,900		
New pavement		Recommend new PT concrete courts for added value and longterm investment value.		\$280,000	\$294,000		
New Fencing		Replace fencing as it is bent and falling. Will need to be replaced due to new construction.		\$30,500	\$32,025		
Nets		Will need to be replaced due to new construction.		\$4,000	\$4,200		
(Select Drop-down or Overwrite)				\$0			
Cross Country							
Not applicable				\$0			
(Select Drop-down or Overwrite)				\$0			
Outdoor Athletic Support Buildings							
Not applicable				\$0			
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL				\$367,500	\$385,875	\$0	\$0
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION				\$477,750	\$501,638	\$0	\$0

Outdoor Athletic Facilities - Photos



Playground - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
3.0 Playgrounds Assessment							
Play Surfacing							
Not applicable		NA		\$0			
(Select Drop-down or Overwrite)		NA		\$0			
Play Equipment							
Not applicable		NA		\$0			
(Select Drop-down or Overwrite)		NA		\$0			
Play Area Pavement							
Not applicable		NA		\$0			
(Select Drop-down or Overwrite)		NA		\$0			
Shade							
Not applicable		NA		\$0			
(Select Drop-down or Overwrite)		NA		\$0			
Fencing							
Not applicable		NA		\$0			
(Select Drop-down or Overwrite)		NA		\$0			
ADA Accessibility							
Not applicable		NA		\$0			
(Select Drop-down or Overwrite)		NA		\$0			
3.0 Playgrounds Assessment SUBTOTAL				\$0	\$0	\$0	\$0
3.0 Playgrounds Assessment SUBTOTAL W/CURRENT INFLATION				\$0	\$0	\$0	\$0

Building Envelope - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
4.0 Building Envelope Assessment					
Exterior Finishes					
Brick/Masonry	Some faces broke off, misc cracking, some efflorescence	\$50,000	\$52,500		
Metal Panel	In good condition	\$0			
Curtain Wall	Curtainwall is in good shape overall-some of the insulated panels in the system have dents. Consider replacing these.	\$40,000		\$51,200	
Exterior/interior walls	Settlement cracks were observed at the east side of the building. Further investigation will be required to determine extent/appropriate course of action.	\$75,000		\$96,000	
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
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(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
Exterior / Vestibule Doors					
Hollow Metal Doors	Doors in need of paint	\$2,500	\$2,625		
Aluminum Doors	Good condition	\$0			
Exterior Door Hardware	Good condition	\$0			
(Select Drop-down or Overwrite)		\$0			

Building Envelope - Cost Summary

Windows

Aluminum Windows	Good condition
(Select Drop-down or Overwrite)	

\$0			
\$0			

Joint Sealants

Window/Door Sealants	Sealant just starting to crack
Control Joint Sealants	Joint sealants are just starting to crack
(Select Drop-down or Overwrite)	Sealants missing at top of storefront south end

\$32,000		\$40,960	
\$14,000		\$17,920	
\$250	\$263		

Exterior Grilles / Louvers

Aluminum Louvers	Good condition
(Select Drop-down or Overwrite)	

\$0			
\$0			

Perimeter Maintenance Strip

(Select Drop-down or Overwrite)	
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\$0			
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4.0 Building Envelope Assessment SUBTOTAL

\$213,750	\$55,388	\$206,080	\$0
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4.0 Building Envelope Assessment SUBTOTAL W/CURRENT INFLATION

\$277,875	\$72,004	\$267,904	\$0
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Building Envelope - Photos



Roof System - Cost Summary

Survey Item		Survey Notes	Action Threshold Costs			
			Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
5.0 Roof System Assessment						
Roofing Membrane						
TPO	Majority of the roof is dirty with leaves and pine needles everywhere		\$0			\$0
EPDM (Non-Ballasted)	Corner details could use some attention		\$0			\$0
(Select Drop-down or Overwrite)			\$0			
Drainage Components						
Primary Roof Drains	Considerable amount of pine needles around roof drains		\$0			
Secondary Roof Drains	A few secondary drains and roof scuppers present		\$0			\$0
(Select Drop-down or Overwrite)			\$0			
Roof Membrane Protection						
Adhered Rubber Pads	Located at roof hatches and ladders		\$0			
(Select Drop-down or Overwrite)			\$0			
Perimeter / Fascia / Soffit						
Metal Coping	No concerns		\$0			
Detailing	A few areas that are not sealed off at vertical surfaces		\$450	\$473		
(Select Drop-down or Overwrite)			\$0			
Rooftop Penetrations						
Skylights	Kal-Wall system in good condition		\$0			
Mechanical Equipment (curbed)	A few should be raised during future reroof		\$0			
(Select Drop-down or Overwrite)			\$0			
Miscellaneous Rooftop Equipment						
Ladders	Ladder recommended to access high roof		\$500	\$525		
(Select Drop-down or Overwrite)			\$0			
5.0 Roof System Assessment SUBTOTAL			\$950	\$998	\$0	\$0
5.0 Roof System Assessment SUBTOTAL W/CURRENT INFLATION			\$1,235	\$1,297	\$0	\$0

Roof System Condition Plan

ACTION THRESHOLD
1-3 Years
4-6 Years
7-10 Years
10+ Years



TOP OF WALL FLASHING AT SKYLIGHT IS LIFTED DUE TO WIND

CAULKING FAILURE AT END OF MASONRY

FLASHING AT END OF ROOF AND CURTAINWALL AT ROOF IS FAILING

MEMBRANE ROOF SHOULD HAVE ALL LEAVES AND PINE NEEDLES REMOVED AND ENTIRE WHITE MEMBRANE ROOF COULD BE CLEANED

Roof System - Photos



ADA Accessibility - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
6.0 ADA Accessibility Assessment							
Exterior Accessibility							
Parking Lot Signage	Present and in good condition			\$0			\$0
Parking Lot Pavement Markings & ADA Striping	Present and in good condition. Will need to be repainted in the future.			\$0		\$0	
Curb Cuts	Present and in good condition			\$0			
Tactile Warning Strips	Present and in good condition			\$0			
Exterior Ramps	Not applicable			\$0			
Exterior/Exits	Handicapped door operators present and in good condition			\$0			
(Select Drop-down or Overwrite)				\$0			
Interior Accessibility (General)							
Interior Building Signage (general)	Present and in good condition.			\$0			
Corridor Clearances	No issues observed			\$0			
Corridor Path of Travel Obstructions (drinking fountains/lockers/wingwalls)	No issues observed			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
Pull/Push Side Clearances	No issues observed			\$0			
(Select Drop-down or Overwrite)				\$0			
Classroom Accessibility							
Classroom ADA Signage	Present and in good condition.			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever operators are present throughout			\$0			
Pull/Push Side Clearance	No issues observed			\$0			
Classroom Restroom Accessibility (Turning Clearance/Plumbing Fixtures/Accessories)	No issues observed. Renovations may lead to ADA updates.			\$0			
(Select Drop-down or Overwrite)				\$0			

ADA Accessibility - Cost Summary

Group Restroom Accessibility

Group Restroom ADA Signage	Present and in good condition.
Doors & Hardware (knobs/levers/panic hardware/closers (general))	No issues observed. Renovations may lead to ADA updates.
Pull/Push Side Clearance	No issues observed.
Turning Clearances	No issues observed.
Plumbing Fixtures	No issues observed.
Lavatory Insulation/Shields	Limited insulation/shields were present
Accessories	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$2,500	\$2,625		
\$0			
\$0			

Elevators, Lifts and Interior Ramps

Elevators/Lifts Present Where Needed	No issues observed.
Elevators/Lifts Sized Appropriately	No issues observed.
Elevator/Lift Controls Accessible	No issues observed.
Appropriate Guards/Rails Provided at Ramps	No issues observed.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			

Subcategory / Area

(Select Drop-down or Overwrite)	
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\$0			
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6.0 ADA Accessibility Assessment SUBTOTAL
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\$2,500	\$2,625	\$0	\$0
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6.0 ADA Accessibility Assessment SUBTOTAL W/CURRENT INFLATION
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\$3,250	\$3,413	\$0	\$0
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ADA Accessibility - Photos



Interior Finishes - Cost Summary

Survey Item		Survey Notes		Action Threshold				Action Threshold Costs									
				1-3 Years	4-6 Years	7-10 Years	10+ Years	QTY	Unit	Unit Price	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48			
7.0 Interior Finishes Assessment																	
General																	
Walls		Walls are a combination of painted and exposed masonry throughout. Walls throughout the building would benefit from a fresh coat of paint with an updated color scheme. An allowance has been made based on partial SF for the building to eliminate utility spaces and areas of exposed masonry .					X			64,662	SF	\$2.50	\$161,655			\$206,918	
Ceiling		Ceilings are a combination of exposed structure, lay-in acoustical ceilings and painted bulkheads. An allowance has been provided to address ceiling issues based on a partial SF for the building to eliminate utility spaces, etc.					X			49,740	SF	\$6.50	\$323,310			\$413,837	
Flooring		Flooring throughout is primarily carpet, ceramic tile and resilient flooring. The original building flooring material is dated and showing wear. An allowance has been provided to address flooring issues in the Original building.				X				70,860	SF	\$7.00	\$496,020				
Wayfinding		Wayfinding througout the building is in good condition.					X			1	LS	\$3,500.00	\$3,500			\$4,480	
Casework		Casework in the building is generally in good condition, but dated. An allowance is provided to replace cabinetry throughout the original building.								30	CR	\$6,000.00	\$180,000				
Interior Doors & Hardware		Allowance for door/hardware replacement					X			70,860	SF	\$0.50	\$35,430			\$45,350	
(Select Drop-down or Overwrite)													\$0				
Offices / Auxiliary Offices / Support Areas																	
Walls		Primarily exposed brick throughout with painted bulkheads. Paint is in good condition							X				\$0				
Ceiling		Primarily lay-in acoustical tile and in good condition							X				\$0				
Flooring		Carpet is aged and showing signs of wear					X						\$0			\$0	
Signage		Signage is in good condition							X				\$0				
Casework		Casework is in good condition, but dated					X						\$0			\$0	
Furniture/Furnishings		Systems furniture is in good condition							X				\$0				
(Select Drop-down or Overwrite)													\$0				
Corridors																	
Walls		Primarily painted and unpainted CMU throughout. Paint is in good condition.							X				\$0				
Ceiling		Combination of lay-in acoustical tile and exposed structure and are in good condition							X				\$0				
Flooring		Carpet and ceramic tile flooring. Both are in good shape. Tile flooring could be replaced to improve aesthetics						X					\$0				\$0
Lockers		Replace lockers throughout					X			450	EA	\$250	\$112,500			\$144,000	
Signage		Signage is in good condition.							X				\$0				
(Select Drop-down or Overwrite)													\$0				
Restrooms																	
Allowance		Renovate older community restrooms.					X			4,500	SF	\$250.00	\$1,125,000			\$1,440,000	
Walls		Primarily painted CMU throughout. Paint is in good condition.							X				\$0				
Ceiling		Ceilings are lay-in acoustical tile and in good condition							X				\$0				
Flooring		Ceramic tile is in good condition but dated. Replacement would improve aesthetics					X						\$0			\$0	
Toilet Partitions		Partitions are in good condition but dated. Replacement would improve aesthetics					X						\$0			\$0	
(Select Drop-down or Overwrite)		NA							X				\$0				

Interior Finishes - Cost Summary

Classrooms

[illegible]

Cafeteria

[illegible]

Media Center

Walls	Primarily painted CMU throughout. Paint is in good condition.				X					\$0				
Flooring	Primarily carpet.				X					\$0				
Casework	Casework is in good condition				X					\$0				
Furniture/Furnishings	Furniture is in good condition and appropriate for the space				X					\$0				
(Select Drop-down or Overwrite)					X					\$0				

Auditorium

Not Applicable	NA									\$0			
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Band / Orchestra / Choir

[illegible]

Industrial Tech & Shop Area

Not Applicable	NA								\$0				
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7.0 Interior Finishes Assessment SUBTOTAL		\$3,499,915	\$520,821	\$3,614,586	\$0
7.0 Interior Finishes Assessment SUBTOTAL W/CURRENT INFLATION		\$4,549,890	\$677,067	\$4,698,961	\$0

Interior Finishes - Photos



Indoor Athletic Facilities - Cost Summary

Survey Item		Survey Notes	Action Threshold Costs			
			Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
8.0 Indoor Athletic Facilities Assessment						
Competition Gymnasium						
Court Surface	Hardwood floor in good condition - continue with maint		\$0			
Walls	Paint chipping in need of complete repaint		\$0	\$0		
General	In good condition just dated		\$0			
Masonry	Some tuck pointing needed- fix cracks +- 100'		\$2,000	\$2,100		
Bleachers			\$0			
Scoreboards	Existing scoreboards are aged and should be replaced		\$13,000	\$13,650		
Retractable Goals			\$0			
(Select Drop-down or Overwrite)			\$0			
Auxiliary Gymnasium						
(Select Drop-down or Overwrite)	NA		\$0			
Pool						
(Select Drop-down or Overwrite)	NA		\$0			
Weight Room						
Walls	Primarily painted CMU throughout. Paint is in good condition. Improvements could be made to improve aesthetics		\$0			\$0
Floor Surface	Resilient tile is in good shape, but could be replaced with a sport flooring to improve functionality and aesthetics		\$0	\$0		
Ceilings	Primarily lay-in acoustical tile. Mixed matched and dirty with some damage		\$0			
Doors			\$0			
(Select Drop-down or Overwrite)			\$0			
Cheer / Dance Room						
(Select Drop-down or Overwrite)	NA		\$0			

Indoor Athletic Facilities - Cost Summary

Locker Rooms

Allowance	Renovate locker rooms.
Doors	Needs to be painted
Paint	
Ceilings	Cracking
Benches	
Restroom Fixtures	
Showers	Used as storage wall tile chip
Lockers	Lockers are in good condition but could be painted to extend life and improve aesthetics
Finishes	Dated
Walls	Primarily painted CMU and tile throughout. Wall tiles are showing signs of abuse/age
(Select Drop-down or Overwrite)	

\$1,000,000	\$1,050,000		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0			\$0
\$0			\$0
\$0			
\$0		\$0	
\$0			
\$0	\$0		
\$0			

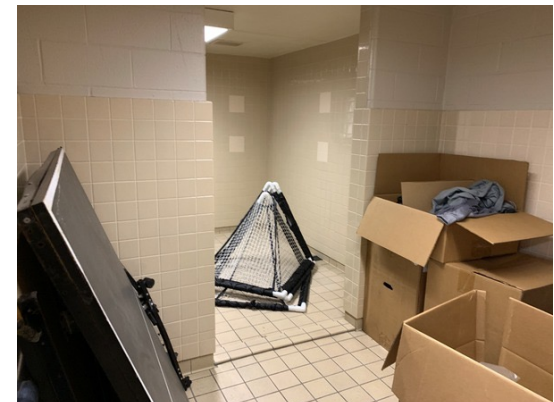
8.0 Indoor Athletic Facilities Assessment SUBTOTAL

\$1,015,000 \$1,065,750 \$0 \$0

8.0 Indoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION

\$1,319,500 \$1,385,475 \$0 \$0

Indoor Athletic Facilities - Photos



Life Safety Systems - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
9.0 Life Safety Systems Assessment							
General Life Safety							
Emergency Plan Available	Emergency plans were observed in classrooms			\$0			
Adequate Corridor Widths	Corridor widths are adequate			\$0			
Emergency/Automatic Shut-offs (Food Service/Kilns/Science Labs/Shop Equipment)				\$0			
Clear/Defined Egress Paths	Egress paths are well defined			\$0			
Clear Lines of Site at Building Perimeter	Lines of sight at the building perimeter are appropriated			\$0			
AED/Location	Observed. Located in main office			\$0			
(Select Drop-down or Overwrite)				\$0			
Fire Safety System / Equipment							
Fire Alarm Panels/Locations	Fire alarm panel is located in the front office area			\$0			
Fire Suppression Heads/Piping	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Smoke/Heat Detectors	No issues observed			\$0			
Fire Extinguishers/Cabinets	Fire extinguishers and cabinets were observed and are well marked			\$0			
(Select Drop-down or Overwrite)				\$0			
Emergency Lighting / Power							
Emergency Generator (what areas are covered?)				\$0			
Emergency Lighting/Power Source				\$0			
Exit Signs/Power Source	Exit signs were observed throughout the building. An allowance is provided to repair or replace any damaged units.			\$0			
(Select Drop-down or Overwrite)				\$0			

Life Safety Systems - Cost Summary

Emergency Alarm Systems

Mass Notification System	
Fire Alarm Pull Stations	Observed throughout the building and in good condition
Horns/Strobes	Observed throughout the building and in good condition
Remote Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			

Access Control / Intrusion Detection

Secure Entry	Secure entry vestibule is present
Security Glass/Film	
Credential Readers	Access card readers were observed at primary entrances
Intercom Entry Systems	Intercomm entry buzzers are present at the main entry
Visitor Management Systems (badging)	
Electronic Locking Devices	Electronic access controls are provided at primary building entrances
Egress Management/Panic Button	Panic devices are present at appropriate exits/corridor doors
Building Intrusion Detection	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Video Surveillance System / Equipment

Security Cameras/Locations	Security cameras are present throughout the building
Security Camera Illumination	
Security Camera Monitoring	
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			

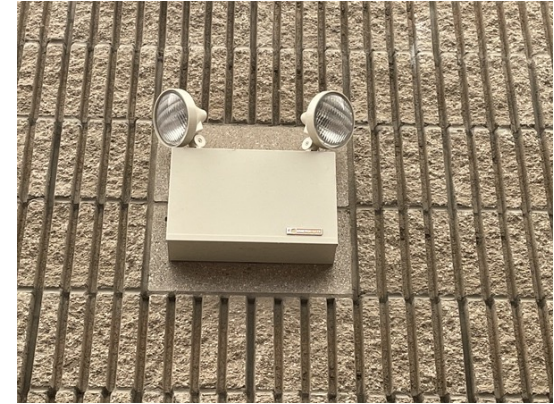
9.0 Life Safety Systems Assessment SUBTOTAL

\$0	\$0	\$0	\$0
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9.0 Life Safety Systems Assessment SUBTOTAL W/CURRENT INFLATION

\$0	\$0	\$0	\$0
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Life Safety Systems - Photos



Food Services - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
10.0 Food Service Assessment					
Food Service Equipment					
Freestanding Freezer	Small unit is present	\$0			
Freestanding Cooler/Refrigerator	Small unit is present	\$0			
Ice Maker	Not observed	\$0			
Milk Cooler	Not observed	\$0			
Oven	Residential grade appliance is present	\$0			
Work Tables	Present and in good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Plumbing Fixtures					
Grease Trap	Grease trap is present	\$0			
Hand Wash Sink	Present and in good condition	\$0			
Floor Drains	Present and in good condition	\$0			
3-Compartment Sink (with Air Gaps)	Present and in good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Point-of-Purchase					
(Select Drop-down or Overwrite)		\$0			
Food Service Life Safety					
Gas Shutoff(s) Hood Suppression System(s)	Not accessible	\$0			
Fire Suppression System	Observed to be present	\$0			
(Select Drop-down or Overwrite)		\$0			
Food Service Storage					
(Select Drop-down or Overwrite)	Not observed	\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
10.0 Food Service Assessment SUBTOTAL		\$0	\$0	\$0	\$0
10.0 Food Service Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

Food Services - Photos



Mechanical - Cost Summary

Survey Item		Survey Notes	Action Threshold Costs			
			Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
11.0 Mechanical Assessment						
Building Heating Equipment						
Boilers	(3) 2000 MBH Non-condesning boielrs		\$300,000	\$315,000		
(Select Drop-down or Overwrite)			\$0			
Building Cooling Equipment						
Chillers	Installed 2013, 50 Ton Capacity		\$75,000		\$96,000	
Refrigerant Condensers	New ACCUs for gym AHUs		\$100,000	\$105,000		
(Select Drop-down or Overwrite)			\$0			
(Select Drop-down or Overwrite)			\$0			
Heating / Cooling Piping						
Hydronic Piping and Pumps	New HW pumps, fittings, connections, specialties		\$150,000	\$157,500		
Chilled Water Piping and Pumps	New CHW pumps, fittings, connections, specialties		\$150,000		\$192,000	
Refrigerant Piping	New Referigrant piping to add cooling to gym		\$0			
(Select Drop-down or Overwrite)			\$0			
Building HVAC Air Distribution System / Equipment						
VUV/HUV Units	(37) HUVs from 1994, repalce with VUVs, fully ducted, packaged DX		\$1,110,000	\$1,165,500		
Fan Coil Units	(16) FCS from 1994		\$0	\$0		
Rooftop Exhaust Fans	(15) From 1994		\$75,000	\$78,750		
AHUs	(4) AHUs from 1994. 2 units have cooling		\$405,000	\$425,250		
(Select Drop-down or Overwrite)			\$0			
(Select Drop-down or Overwrite)			\$0			
(Select Drop-down or Overwrite)			\$0			
Terminal Heating / Cooling Equipment						
Cabinet Unit Heaters	(13) from 1994		\$65,000	\$68,250		
Finned Tube Heaters	Approx. ft lotal length, Replace existing with new elements and covers		\$100,000	\$105,000		
Convectors	(7) Fom 1994, Repalce existign with new		\$17,500	\$18,375		
(Select Drop-down or Overwrite)			\$0			
(Select Drop-down or Overwrite)			\$0			

Mechanical - Cost Summary

Miscellaneous HVAC Systems / Equipment

Kitchen MAU	Very old, do not operate. Gas-fired, 100% OA/EA
Temperature Controls	Full building upgrades from old Trane system
Air Filtration / Cleaning Equipment	Not great filtration, no additonal air cleaning. Would recommend GPS to all units (\$1/CFM)
(Select Drop-down or Overwrite)	
(Select Drop-down or Overwrite)	

\$30,000	\$31,500		
\$700,000	\$735,000		
\$100,000	\$105,000		
\$0			
\$0			

11.0 Mechanical Assessment SUBTOTAL

\$3,377,500	\$3,310,125	\$288,000	\$0
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11.0 Mechanical Assessment SUBTOTAL W/CURRENT INFLATION

\$4,390,750	\$4,303,163	\$374,400	\$0
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Mechanical - Photos



Plumbing - Cost Summary

Survey Item		Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
12.0 Plumbing Assessment					
Domestic Water System / Equipment					
Domestic Water Piping	HWS/R piping needs some rework, fittings repalces, insualtion, etc.	\$50,000	\$52,500		
(Select Drop-down or Overwrite)		\$0			
Sanitary Sewer System / Equipment					
(Select Drop-down or Overwrite)		\$0			
Storm Drainage System / Equipment					
Roof Drains	Existing White Roofing system does not have overflow drainage, needs to be added when new roof put on	\$0		\$0	
(Select Drop-down or Overwrite)		\$0			
Plumbing Fixtures					
Lavatories & Sinks	Classrooms Sinks	\$80,000	\$84,000		
Water Closets	Water Closets	\$0	\$0		
Lavatories & Sinks	Bathroom Lavs	\$0	\$0		
Mops Sinks		\$0	\$0		
Electric Water Coolers		\$0			
(Select Drop-down or Overwrite)		\$0			
Miscellaneous Plumbing Systems / Equipment					
(Select Drop-down or Overwrite)		\$0			
12.0 Plumbing Assessment SUBTOTAL		\$130,000	\$136,500	\$0	\$0
12.0 Plumbing Assessment SUBTOTAL W/CURRENT INFLATION		\$169,000	\$177,450	\$0	\$0

Plumbing - Photos



Electrical - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
13.0 Electrical Assessment							
Site Lighting							
Parking Lot Lighting		LED site lighting observed at parking areas and traffic lanes.		\$0			
Building Exterior Lighting		Metal hailide wall pack lighting observed at the exterior of the building. Recommend upgrading to LED for lighting quality and efficiencies.		\$24,000		\$30,720	
Power Distribution & Control Equipment							
Exterior Transformers		Observed		\$0			
Interior Transformers		Observed		\$0			
Surge Protection		Recommend adding SPDs with future electrical improvements		\$12,000		\$15,360	
Primary Switchgear		Observed in good condition		\$0			
Switchboards		Observed in good condition		\$0			
Panelboards		Panelboards are older 1995 erra boards approaching the end of their useful life cycle.		\$80,000		\$102,400	
Sub Panels		Panelboards are older 1995 erra boards approaching the end of their useful life cycle.		\$96,000		\$122,880	
Interior Lighting							
Interior Lighting Fixtures		Interior lighting observed as flourescent T8 fixtures at end of useful life cycle.		\$895,320		\$1,146,010	
Lighting Controls		Minimal lighting controls observed. Lighting controls will need to be updated tp meet today's code requirements with future projects.		\$298,440		\$382,003	
Emergency Lighting		Emergency lighting observed minimally throughout the building.		\$198,960		\$254,669	
Exit Signs		Exit signs are older and at the end of their life cycle.		\$49,740		\$63,667	
Communications							
Communications Cabinets/Racks/Enclosures		Evaluate needs with technology department.		\$0			

Electrical - Cost Summary

Telephone, Paging, Signaling & Clock Systems

Telephone System	Cisco telephone system observed in good condition.
Public Address/Intercom System	Intercom system observed
Clock System	Bogen clocks observed in good condition.

\$0			
\$49,740		\$63,667	
\$24,870		\$31,834	

13.0 Electrical Assessment SUBTOTAL

\$1,729,070	\$0	\$2,213,210	\$0
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13.0 Electrical Assessment SUBTOTAL W/ CURRENT INFLATION
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\$2,247,791	\$0	\$2,877,172	\$0
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Electrical - Photos



Programming Needs - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
14.0 Programming Needs Assessment							
Subcategory / Area							
Art Room renovation				\$0			
Science Labs renovation				\$0			
Band/Choir Rooms				\$0			
Structural issue (masonry cracking)				\$0			
Update cafeteria				\$0			
Update gymnasium				\$0			
"technological hardware"				\$0			
Add air conditioning to 2/3 of building				\$0			
Revise pickup/drop off area				\$0			
Replacement of ornamental shrubs				\$0			
Provide new scoreboards				\$0			
Provide new gymnasium sound system				\$0			
Provide digital sign at School St. entrance				\$0			
Update locker rooms				\$0			
Update weight room							
Provide sidewalk from Room 114 to parking lot				\$0			
Provide updated furnishings				\$0			
Provide new lab tables				\$0			
Add/update security cameras				\$0			
Update public address system				\$0			
Update access control system				\$0			

Programming Needs - Cost Summary

Subcategory / Area

Update community restrooms		\$0			
Add exterior lighting		\$0			
Provide occupancy sensors in two hallways where they don't exist		\$0			
Emergency lighting is reported as "very poor"		\$0			
Upgrade technology issues to address in-person and remote learning		\$0			
(Select Drop-down or Overwrite)		\$0			
14.0 Programming Needs Assessment SUBTOTAL		\$0	\$0	\$0	\$0
14.0 Programming Needs Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0



Comstock Park High School

Building Cost Summary

Overall Cost Summary

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$391,230	\$0	\$814,444	\$1,205,674
Outdoor Athletic Facilities	\$205,065	\$640,000	\$605,912	\$1,450,977
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$76,125	\$0	\$14,800	\$90,925
Roof System	\$103,635	\$0	\$0	\$103,635
ADA Accessibility	\$55,650	\$0	\$0	\$55,650
Interior Finishes	\$3,017,327	\$2,811,229	\$0	\$5,828,556
Indoor Athletic Facilities	\$1,312,500	\$1,920	\$0	\$1,314,420
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$5,637,975	\$0	\$0	\$5,637,975
Plumbing	\$0	\$0	\$0	\$0
Electrical	\$0	\$153,600	\$651,200	\$804,800
Programming	\$0	\$0	\$0	\$0
TOTALS	\$10,799,507	\$3,606,749	\$2,086,356	\$16,492,612

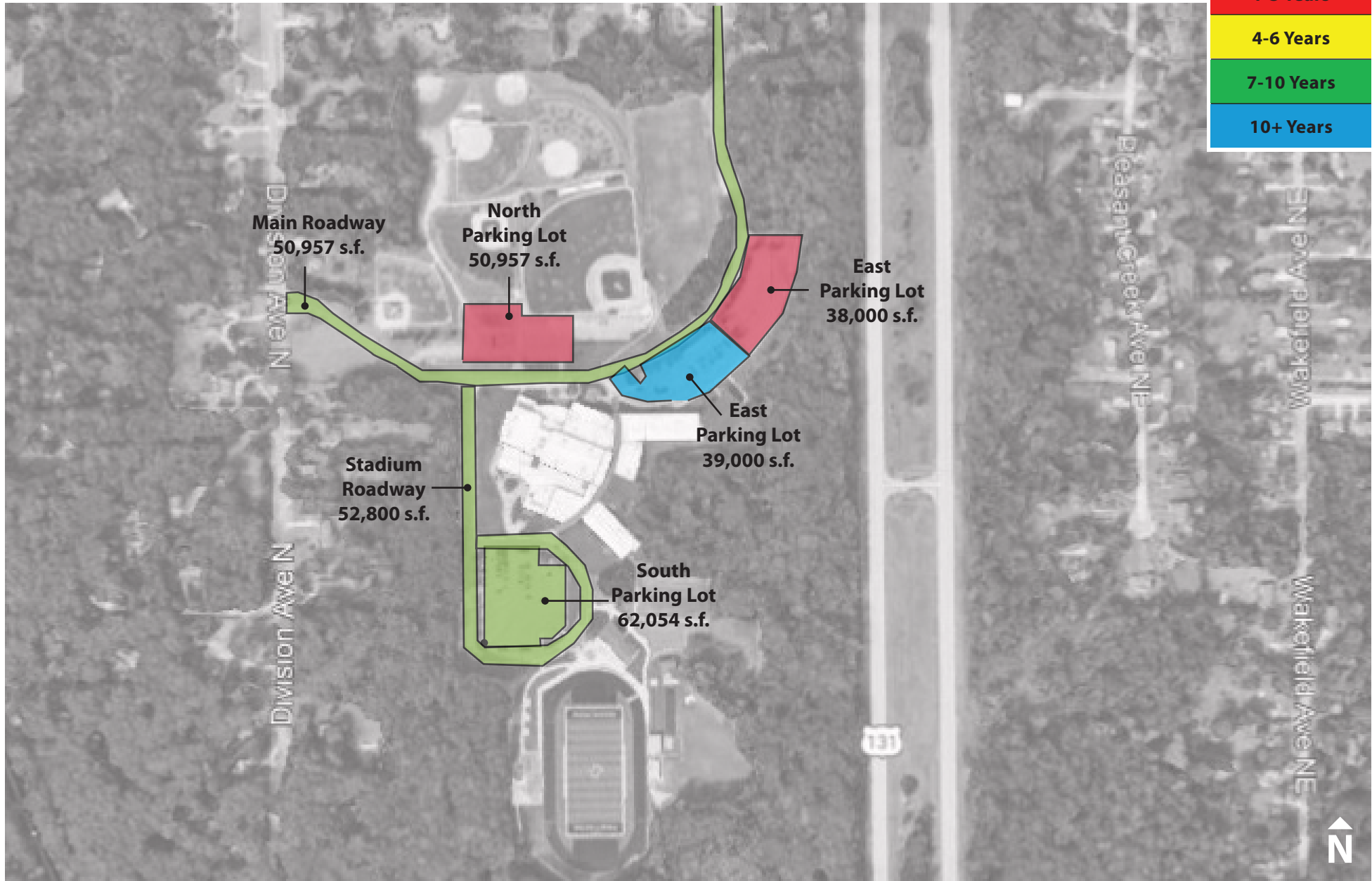
Overall Cost Summary + Current Inflation (2022)

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$508,599	\$0	\$1,058,777	\$1,567,376
Outdoor Athletic Facilities	\$266,585	\$832,000	\$787,686	\$1,886,270
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$98,963	\$0	\$19,240	\$118,203
Roof System	\$134,726	\$0	\$0	\$134,726
ADA Accessibility	\$72,345	\$0	\$0	\$72,345
Interior Finishes	\$3,922,525	\$3,654,597	\$0	\$7,577,123
Indoor Athletic Facilities	\$1,706,250	\$2,496	\$0	\$1,708,746
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$7,329,368	\$0	\$0	\$7,329,368
Plumbing	\$0	\$0	\$0	\$0
Electrical	\$0	\$199,680	\$846,560	\$1,046,240
Programming	\$0	\$0	\$0	\$0
TOTALS	\$14,039,359	\$4,688,773	\$2,712,263	\$21,440,396

Civil and Site - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
1.0 Civil & Site Assessment							
Site Signage							
Monument Sign				\$0			
Wayfinding				\$0			
Traffic / Pedestrian Control		Replace various signs on Campus due to fading and aging.		\$5,000	\$5,250		
(Select Drop-down or Overwrite)				\$0			
Pavement							
North Parking Lot		Mill and Repave due to excessive alligatoring and cracking.		\$222,600	\$233,730		
South Parking Lot		Crack Repair at paving seams to promote longevity of pavement.		\$8,000	\$8,400		
South Parking Lot		Mill and Repave due to cracking.		\$186,300			\$275,724
East Parking Lot (south half)		Crack repair/General Maint to extend life of pavement.		\$4,000			\$5,920
East Parking Lot (south half)		Mill and Repave due to cracking and wear.		\$117,000			
East Parking Lot (north half)		Mill and Repave due to cracking and wear.		\$114,000	\$119,700		
Main roadway		Crack repair to extend life of pavement.		\$4,800	\$5,040		
Main roadway		Mill and repave due to cracking and wear.		\$201,600			\$298,368
Stadium Roadway		Crack repair to extend life of pavement.		\$3,200	\$3,360		
Stadium Roadway		Mill and repave due to cracking and wear.		\$158,400			\$234,432
Parking Striping/Paint		North, South and East parking lots due to repavement of parking lot.		\$5,000	\$5,250		
(Select Drop-down or Overwrite)				\$0			
Landscaping							
Trees		Clearing and Maint at entries to extend visibility at drive entries.		\$10,000	\$10,500		
(Select Drop-down or Overwrite)				\$0			
Subcategory / Area							
(Select Drop-down or Overwrite)				\$0			
1.0 Civil & Site Assessment SUBTOTAL				\$1,039,900	\$391,230	\$0	\$814,444

Pavement Condition Plan



Civil and Site - Photos



Outdoor Athletic Facilities - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
2.0 Outdoor Athletic Facilities Assessment							
Stadium							
Synthetic Turf	Deep Clean & Groom turf to extend life and maintain Gmax for safety.			\$5,000	\$5,250		
Synthetic Turf	Replace Turf once field has worn and does not maintain a safe playing surface.			\$500,000		\$640,000	
Track	Restripe track after it is resurfaced.			\$15,000	\$15,750		
Track	Add a topcoat layer of track surface to extend the life of the track.			\$50,000	\$52,500		
Track	Demo and replace track surface when surface is past its prime.			\$115,000			\$170,200
Pole Vault	Add a topcoat layer of track surface to extend the life of the runway.			\$1,800	\$1,890		
Pole Vault	Demo and replace track surface			\$3,000			\$4,440
Long Jump	Add a topcoat layer of track surface to extend the life of the runway.			\$7,600	\$7,980		
Long Jump	Demo and replace track surface when it is past its prime.			\$11,400			\$16,872
Shot Put	General Maint and repair to keep the facility useable and functioning.			\$3,000	\$3,150		
(Select Drop-down or Overwrite)				\$0			
Auxiliary Athletic Fields							
Stadium Practice Field	General Maintenance to maintain a safe healthy turf system for athletes.			\$10,000	\$10,500		
NE Practice Field	General Maintenance to maintain a safe healthy turf system for athletes.			\$30,000	\$31,500		
(Select Drop-down or Overwrite)				\$0			
Baseball / Softball Fields							
Varsity Baseball Field	General Maintenance to maintain a safe, healthy, useable natural turf practice for athletes.			\$25,000	\$26,250		
Varsity Softball Field	General Maintenance to maintain a safe, healthy, useable natural turf practice for athletes.			\$15,000	\$15,750		
Baseball Batting Cage	General Maintenance to maintain a safe functioning facility for athletes.			\$3,900	\$4,095		
Softball Batting Cage	General Maintenance to maintain a safe functioning facility for athletes.			\$3,000	\$3,150		
(Select Drop-down or Overwrite)				\$0			

Outdoor Athletic Facilities - Cost Summary

Tennis Courts

Control Joints & Sealants	Crack repair and caulking to extend life of facility and to maintain a safe surface for athletes	\$8,000	\$8,400		
Court Surface	Re-coat to extend life of facility and to maintain a safe surface for athletes.	\$18,000	\$18,900		
Tennis Courts	Replace Courts when the pavement is past its prime and un repairable.	\$280,000			\$414,400
(Select Drop-down or Overwrite)		\$0			

Cross Country

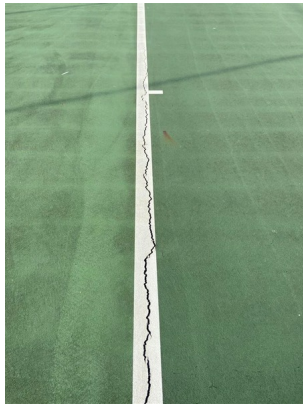
(Select Drop-down or Overwrite)		\$0			
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Outdoor Athletic Support Buildings

(Select Drop-down or Overwrite)		\$0			
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2.0 Outdoor Athletic Facilities Assessment SUBTOTAL		\$1,104,700	\$205,065	\$640,000	\$605,912
2.0 Outdoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION		\$1,436,110	\$266,585	\$832,000	\$787,686

Outdoor Athletic Facilities - Photos



Building Envelope - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
4.0 Building Envelope Assessment							
Exterior Finishes							
Brick/Masonry	In good shape			\$0			
Metal Panel	In good shape			\$0			
Steel lintels	Most are rusting. Prep and repaint			\$0	\$0		
Masonry veneer dirty/stains	Several areas need brick cleaning			\$0	\$0		
(Select Drop-down or Overwrite)				\$0			
Exterior / Vestibule Doors							
Hollow Metal Doors	Rust starting at bottoms. Needs paint.			\$52,500	\$55,125		
Aluminum Doors	In good shape			\$0			
Exterior Door Hardware	Good condition			\$0			
Windows/frames need cleaning	Windows and frames have build up and need major cleaning			\$20,000	\$21,000		
(Select Drop-down or Overwrite)				\$0			
Windows							
Aluminum Windows	Overall in good shape. Some need hardware replacement			\$10,000			\$14,800
(Select Drop-down or Overwrite)				\$0			
Joint Sealants							
Window/Door Sealants	Several need new sealant			\$0	\$0		
Control Joint Sealants	Most joints need new sealant			\$0	\$0		
(Select Drop-down or Overwrite)				\$0			
Exterior Grilles / Louvers							
Aluminum Louvers	In good shape			\$0			
(Select Drop-down or Overwrite)				\$0			
Perimeter Maintenance Strip							
(Select Drop-down or Overwrite)				\$0			
4.0 Building Envelope Assessment SUBTOTAL				\$82,500	\$76,125	\$0	\$14,800
4.0 Building Envelope Assessment SUBTOTAL W/CURRENT INFLATION				\$107,250	\$98,963	\$0	\$19,240

Building Envelope - Photos



Roof System - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
5.0 Roof System Assessment							
Roofing Membrane							
EPDM (Non-Ballasted)		Good condition overall		\$0			
TPO		White in good condition		\$0			
Standing Seam Metal				\$0			
(Select Drop-down or Overwrite)				\$0			
Drainage Components							
Primary Roof Drains		Roof tapered insulation not directing water to roof drains in a few areas.		\$69,000	\$72,450		
Secondary Roof Drains		Very few overflow drains and where scuppers are installed they spill off onto lower roofs with no overflow drains.		\$10,000	\$10,500		
Secondary Roof Drains		Black EPDM roofs have very good drains and secondary drain systems		\$0			
Roof Line Scuppers		No lip on the scuppers and water is degrading masonry veneer below		\$3,200	\$3,360		
(Select Drop-down or Overwrite)				\$0			
Roof Membrane Protection							
Adhered Rubber Pads		Pads are installed at only a few of the roof access points. No pads at any of the ladders.		\$800			
Adhered Rubber Pads		Walkways are provided at majority of the routes to roof equipment		\$0			
(Select Drop-down or Overwrite)				\$0			
Perimeter / Fascia / Soffit							
Metal Coping		No concerns		\$0			
Cut in reglets		Section at brick is wide open to wall cavity		\$4,500	\$4,725		
Term Bar		60’ section of term bar is not sealed off at the top. Sealant and counterflashing recommended		\$12,000	\$12,600		
(Select Drop-down or Overwrite)				\$0			

Roof System - Cost Summary

Rooftop Penetrations

Roof Vents (pipes)	Boots installed
Mechanical Equipment (curbed)	Curbs are of adequate height
Electrical	Conduit feeds are out of the sides of roof curbs and a double conduit is located horizontally at base of the roof curb.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			

Miscellaneous Rooftop Equipment

(Select Drop-down or Overwrite)	
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\$0			
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5.0 Roof System Assessment SUBTOTAL

\$99,500	\$103,635	\$0	\$0
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5.0 Roof System Assessment SUBTOTAL W/CURRENT INFLATION

\$129,350	\$134,726	\$0	\$0
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Roof System Condition Plan

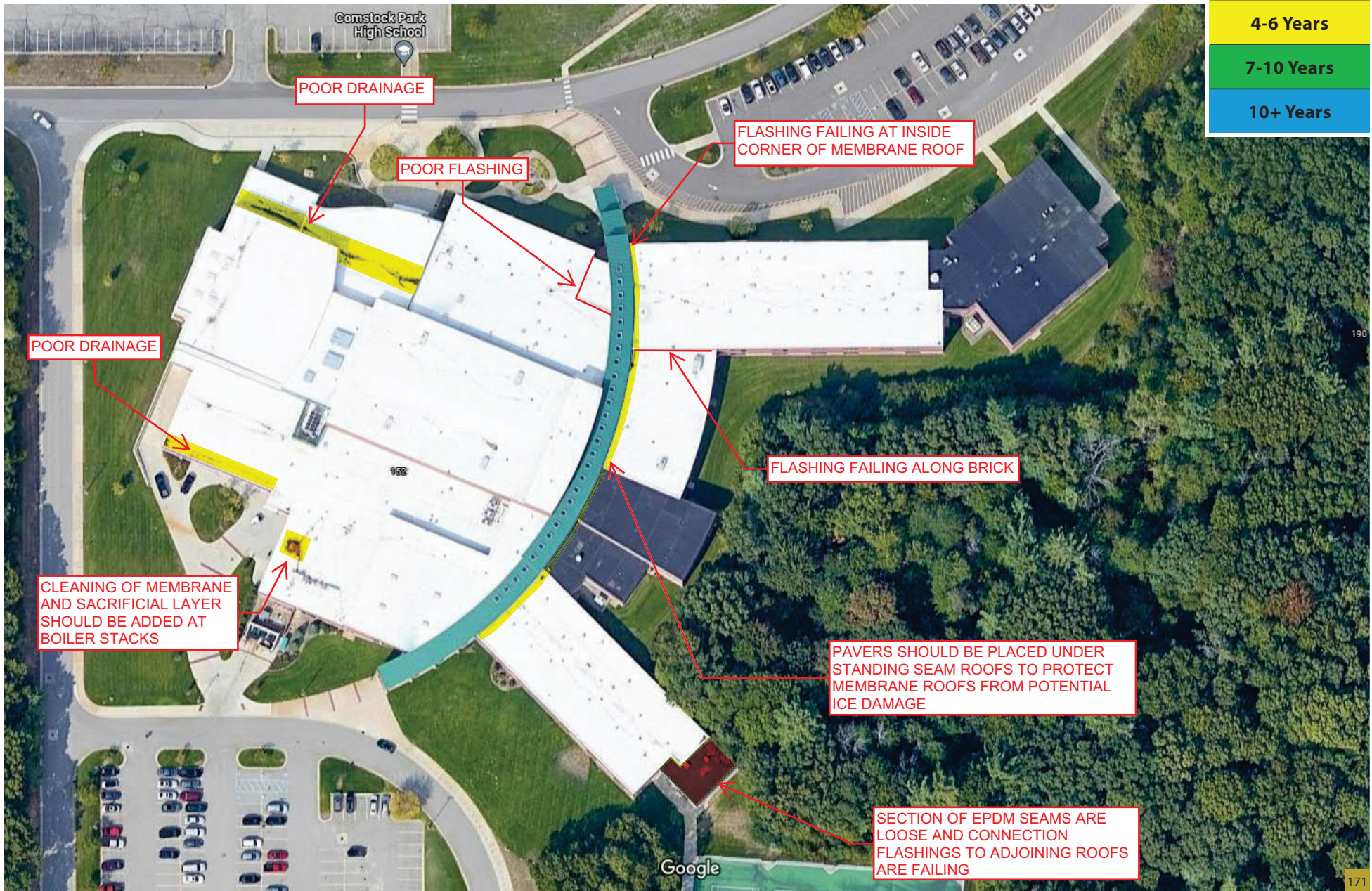
ACTION THRESHOLD

1-3 Years

4-6 Years

7-10 Years

10+ Years



Roof System - Photos



ADA Accessibility - Cost Summary

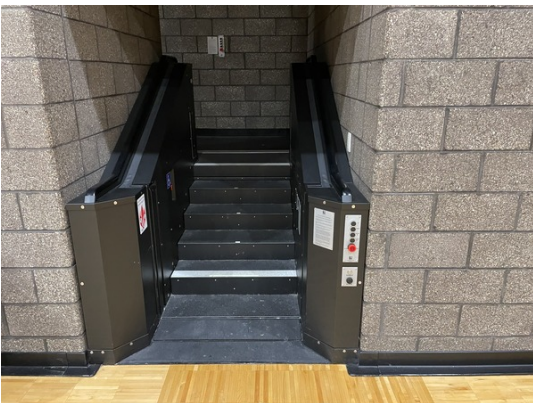
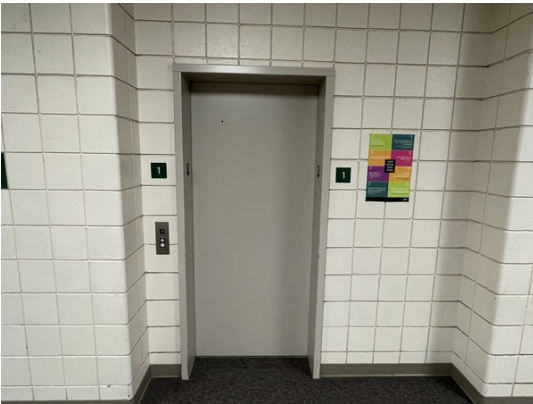
Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
6.0 ADA Accessibility Assessment							
Exterior Accessibility							
Parking Lot Signage	Observed adequate and in good condition.			\$0			
Parking Lot Pavement Markings & ADA Striping	Observed adequate. Annual refresh recommended.			\$0			
Curb Cuts	Observed in good condition.			\$0			
Tactile Warning Strips	Observed minimal. Recommend adding tactile warning strips at high traffic areas.			\$18,000	\$18,900		
Interior Accessibility (General)							
Interior Building Signage (general)	Interior signage is present with braille text			\$0			
Corridor Clearances	Observed adequate			\$0			
Auditorium Ramp	No ramp present in it current state. Recommend adding ramp for accessibility.			\$30,000	\$31,500		
Classroom Accessibility							
Classroom ADA Signage	Observed in good condition			\$0			
Doors & Hardware (knobs/levers/panic hardware/closers (general))	Lever hardware observed in good condition			\$0			
Pull/Push Side Clearance	Observed meeting code requirements.			\$0			
Group Restroom Accessibility							
Group Restroom ADA Signage	Observed in good condition			\$0			
Doors & Hardware	Observed in good condition			\$0			
Pull/Push Side Clearance	Observed adequate			\$0			
Turning Clearances	Observed meeting code			\$0			
Plumbing Fixtures - water closets	Observed in good condition			\$0			
urinals	Observed in good condition			\$0			
lavatories	Original fixtures in gang bathroom areas. Consider replacement concurrent with bathroom refresh.			\$0			
Lavatory Insulation/Shields	Missing insulation shields.			\$5,000	\$5,250		

ADA Accessibility - Cost Summary

Elevators, Lifts and Interior Ramps

Elevator	Elevator present and in good condition.	\$0			
6.0 ADA Accessibility Assessment SUBTOTAL		\$53,000	\$55,650	\$0	\$0
6.0 ADA Accessibility Assessment SUBTOTAL W/CURRENT INFLATION		\$68,900	\$72,345	\$0	\$0

ADA Accessibility - Photos



Interior Finishes - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
7.0 Interior Finishes Assessment							
General							
Walls	Walls are a combination of painted and exposed masonry throughout. Walls throughout the original building would benefit from a fresh coat of paint with an updated color scheme. An allowance has been made based on partial SF for the building to eliminate the 2000 addition, utility spaces and areas of exposed masonry .			\$230,588		\$295,152	
Ceiling	Ceilings are a combination of exposed structure, lay-in acoustical ceilings and painted bulkheads. An allowance has been provided to address ceiling issues based on a partial SF for the building to eliminate the 2000 addition, utility spaces, etc.			\$399,685		\$511,597	
Flooring	Flooring throughout is primarily carpet, ceramic tile and resilient flooring. The original building flooring material is dated and showing wear. Flooring in the 2000 addition is in good condition with limited issues observed. An allowance has been provided to address flooring issues in the Original building.			\$603,645	\$633,827		
Wayfinding	Wayfinding throughout the building is in good condition.			\$3,500		\$4,480	
Casework	Casework in the building is generally in good condition, but dated. An allowance is provided to replace cabinet ry throughout the original building.			\$240,000			
(Select Drop-down or Overwrite)				\$0			
Offices / Auxiliary Offices / Support Areas							
Walls	Primarily exposed brick throughout with painted bulkheads. Paint is in good condition			\$0			\$0
Ceiling	Primarily lay-in acoustical tile and in good condition			\$0		\$0	
Flooring	Carpet is showing signs of aging and should be replaced.			\$0			
Wayfinding & signage	Good condition with Braille			\$0			
Casework	Casework is in good condition			\$0			
Furniture/Furnishings	Systems furniture is in good condition			\$0			
(Select Drop-down or Overwrite)				\$0			

Interior Finishes - Cost Summary

Corridors

Walls	Primarily painted and unpainted CMU throughout. Paint is in good condition.
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition. Allowance provided for replacement in selected areas
Flooring	Primarily carpet throughout. Original 1990 carpet is showing signs of aging and should be replaced. Carpet in 2000 addition is in good shape with minor repairs needed.
Lockers	Lockers are showing signs of age and should be replaced
Wayfinding & signage	Signage is in good condition.
(Select Drop-down or Overwrite)	

\$0			
\$0		\$0	
\$0	\$0		
\$150,000	\$157,500		
\$0			
\$0			

Restrooms

Allowance	Renovate older community restrooms.
Walls	Walls in original restrooms are primarily painted masonry with ceramic tile accents. Both are in good shape but could be updated. Walls in 1990 addition restrooms are ceramic tile on masonry backup and in good shape.
Ceiling	Primarily acoustic tile with gypsum board bulkheads in good condition
Flooring	Ceramic tile in both original and 1990 addition. Original tile could be replaced to update aesthetics
Toilet Partitions	Toilet partitions in original restrooms are in good shape but could be replaced to update aesthetics. Partitions in 1990 addition are in good shape
Countertops	Countertops in original restrooms are showing signs of age and should be replaced
(Select Drop-down or Overwrite)	

\$1,500,000		\$1,920,000	
\$0		\$0	
\$0		\$0	
\$0		\$0	
\$0		\$0	
\$0	\$0		
\$0			

Interior Finishes - Cost Summary

Classrooms

Walls	Walls throughout the original building would benefit from a fresh coat of paint with an updated color scheme.
Ceiling	Primarily acoustic tile with gypsum board bulkheads in good condition
Flooring	Primarily carpet in general ed classrooms. Resilient tile in life skills, science classrooms, etc. Both flooring types throughout the original building are showing signs of age and should be replaced.
Casework	Casework is typically in good shape. Allowance provided for selected replacements based on condition.
Countertops	Countertops are typically in good shape. Allowance provided for selected replacements based on condition.
Life Skills/Art Room Casework	Casework is typically in poor shape and should be replaced
Life Skills/Art Room Countertops	Countertops are typically in poor shape and should be replaced
Wall Mounted Visual Display Units	Typically in good shape. Allowance provided for selected replacements based on condition
Furniture/Furnishings	Classroom furniture is in good condition but dated and doesn't provide flexibility. Replacement is recommended
Science Classroom	Allowance to renovate room
Art Classroom	Allowance to renovate room
Life Science Room	Allowance to renovate room
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0	\$0		
\$0		\$0	
\$0		\$0	
\$0			\$0
\$0	\$0		
\$0			
\$0	\$0		
\$900,000	\$945,000		
\$350,000	\$367,500		
\$350,000	\$367,500		
\$0			

Cafeteria

Walls	Walls are primarily painted masonry and in good shape
Ceiling	Primarily acoustic tile with gypsum board bulkheads in good condition
Flooring	Primarily resilient flooring showing signs of normal wear.
Furniture/Furnishings	Furnishings are appropriate and showing signs of normal wear.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0		\$0	
\$62,500		\$80,000	
\$0			

Interior Finishes - Cost Summary

Media Center

Walls	Primarily painted and unpainted CMU throughout. Walls throughout would benefit from a fresh coat of paint with an updated color scheme.
Ceiling	Combination of lay-in acoustical tile and exposed structure and are in good condition.
Flooring	Primarily carpet throughout. Original 1990 carpet is showing signs of aging and should be replaced.
Casework	Casework is appropriate and showing signs of normal wear.
Furniture/Furnishings	Furnishings are appropriate and showing signs of normal wear.
(Select Drop-down or Overwrite)	

\$0		\$0	
\$0		\$0	
\$0	\$0		
\$0		\$0	
\$0		\$0	
\$0			

Gymnasium

Walls	Combination of exposed masonry and acoustical panels. Both are in good condition
Ceiling	Exposed structure with acoustical clouds. Both are in good condition
Flooring	Wood athletic flooring is in good condition
Stage Curtains	No observed issues
Theater Equipment	No observed issues
Bleachers	Bleachers are difficult to operate and should be repaired or replaced
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$400,000	\$420,000		
\$0			

Band / Orchestra / Choir

Walls	Walls are a combination of exposed masonry and sound absorption panels. Both are in good shape
Ceiling	Ceiling is a combination of acoustical panel clouds and exposed structure. Both are in good condition.
Flooring	Flooring is showing signs of age and should be replaced
Casework	Casework is in good condition, but should be evaluated based on functionality
Countertops	NA
Lockers	NA
Furniture/Furnishings	Furniture appears to be in good shape
Instruments/Equipment	No issues identified
Wall Mounted Visual Display Units	No issues identified
Instrument Storage / Ensemble Spaces	Walls, ceilings and doors are in poor condition. Rooms should be updated.
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0	\$0		
\$0		\$0	
\$0			
\$0			
\$0			
\$0			
\$0			
\$120,000	\$126,000		
\$0			

Interior Finishes - Cost Summary

Industrial Tech & Shop Area

Walls	Not observed
Ceiling	Not observed
Flooring	Not observed
Casework	Not observed
Countertops	Not observed
Lockers	Not observed
Wall Mounted Visual Display Units	Not observed
Furniture/Furnishings	Not observed
Equipment	Not observed
(Select Drop-down or Overwrite)	

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

7.0 Interior Finishes Assessment SUBTOTAL

\$5,309,918 \$3,017,327 \$2,811,229 \$0

7.0 Interior Finishes Assessment SUBTOTAL W/CURRENT INFLATION

\$6,902,893 \$3,922,525 \$3,654,597 \$0

Interior Finishes - Photos



Indoor Athletic Facilities - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
8.0 Indoor Athletic Facilities Assessment							
Competition Gymnasium							
Court Surface	Good condition refinish as needed to maintain life of court			\$0			
Other	Appear in good condition			\$0			
Storage	Typical storage missing ceiling tile etc.			\$1,500		\$1,920	
Perimeter Flooring Surface				\$0			
Walls				\$0			
General				\$0			
Masonry				\$0			
Bleachers				\$0			
Scoreboards				\$0			
Retractable Goals				\$0			
(Select Drop-down or Overwrite)				\$0			
Auxiliary Gymnasium (See Gymnatorium comments)							
(Select Drop-down or Overwrite)				\$0			
Pool							
(Select Drop-down or Overwrite)				\$0			
Wrestling Room / Cheer							
Floor Surface	Appears to be in good condition			\$0			
Doors	Normal wear on door			\$0		\$0	
Paint	Normal wear on walls			\$0			\$0
Ceilings	Painted exposed structure in good condition			\$0			
Other Athletic Equipment	Mats appear to be in good condition			\$0			
(Select Drop-down or Overwrite)				\$0			

Indoor Athletic Facilities - Cost Summary

Weight room

Floor Surface	Appears to be in good condition with normal wear
Doors	Normal wear on door
Paint	Normal wear on walls
Ceilings	Painted exposed structure in good condition
Other Athletic Equipment	
(Select Drop-down or Overwrite)	

\$0			\$0
\$0			\$0
\$0			\$0
\$0			
\$0			
\$0			

Locker Rooms

Allowance	Renovate locker rooms.
Ceilings	Signs of abuse in boys
Paint	Signs of abuse in boys
Floor Surface	Areas of missing tile
Lockers	Signs of abuse. Boys showed the abuse, the girls appeared to be in much better condition.
(Select Drop-down or Overwrite)	

\$1,250,000	\$1,312,500		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0			

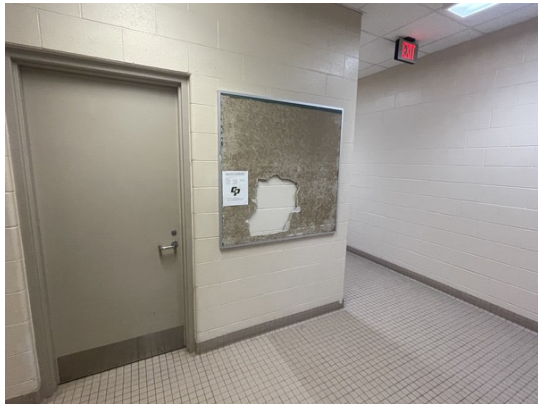
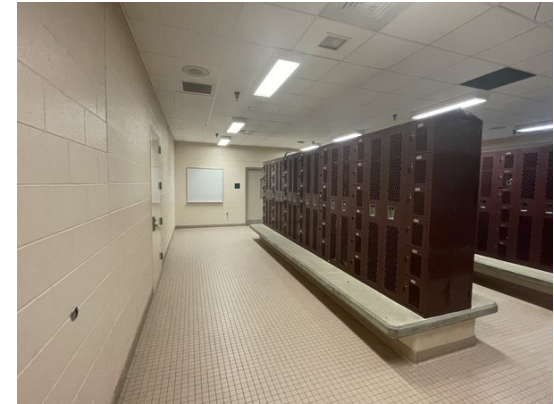
8.0 Indoor Athletic Facilities Assessment SUBTOTAL

\$1,251,500	\$1,312,500	\$1,920	\$0
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8.0 Indoor Athletic Facilities Assessment SUBTOTAL W/CURRENT INFLATION

\$1,626,950	\$1,706,250	\$2,496	\$0
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Indoor Athletic Facilities - Photos



Life Safety Systems - Cost Summary

Survey Item	Survey Notes	Action Threshold Costs			
		Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
9.0 Life Safety Systems Assessment					
General Life Safety					
Emergency Plan Available	Observed and posted throughout the buidling	\$0			
Adequate Corridor Widths	Observed adequate.	\$0			
Emergency/Automatic Shut-offs (Food Service/Kilns/Science Labs/Shop Equipment)	Observed at science rooms	\$0			
Clear/Defined Egress Paths	Clear paths observed with appropriate exit signage and emergency lighting.	\$0			
Knox Box	Observed	\$0			
AED/Location	Observed	\$0			
Fire Safety System / Equipment					
Fire Alarm Panels/Locations	Annunciator panel observed in the main office area.	\$0			
Fire Suppression Heads/Piping	Observed throughout the building.	\$0			
Smoke/Heat Detectors	Observed throughout the building.	\$0			
Fire Extinguishers/Cabinets	Observed throughout the building.	\$0			
Emergency Lighting / Power					
Emergency Generator (what areas are covered?)	Unknown	\$0			
Emergency Lighting/Power Source	Observed throughout the building. Some aging fixtures and components observed and replacement should be considered. Refer to electrical for costs.	\$0		\$0	
Exit Signs/Power Source	Exit signs observed throughout. Most signs are aging and original to the building. Refer to electrical for costs.	\$0		\$0	
Emergency Alarm Systems					
Mass Notification System	Paging system present	\$0			
Fire Alarm Pull Stations	Observed	\$0			
Horns/Strobes	Observed original to the building.	\$0			

Life Safety Systems - Cost Summary

Access Control / Intrusion Detection

Secure Entry	Not present. Aiphone entry system present.
Security Glass/Film	Not observed
Credential Readers	Card reader system observed.
Intercom Entry Systems	Aiphone entry from vestibule to office present.
Electronic Locking Devices	Emergency lockdown button observed that locks main entrance only as reported from secretaries.

\$0		\$0	
\$0			
\$0			
\$0			
\$0		\$0	

Video Surveillance System / Equipment

Security Cameras/Locations	Observed through the interior and exterior of the building.
Security Camera Monitoring	Unknown

\$0			
\$0			

9.0 Life Safety Systems Assessment SUBTOTAL
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\$0	\$0	\$0	\$0
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9.0 Life Safety Systems Assessment SUBTOTAL W/CURRENT INFLATION
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\$0	\$0	\$0	\$0
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Life Safety Systems - Photos



Food Services - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
10.0 Food Service Assessment							
Food Service Equipment							
Freestanding Cooler/Refrigerator		\$0					
Milk Cooler		\$0					
Freestanding Freezer		\$0					
Ice Maker		\$0					
Oven		\$0					
Range		\$0					
Steam Jacketed Kettles		\$0					
Work Tables		\$0					
(Select Drop-down or Overwrite)		\$0					
Food Service Plumbing Fixtures							
3-Compartment Sink (with Air Gaps)		\$0					
Hand Wash Sink		\$0					
Grease Trap		\$0					
Floor Drains		\$0					
(Select Drop-down or Overwrite)		\$0					
Food Service Point-of-Purchase							
Cash Register Stand on Wheels		\$0					
Serving Counters		\$0					
Delivery Carts		\$0					
Sneeze Guards		\$0					
(Select Drop-down or Overwrite)		\$0					
Food Service Life Safety							
Gas Shutoff(s) Hood Suppression System(s)		\$0					
Fire Suppression System		\$0					
(Select Drop-down or Overwrite)		\$0					

Food Services - Cost Summary

Food Service Storage

Walk-in Coolers		\$0			
Walk-in Freezers		\$0			
Dry Goods Storage/Shelving		\$0			
Food Preparation Storage		\$0			
(Select Drop-down or Overwrite)		\$0			

Subcategory / Area

(Select Drop-down or Overwrite)		\$0			
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10.0 Food Service Assessment SUBTOTAL	\$0	\$0	\$0	\$0
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10.0 Food Service Assessment SUBTOTAL W/CURRENT INFLATION	\$0	\$0	\$0	\$0
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Food Services - Photos



Mechanical - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
11.0 Mechanical Assessment					
Building Heating Equipment					
Boilers	Existing units are starting to fail, not very efficient (8x 2000 MBH each) Replace with (2) larger units	\$400,000	\$420,000		
Building Cooling Equipment					
Refrigerant Condensers	Roof mounted ACCUs, poor shape	\$150,000	\$157,500		
Chillers	Existing from 2012, decent shape. Undersized, need additional capacity.	\$100,000	\$105,000		
(Select Drop-down or Overwrite)		\$0			
Heating / Cooling Piping					
Refrigerant Piping	From roof ACCUs, poor shape, insulation failing	\$30,000	\$31,500		
Hydronic Piping and Pumps	New HW pumps, fittings, connections, specialties	\$150,000	\$157,500		
Chilled Water Piping	New piping from Chiller addition	\$150,000	\$157,500		
Building HVAC Air Distribution System / Equipment					
VUV/HUV Units	1990 originals, HUVs, replace with VUVs, fully ducted, packaged DX	\$750,000	\$787,500		
AHUs	Existing Air Handling Units to be replaced (total CFM)	\$1,717,500	\$1,803,375		
Rooftop Exhaust Fans	Existing EFs replaced 1:1	\$325,000	\$341,250		
VAV/CAV Units	VAV boxes, original to building	\$220,000	\$231,000		
Terminal Heating / Cooling Equipment					
Finned Tube Heaters	Replace existing elements and covers	\$40,000	\$42,000		
Cabinet Unit Heaters	Replace existing with new	\$60,000	\$63,000		
Unit Heaters	Replace existing with new	\$7,500	\$7,875		
Miscellaneous HVAC Systems / Equipment					
Kitchen Make-up Air Unit	(2) Very old, do not operate. Gas-fired, 100% OA/EA	\$60,000	\$63,000		
Kiln Hoods	Existing Kiln needs dedicated hood/exhaust system	\$10,000	\$10,500		
Air Filtration / Cleaning Equipment	Not great filtration, no additional air cleaning. Would recommend GPS to all units (\$1/CFM)	\$114,500	\$120,225		
Temperature Controls	Full building upgrades from old Trane system	\$1,085,000	\$1,139,250		
11.0 Mechanical Assessment SUBTOTAL		\$5,369,500	\$5,637,975	\$0	\$0
11.0 Mechanical Assessment SUBTOTAL W/CURRENT INFLATION		\$6,980,350	\$7,329,368	\$0	\$0

Mechanical - Photos



Plumbing - Cost Summary

Survey Item		Survey Notes	Action Threshold					Action Threshold Costs					
			1-3 Years	4-6 Years	7-10 Years	10+ Years	QTY	Unit	Unit Price	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
12.0 Plumbing Assessment													
Domestic Water System / Equipment													
Domestic Water Heater		(3) Existing water heaters are new				X	3			\$0			
(Select Drop-down or Overwrite)										\$0			
Sanitary Sewer System / Equipment													
(Select Drop-down or Overwrite)										\$0			
Storm Drainage System / Equipment													
Roof Drains		Existing White Roofing system does not have overflow drainage, needs to be added when roof is replaced		X			135,000	SF		\$0		\$0	
(Select Drop-down or Overwrite)										\$0			
Plumbing Fixtures													
Showers		Locker Room Showers need full Replacement (included in SF allowance in Interior Finishes)	X					EA	\$5,000	\$0	\$0		
Emergency Eye Wash Stations		Science Lab Classrooms (included in SF allowance in Interior Finishes)	X					EA	\$5,000	\$0	\$0		
Water Closets		Water closet replacement, flush valve (included in SF allowance in Interior Finishes)	X					EA	\$2,000	\$0	\$0		
Lavatories & Sinks		Bathroom lavs, wall hung (included in SF allowance in Interior Finishes)	X					EA	\$1,000	\$0	\$0		
Lavatories & Sinks		Classrooms sinks (included in cabinetry replacement allowance in Interior Finishes)	X					EA	\$2,000	\$0	\$0		
(Select Drop-down or Overwrite)										\$0			
Miscellaneous Plumbing Systems / Equipment													
(Select Drop-down or Overwrite)										\$0			
12.0 Plumbing Assessment SUBTOTAL										\$0 \$0 \$0 \$0			
12.0 Plumbing Assessment SUBTOTAL W/CURRENT INFLATION										\$0 \$0 \$0 \$0			

Plumbing - Photos



Electrical - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
13.0 Electrical Assessment							
Site Lighting							
Parking Lot Lighting		LED Observed in good condition		\$0			
Building Exterior Lighting		Observed LED, metal halide, and fluorescent fixtures. Recommend LED replacement where applicable for enhanced lighting and efficiencies.		\$80,000		\$102,400	
Power Distribution & Control Equipment							
Exterior Transformers		Transformer observed in good condition (1991)		\$0			
Interior Transformers		Transformer observed in good condition (1991)		\$0			
Surge Protection		Observed at some of the panels		\$0			
Power Monitoring		unknown		\$0			
Primary Switchgear		Observed in good condition		\$0			
Switchboards		Observed in good condition		\$0			
Panelboards		Observed in good condition. Panelboards are original to building and additions (1991 & 2001)		\$80,000			\$118,400
Sub Panels		Panel boards are original to building and in good condition but 30 years old and replacement should be considered.		\$160,000			\$236,800
Interior Lighting							
Interior Lighting Fixtures		Light fixtures are LED retrofit, fluorescent in the mechanical areas, and some metal halide in the corridors. Recommend replacement of fluorescent fixtures and metal halide for increased efficiencies.		\$40,000		\$51,200	
Lighting Controls		Lighting sensors observed throughout the building.		\$0			
Theatrical Lighting		Theatrical lighting observed in good condition.		\$0			
Emergency Lighting		Emergency lighting observed throughout the building. Older bug-eye fixtures observed. Replacement may be needed due to age and failing components. Budget for replacements.		\$40,000			\$59,200
Exit Signs		Exit signs observed in mixed condition. Most signs are original to building and at the end of their useful life cycles. Recommend replacement.		\$160,000			\$236,800

Electrical - Cost Summary

Communications

Communications Cabinets/Racks/Enclosures	Observed in good condition.
Communications Room/Cooling	Not observed.

\$0			
\$0			

Telephone, Paging, Signaling & Clock Systems

Telephone System	Evaluate needs with technology
Public Address/Intercom System	Speakers observed throughout the building original to building.
Clock System	Bogen clocks observed throughout the building in good condition.

\$0			
\$0			
\$0			

Network Electronics & Wireless Equipment

Classroom Audio System	Observed - Evaluate needs with technology department.
Classroom Video System	Observed - Evaluate needs with technology department.
Theater Audio/Video Systems	Observed - Evaluate needs with technology department.

\$0			
\$0			
\$0			

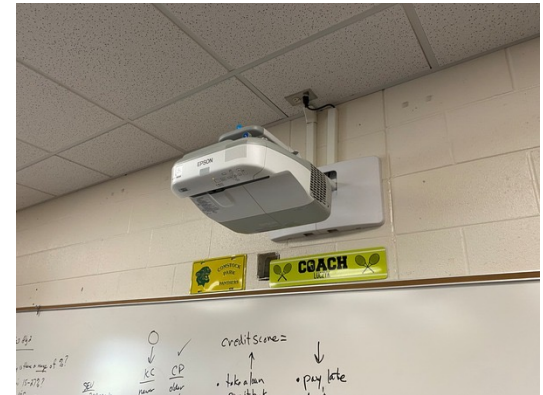
13.0 Electrical Assessment SUBTOTAL
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\$560,000	\$0	\$153,600	\$651,200
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13.0 Electrical Assessment SUBTOTAL
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\$728,000	\$0	\$199,680	\$846,560
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Electrical - Photos



Programming Needs - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
14.0 Programming Needs Assessment					
Subcategory / Area					
Replace existing exterior windows		\$0			
Replace existing exterior doors		\$0			
Improve exterior lighting at gym entrance		\$0			
Improve sound system in gym		\$0			
Improve power in gym		\$0			
Add security cameras at gym		\$0			
Add security cameras at stadium		\$0			
Add/update security cameras		\$0			
"baseball complex facilities"?		\$0			
Update cafeteria (new tables, updated serving area, updated equipment (air screen cooler, pizza and sandwich slides), electrical updates, paint)		\$0			
Update irrigation controls and provide wireless capability		\$0			
Provide heat to stadium concessions and restrooms to prevent freezing		\$0			
Provide water access at stadium for warm weather practices and camps		\$0			
Restore electrical connections to on-field locations at stadium field		\$0			
Provide improved Wi-Fi to stadium		\$0			
Provide improved Wi-Fi to gym		\$0			
Improve stadium field lighting		\$0			
(Select Drop-down or Overwrite)		\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
14.0 Programming Needs Assessment SUBTOTAL		\$0	\$0	\$0	\$0
Subcategory / Area SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0



Bus Garage

Building Cost Summary

Overall Cost Summary

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$14,700	\$165,818	\$0	\$180,518
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$18,900	\$0	\$0	\$18,900
Roof System	\$0	\$0	\$0	\$0
ADA Accessibility	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$38,400	\$0	\$38,400
Indoor Athletic Facilities	\$0	\$0	\$0	\$0
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$116,550	\$0	\$0	\$116,550
Plumbing	\$24,150	\$0	\$0	\$24,150
Electrical	\$19,148	\$0	\$0	\$19,148
Programming	\$0	\$0	\$0	\$0
TOTALS	\$193,448	\$204,218	\$0	\$397,665

Overall Cost Summary + Current Inflation (2022)

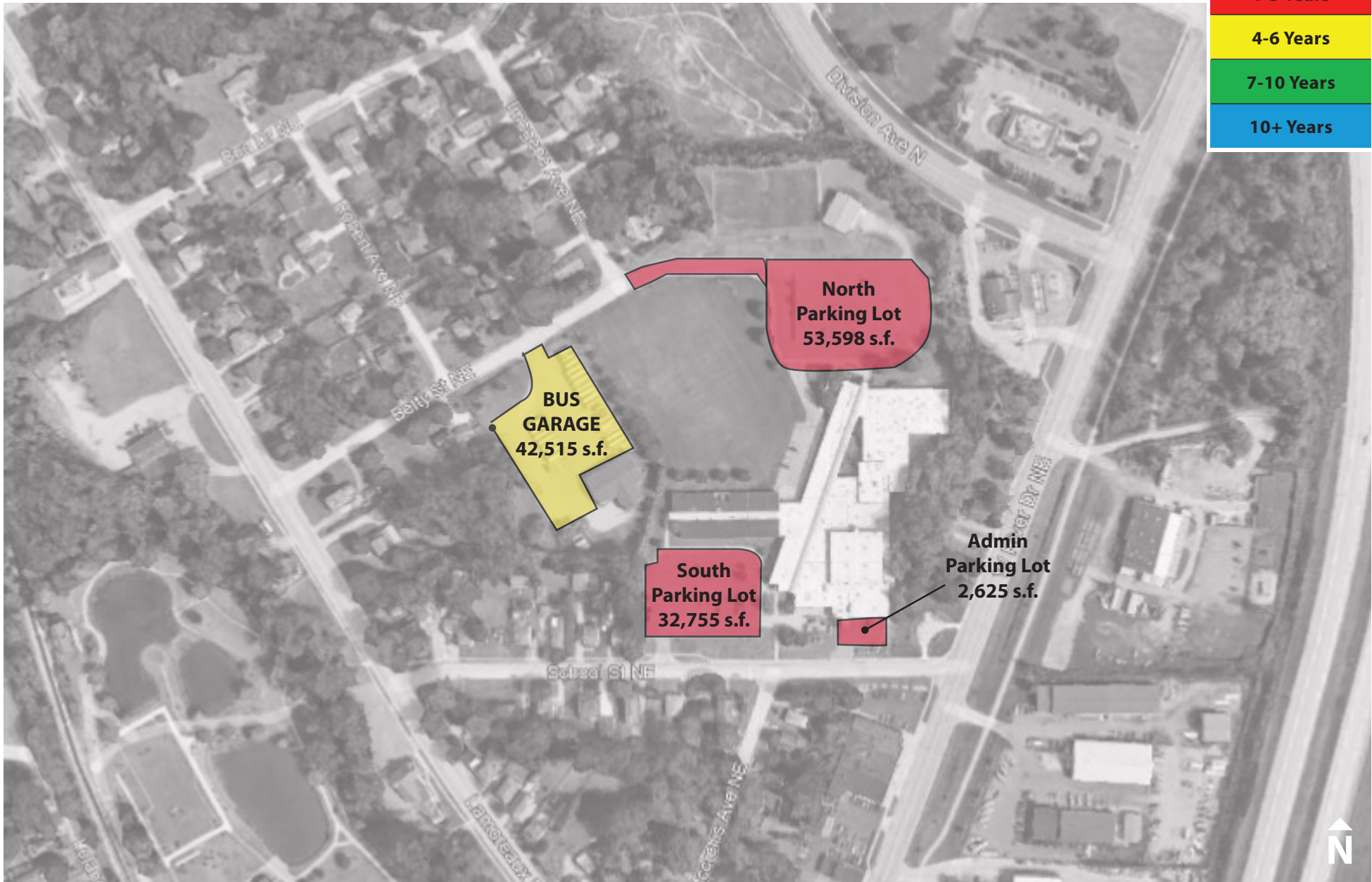
BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$19,110	\$215,563	\$0	\$234,673
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$24,570	\$0	\$0	\$24,570
Roof System	\$0	\$0	\$0	\$0
ADA Accessibility	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$49,920	\$0	\$49,920
Indoor Athletic Facilities	\$0	\$0	\$0	\$0
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$151,515	\$0	\$0	\$151,515
Plumbing	\$31,395	\$0	\$0	\$31,395
Electrical	\$24,892	\$0	\$0	\$24,892
Programming	\$0	\$0	\$0	\$0
TOTALS	\$251,482	\$265,483	\$0	\$516,965

Civil and Site - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
1.0 Civil & Site Assessment					
Site Signage					
Wayfinding	Plywood Signs on posts with engine warming Elec plugs are warped and rotting	\$12,000	\$12,600		
(Select Drop-down or Overwrite)		\$0			
Pavement					
Parking Area (edit number) - (edit description)	Bus lot - Repave due to cracking. Pave gravel area o backside of building.	\$127,545		\$163,258	
Parking Striping/Paint	Bus Lot Re Stripe after repaving.	\$2,000		\$2,560	
(Select Drop-down or Overwrite)		\$0			
Landscaping					
Shrubs	Prune away from fence for maintenance and security purposes.	\$2,000	\$2,100		
(Select Drop-down or Overwrite)		\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
1.0 Civil & Site Assessment SUBTOTAL		\$143,545	\$14,700	\$165,818	\$0
1.0 Civil & Site Assessment SUBTOTAL W/CURRENT INFLATION		\$186,609	\$19,110	\$215,563	\$0

Pavement Condition Plan

ACTION THRESHOLD
1-3 Years
4-6 Years
7-10 Years
10+ Years



Civil and Site - Photos



Building Envelope - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
4.0 Building Envelope Assessment							
Exterior Finishes							
Corrugated Metal Siding		Areas at concrete (north) are rusting at the bottom of panel		\$0	\$0		
Corrugated Metal Siding		Other areas appear to be in good condition with minor damage		\$0		\$0	
(Select Drop-down or Overwrite)				\$0			
Exterior / Vestibule Doors							
Hollow Metal Doors		Appear to be in good condition. Paint needed to extend life of doors.		\$3,000	\$3,150		
Overhead Doors (rolling or coiling)		Appear to be in good condition.		\$0			
(Select Drop-down or Overwrite)				\$0			
Windows							
Aluminum Windows		Appear to be in good condition		\$0			
(Select Drop-down or Overwrite)				\$0			
Joint Sealants							
Miscellaneous Penetrations		Failing though out the building due to reaching life expectancy		\$15,000	\$15,750		
(Select Drop-down or Overwrite)				\$0			
Exterior Grilles / Louvers							
Painted Metal Louvers		Appear to be in good condition		\$0			
(Select Drop-down or Overwrite)				\$0			
Perimeter Maintenance Strip							
None		No maintenance strip around the building		\$0			
(Select Drop-down or Overwrite)				\$0			
4.0 Building Envelope Assessment SUBTOTAL				\$18,000	\$18,900	\$0	\$0
4.0 Building Envelope Assessment SUBTOTAL W/CURRENT INFLATION				\$23,400	\$24,570	\$0	\$0

Building Envelope - Photos



Roof System - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
5.0 Roof System Assessment					
Roofing Membrane					
(Select Drop-down or Overwrite)		\$0			
Drainage Components					
(Select Drop-down or Overwrite)		\$0			
Roof Membrane Protection					
(Select Drop-down or Overwrite)		\$0			
Perimeter / Fascia / Soffit					
(Select Drop-down or Overwrite)		\$0			
Rooftop Penetrations					
(Select Drop-down or Overwrite)		\$0			
Miscellaneous Rooftop Equipment					
(Select Drop-down or Overwrite)		\$0			
5.0 Roof System Assessment SUBTOTAL		\$0	\$0	\$0	\$0
5.0 Roof System Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

ADA Accessibility - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
6.0 ADA Accessibility Assessment					
Exterior Accessibility					
(Select Drop-down or Overwrite)		\$0			
Interior Accessibility (General)					
(Select Drop-down or Overwrite)		\$0			
Classroom Accessibility					
(Select Drop-down or Overwrite)		\$0			
Group Restroom Accessibility					
(Select Drop-down or Overwrite)		\$0			
Elevators, Lifts and Interior Ramps					
(Select Drop-down or Overwrite)		\$0			
Subcategory / Area					
(Select Drop-down or Overwrite)		\$0			
6.0 ADA Accessibility Assessment SUBTOTAL		\$0	\$0	\$0	\$0
6.0 ADA Accessibility Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

ADA Accessibility - Photos



Interior Finishes - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
7.0 Interior Finishes Assessment					
Offices / Auxiliary Offices / Support Areas					
Walls	Majority of walls are painted gypsum board or exposed structure throughout. Walls throughout the building would benefit from a fresh coat of paint with an updated color scheme. An allowance has been made based on partial SF for the building to eliminate utility spaces and areas of exposed structure.	\$5,066			
Ceiling	Ceilings are a combination of exposed structure, lay-in acoustical ceilings and painted bulkheads. An allowance has been provided to address ceiling issues based on a partial SF for the building to eliminate utility spaces, etc.	\$13,170			
Flooring	Flooring throughout is primarily carpet and resilient flooring. The flooring material is dated and showing wear. An allowance has been provided to address flooring issues in the office portion of the building.	\$14,183			
Wayfinding	Wayfinding throughout the building is in good condition.	\$0			
Casework	Casework in the building is generally in good condition, but dated. An allowance is provided to replace cabinetry throughout the building.	\$8,000			
(Select Drop-down or Overwrite)		\$0			
Corridors					
(Select Drop-down or Overwrite)		\$0			
Restrooms					
Allowance	Renovate restrooms.	\$30,000		\$38,400	
(Select Drop-down or Overwrite)		\$0			
Classrooms					
(Select Drop-down or Overwrite)		\$0			
Cafeteria					
Not Applicable		\$0			

Interior Finishes - Cost Summary

Media Center

Not Applicable		\$0			
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Auditorium

Not Applicable		\$0			
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Band / Orchestra / Choir

Not Applicable		\$0			
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Industrial Tech & Shop Area

(Select Drop-down or Overwrite)		\$0			
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General

(Select Drop-down or Overwrite)		\$0			
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7.0 Interior Finishes Assessment SUBTOTAL	\$70,419	\$0	\$38,400	\$0
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7.0 Interior Finishes Assessment SUBTOTAL W/CURRENT INFLATION	\$91,545	\$0	\$49,920	\$0
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Interior Finishes - Photos



Life Safety Systems - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
9.0 Life Safety Systems Assessment					
General Life Safety					
(Select Drop-down or Overwrite)		\$0			
Fire Safety System / Equipment					
(Select Drop-down or Overwrite)		\$0			
Emergency Lighting / Power					
(Select Drop-down or Overwrite)		\$0			
Emergency Alarm Systems					
(Select Drop-down or Overwrite)		\$0			
Access Control / Intrusion Detection					
(Select Drop-down or Overwrite)		\$0			
Video Surveillance System / Equipment					
9.0 Life Safety Systems Assessment SUBTOTAL		\$0	\$0	\$0	\$0
9.0 Life Safety Systems Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0

Life Safety Systems - Photos



Mechanical - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
11.0 Mechanical Assessment					
Building Heating Equipment					
Furnaces	Residential gas fired, very old	\$5,000	\$5,250		
Infrared Unit Heaters	Installed around 2012, owner indicated they are working well	\$0			\$0
Gas fired Unit heaters	Non-condensing/inefficient, needs replacement, reused from another building when installed.	\$6,000	\$6,300		
(Select Drop-down or Overwrite)		\$0			
Building Cooling Equipment					
ACCU	Serving furnace, and new evap coil	\$5,000	\$5,250		
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
Heating / Cooling Piping					
Refrigerant Piping	Needs new refrigerant piping for new ACCU cooling system	\$1,500	\$1,575		
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
Building HVAC Air Distribution System / Equipment					
HVAC Ducts	Needs to be redesigned with new furnace, supply via plenum from loft area	\$20,000	\$21,000		
Bathroom Exhaust Fans	Do not function well, major concern for occupants	\$10,000	\$10,500		
(Select Drop-down or Overwrite)		\$0			
Terminal Heating / Cooling Equipment					
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			

Mechanical - Cost Summary

Miscellaneous HVAC Systems / Equipment

Temperature Controls	Full building TC	\$62,000	\$65,100		
Air Filtration / Cleaning Equipment	Add GPS for furnace system	\$1,500	\$1,575		
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
(Select Drop-down or Overwrite)		\$0			
11.0 Mechanical Assessment SUBTOTAL		\$111,000	\$116,550	\$0	\$0
11.0 Mechanical Assessment SUBTOTAL W/CURRENT INFLATION		\$144,300	\$151,515	\$0	\$0

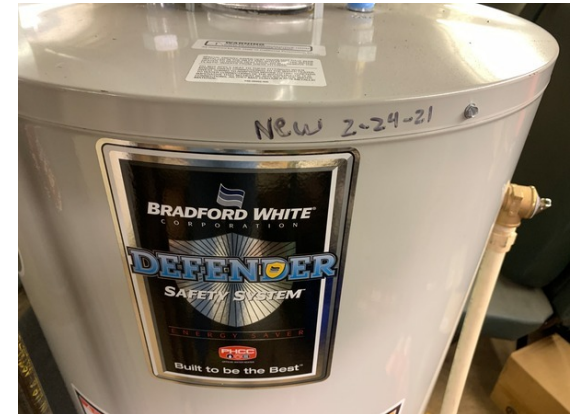
Mechanical - Photos



Plumbing - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
12.0 Plumbing Assessment							
Domestic Water System / Equipment							
Domestic Water Heater		New in 2021 - Relocate, and only serves kitchenettes and bathrooms		\$0			
Domestic Water Piping		Need for hose bibbs throughout		\$5,000	\$5,250		
(Select Drop-down or Overwrite)				\$0			
(Select Drop-down or Overwrite)				\$0			
Sanitary Sewer System / Equipment							
Floor Drains		Not existing in bus bays, needs to be added		\$10,000	\$10,500		
(Select Drop-down or Overwrite)				\$0			
(Select Drop-down or Overwrite)				\$0			
Storm Drainage System / Equipment							
(Select Drop-down or Overwrite)				\$0			
(Select Drop-down or Overwrite)				\$0			
Plumbing Fixtures							
Water Closets		Needs replacement in toilet rooms		\$3,000	\$3,150		
Lavatories & Sinks		Needs replacement in toilet rooms		\$2,000	\$2,100		
Mop sink		Needs to be replaced		\$1,000	\$1,050		
Lavatories & Sinks		Kitchenette sinks need replacements		\$2,000	\$2,100		
(Select Drop-down or Overwrite)				\$0			
Miscellaneous Plumbing Systems / Equipment							
Compressed air piping		Air compressor in good shape, should be relocated and reconnected to compressed air piping system		\$0			
(Select Drop-down or Overwrite)				\$0			
(Select Drop-down or Overwrite)				\$0			
(Select Drop-down or Overwrite)				\$0			
12.0 Plumbing Assessment SUBTOTAL				\$23,000	\$24,150	\$0	\$0
12.0 Plumbing Assessment SUBTOTAL W/CURRENT INFLATION				\$29,900	\$31,395	\$0	\$0

Plumbing - Cost Summary



Electrical - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
13.0 Electrical Assessment					
Site Lighting					
(Select Drop-down or Overwrite)		\$0			
Power Distribution & Control Equipment					
(Select Drop-down or Overwrite)		\$0			
Interior Lighting					
Interior Lighting Fixtures	Fluorescent fixtures observed throughout the interior of the building. Consider LED lighting project for improved light quality, controls, and efficiencies.	\$18,236	\$19,148		
(Select Drop-down or Overwrite)		\$0			
Communications					
Communications Cabinets/Racks/Enclosures	Evaluate needs with technology department	\$0			
(Select Drop-down or Overwrite)		\$0			
Telephone, Paging, Signaling & Clock Systems					
Telephone System	Evaluate needs with technology department	\$0			
(Select Drop-down or Overwrite)		\$0			
Network Electronics & Wireless Equipment					
Building network system	Evaluate needs with technology department	\$0			
(Select Drop-down or Overwrite)		\$0			
Miscellaneous Electrical Systems / Equipment					
(Select Drop-down or Overwrite)		\$0			
13.0 Electrical Assessment SUBTOTAL		\$18,236	\$19,148	\$0	\$0
13.0 Electrical Assessment SUBTOTAL W/CURRENT INFLATION		\$23,707	\$24,892	\$0	\$0

Electrical - Photos



Programming Needs - Cost Summary

Survey Item		Survey Notes		Action Threshold Costs			
				Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
14.0 Programming Needs Assessment							
Subcategory / Area							
Improve lounge conditions		\$0					
Replace windows		\$0					
Floor is weak in the supply area in the garage		\$0					
New carpet, paint and furniture		\$0					
Revise from diesel to gas for bus fueling station?		\$0					
Provide building sign at entrance		\$0					
Improve traffic/wayfinding signage		\$0					
Ste drains are functional but get clogged by leaves and debris		\$0					
Resolve icing condition at walkways		\$0					
Add vent holes to garage to allow venting of exhaust fumes		\$0					
Provide air conditioning in staff areas		\$0					
(Select Drop-down or Overwrite)		\$0					
14.0 Programming Needs Assessment SUBTOTAL				\$0	\$0	\$0	\$0
14.0 Programming Needs Assessment SUBTOTAL W/CURRENT INFLATION				\$0	\$0	\$0	\$0



Storage Building

Building Cost Summary

Overall Cost Summary

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$0	\$0	\$0	\$0
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0
Roof System	\$0	\$0	\$0	\$0
ADA Accessibility	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$0
Indoor Athletic Facilities	\$0	\$0	\$0	\$0
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$72,975	\$0	\$0	\$72,975
Plumbing	\$51,975	\$0	\$0	\$51,975
Electrical	\$13,306	\$0	\$0	\$13,306
Programming	\$0	\$0	\$0	\$0
TOTALS	\$138,256	\$0	\$0	\$138,256

Overall Cost Summary + Current Inflation (2022)

BUILDING SUMMARY	1-3 YEAR	4-6 YEAR	7-10 YEAR	TOTAL
Civil & Site	\$0	\$0	\$0	\$0
Outdoor Athletic Facilities	\$0	\$0	\$0	\$0
Playgrounds	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$0	\$0	\$0
Roof System	\$0	\$0	\$0	\$0
ADA Accessibility	\$0	\$0	\$0	\$0
Interior Finishes	\$0	\$0	\$0	\$0
Indoor Athletic Facilities	\$0	\$0	\$0	\$0
Life Safety Systems	\$0	\$0	\$0	\$0
Food Service	\$0	\$0	\$0	\$0
Mechanical	\$94,868	\$0	\$0	\$94,868
Plumbing	\$67,568	\$0	\$0	\$67,568
Electrical	\$17,297	\$0	\$0	\$17,297
Programming	\$0	\$0	\$0	\$0
TOTALS	\$179,732	\$0	\$0	\$179,732

Building Envelope - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
4.0 Building Envelope Assessment					
Exterior Finishes					
Corrugated Metal Siding	Areas of damage from abuse and salt	\$10,000			
Corrugated Metal Siding	Entire building is in need of paint	\$25,000			
Corrugated Metal Siding	Used for misc storage and salt for the winter	\$0			
(Select Drop-down or Overwrite)		\$0			
Exterior / Vestibule Doors					
Hollow Metal Doors	Appear in good condition needs paint	\$1,500			
Overhead Doors (rolling or coiling)	Some damage due to abuse and salt	\$9,000			
(Select Drop-down or Overwrite)		\$0			
Windows					
Aluminum Windows	Appear in good condition	\$0			
(Select Drop-down or Overwrite)		\$0			
Joint Sealants					
Miscellaneous Penetrations	Missing	\$1,500			
(Select Drop-down or Overwrite)		\$0			
Exterior Grilles / Louvers					
(Select Drop-down or Overwrite)		\$0			
Perimeter Maintenance Strip					
(Select Drop-down or Overwrite)	None	\$0			
4.0 Building Envelope Assessment SUBTOTAL		\$47,000	\$0	\$0	\$0
4.0 Building Envelope Assessment SUBTOTAL W/CURRENT INFLATION		\$61,100	\$0	\$0	\$0

Storage Building

Building Envelope - Photos



Programming Needs - Cost Summary

		Action Threshold Costs			
Survey Item	Survey Notes	Net Present Value	1-3 Years Escalation Factor = 1.05	4-6 Years Escalation Factor = 1.28	7-10 Years Escalation Factor = 1.48
14.0 Programming Needs Assessment					
Subcategory / Area					
Improve building access		\$0			
Provide separate salt/sand storage bay		\$0			
Improve fencing/exterior to prevent		\$0			
Repair/replace garage doors		\$0			
Mold reported in several locations		\$0			
(Select Drop-down or Overwrite)		\$0			
14.0 Programming Needs Assessment SUBTOTAL		\$0	\$0	\$0	\$0
14.0 Programming Needs Assessment SUBTOTAL W/CURRENT INFLATION		\$0	\$0	\$0	\$0