2007 District Wide Facility Evaluations
Building Assessment Report

Boulevard Elementary School

1749 Lee Road, Cleveland Heights

prepared for:

Cleveland Heights University Heights City School District

2155 Miramar Blvd, University Heights, Ohio

prepared by:

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Introduction

Building Assessment Report Objectives
The Building Assessment Report objectives are as follows:

- To provide a descriptive and photographic inventory of existing conditions.
- To provide a prioritized budget for repairs and renovations of existing conditions.

Building Assessment Approach
The assessment approach proceeded as follows:

- The District's original drawings were reviewed. Computer drawings were created based on these original drawings and verified on site.
- Each building was visited by a team of architects and engineers. Existing conditions were observed and recorded.
- These observations and records became the basis for the final Building Assessment documents. A Building Assessment Report was produced for each of the District's eleven active school facilities: (1) High School, (3) Middle Schools, and (7) Elementary Schools.

Building Assessment Organization
The Building Assessment is divided into three Components:

- Narrative
- Cost Assessment
- Photos

Each of these three Components is further subdivided into the following Categories:

A. Hazardous Materials
B. Site
C. Building Structure
D. Building Envelope
E. Building Interior
F. Equipment and Furnishings
G. Fire Protection
H. Plumbing and Fixtures
I. Heating, Ventilating and Air Conditioning
J. C.E.I. Service
K. Main Power Distribution Equipment
L. Emergency Power Distribution Equipment
M. Branch Circuit Panels and Wiring
N. Kitchen Lighting and Power
O. Exterior Lighting
P. Interior Lighting
Q. Gymnasium Lighting
R. Exit Signs and Emergency Egress Lighting
S. Fire Alarm System
T. Security System
U. Public Address System
V. Cable TV System
W. Data and Telephone Systems
X. Clocks and Programs Bell

Narrative

The primary purpose of the Narrative is to provide a description of the existing conditions observed during visits to each of the District's fourteen facilities. The Narrative also serves as a general guide to the history of additions and renovations to the building, and describes the general construction of each addition.

Cost Assessment

The primary purpose of the Cost Assessment is to provide preliminary budget information for repairs and renovations of existing conditions.

Within each Category of the Cost Assessment, the following Priorities were identified:

- Priority 1: work recommended to occur within the next 1-2 years
- Priority 2: work recommended to occur within the next 3-4 years
- Priority 3: work recommended to occur within the next 5-6 years

Photos

During the building assessment, photos were taken to visually record the existing condition of each building and site. These Photos have been organized into the Categories outlined above.

Assessment Limitations and Assumptions

The following limitations and assumptions should be noted:

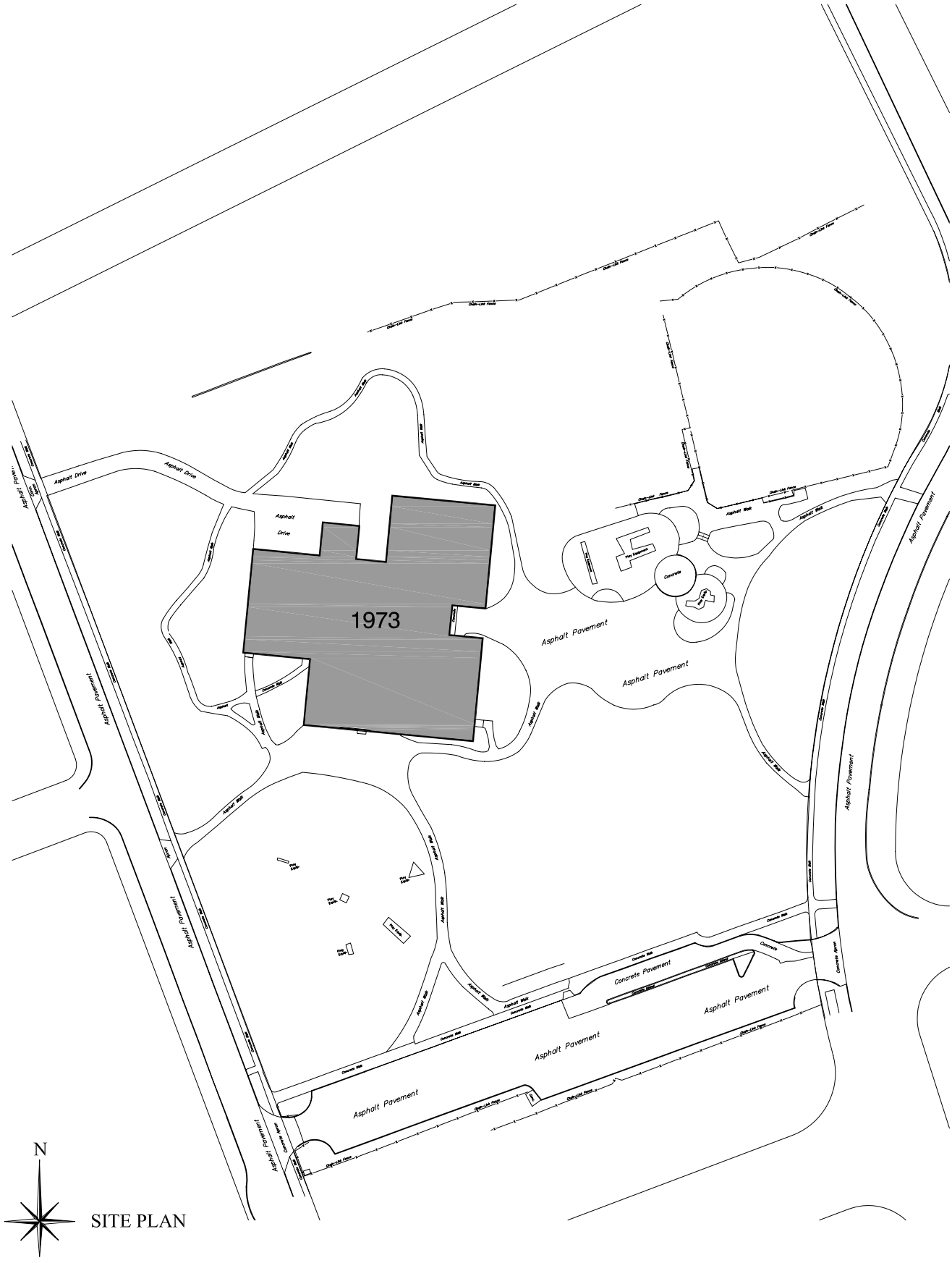
- This Facilities Assessment identifies building systems repair and renovation needs. Existing facilities do not always meet current program needs. Identifying and recommending needed space reconfigurations or building additions is beyond the scope of this report.
- The Cost Assessments provide estimated costs to replace or repair building finishes, components and systems that are damaged, missing, hazardous, inaccessible or approaching the end of useful life. The Cost Assessments do not generally provide costs to replace items which are merely aesthetically poor – but otherwise still functional and serviceable.
- The Cost Assessment is an assessment of Construction Cost. Add soft costs of 18-20% for Project Cost.
- Cost Assessment numbers are in current year dollars. An escalation / inflation factor needs to be applied at 3.5 to 4 percent for every year after 2007. Final cost estimating needs to be performed at the time the specific scope of a project is identified.
- Costs for items such as cleaning, painting, or other routine maintenance have not been included in the Cost Assessments.
- All assessments are visual and did not include physical tests, instrumentation or metering measurements, sampling or monitoring, unless otherwise noted.
- Buildings and components are inspected for condition and general safety and general accessibility requirements. The assessment does not include a complete OSHA, energy or ADA access study.

History

- Boulevard Elementary School is a 60,164 gross square foot K-5 school located at 3150 Boulevard Road in Cleveland Heights, Ohio. The original building was designed by Richard Fleischman Architects. Drawings are dated 1973. Major additions, renovations and repairs to the school are listed below.

Date	Architect/Engineer	Description
1980	Barber & Hoffman	Roof, gutter and wall repairs
1997	Technical Assurance	Roof renovation
2002	TEC Inc.	Technology upgrades
2002	Simplex Grinnell	Fire alarm system upgrade

Note: Additions, renovations and repairs listed above are from CHUH original drawings. Some minor renovations and repairs may not have been listed.


1973
Asphalt Drive
Asphalt Drive
Asphalt
Drive
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Asphalt Pavement
Asphalt Pavement
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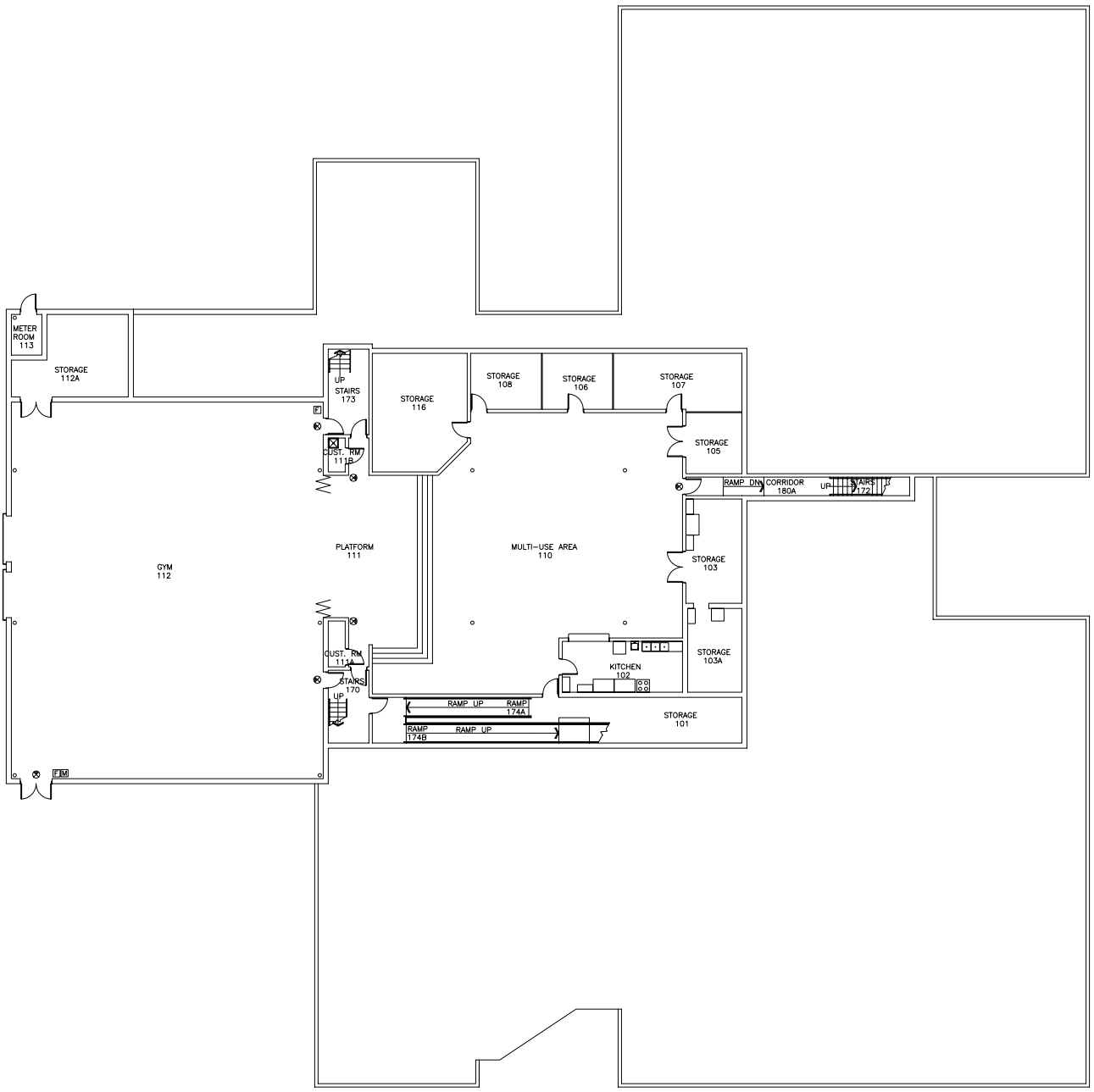
Asphalt Pavement
Concrete Pavement
Concrete
Asphalt Walk
Concrete Walk
Chain-Link Fence
Concrete
N

SITE PLAN



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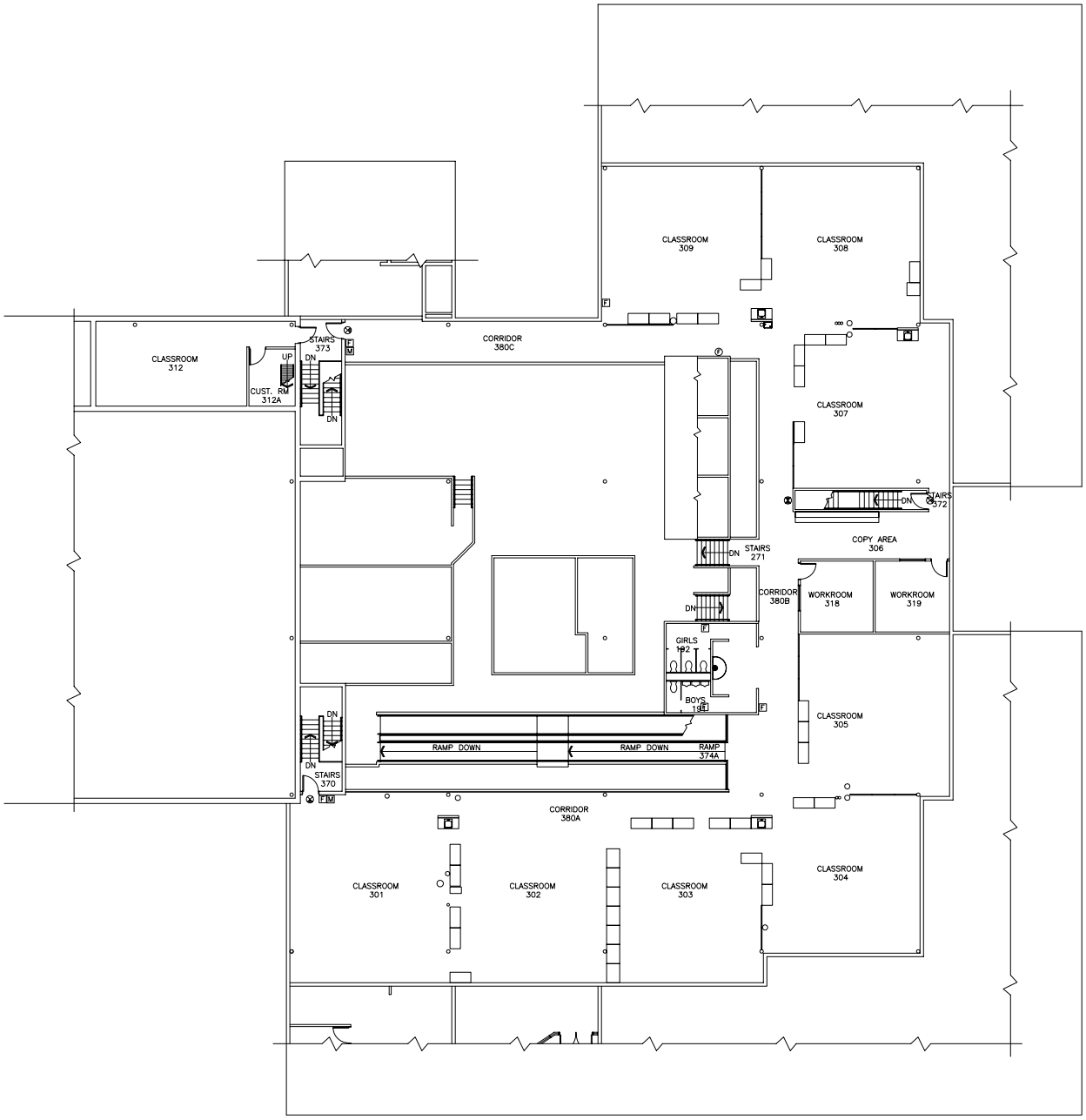
LOWER LEVEL PLAN



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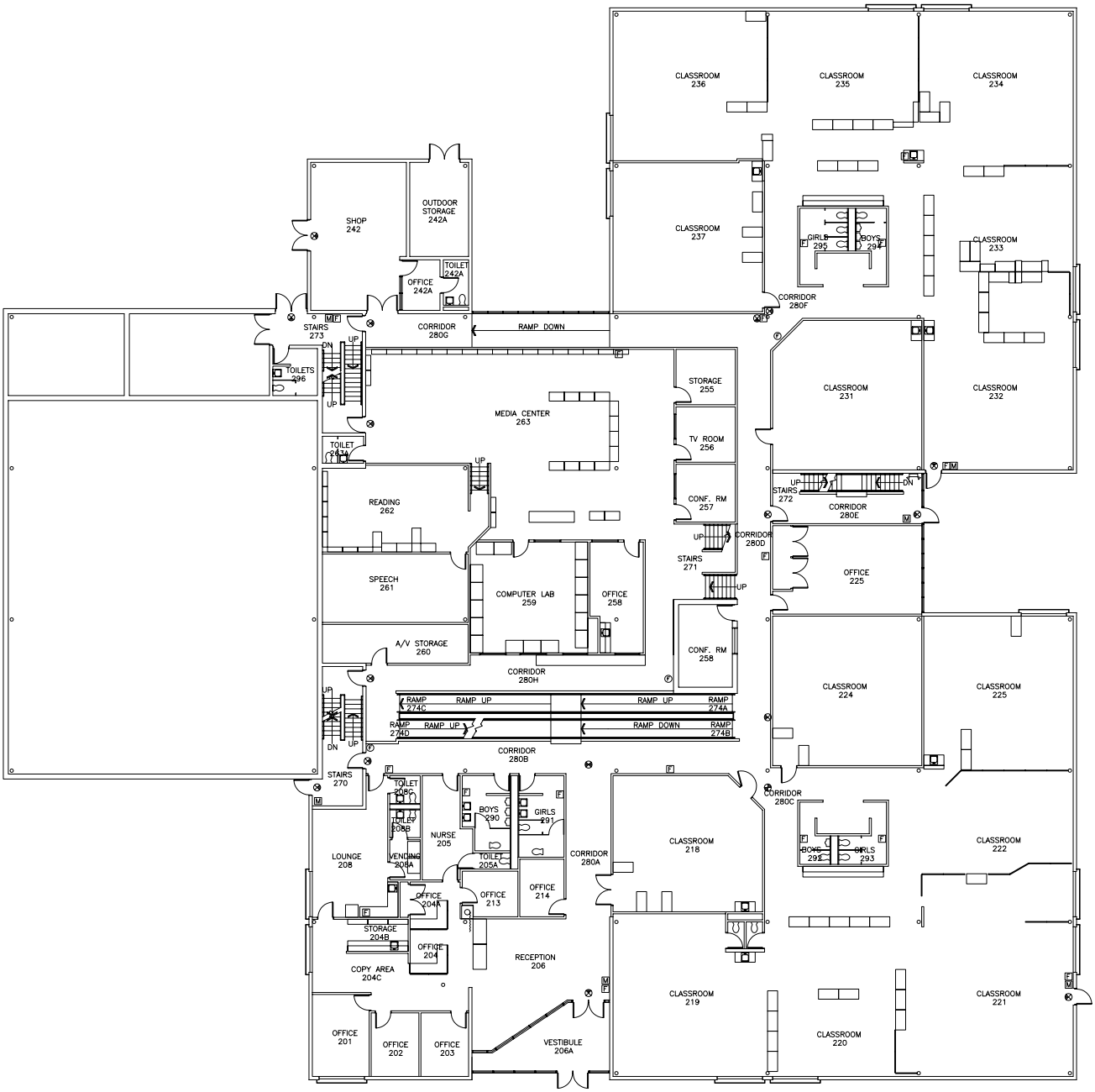
MEZZANINE PLAN



FIRST FLOOR PLAN

A:Hazardous Material

CHUH has provided a copy of the Asbestos Containing Material (ACM) report dated July 3, 1998. The following types of ACM were identified at Fairfax Elementary School:

- The ACM Report makes no reference to Boulevard Elementary School.

An updated ACM report will be conducted by a CHUH Hazmat Consultant in the Fall of 2007. The updated ACM report will locate, quantify and assign costs for removal/abatement of ACM throughout the school.

B:Building Site


New playground


Repeatedly damaged and repaired asphalt


Paths and planting beds


Old playground


Damaged asphalt in parking lot


Damaged concrete at bus dropoff

B:Site

ADA

- In the existing 59-space parking lot, three accessible parking spaces (one van accessible) are required per ADA. These spaces exist, but signage is non-compliant. There is a ramp to the curb, but no access to the ramp without passing through the parking lot and bus dropoff area.

Site Furnishings

- The main playground equipment was recently replaced, and is in good condition. A smaller wood playground to the southeast is much older and should be replaced.
- Fencing and gates at the Lee Road parking entrance need to be replaced. Fencing at the Ballfields appears new.
- Benches under the trees on the Southeast portion of the site need to be replaced.
- Waste receptacles need to be supplied with the proper size cans and covers, or should be replaced.

Site Pavement

- Concrete pavement (walks) is in good to fair condition. Selective replacement is required.
- Concrete curbs are generally in good condition, with one long section needing replacement
- 50% of the Asphalt pavement in the parking lot should be removed and replaced, and a new wear course should be applied over the entire lot. Asphalt paths are in good condition, with selective repairs needed over approximately 10%. The large asphalt play area facing Euclid Hts. Blvd needs replacement over 20%, and a new wear course.

Landscaping

- There are several planting beds at the perimeter of the building, all in fair to poor condition. Landscape timbers need replacement/resetting, and the beds should be replanted. The exception is the planted area around the tile bench installation.
- Erosion and bare earth was observed adjacent to almost all asphalt paths (caused by scouring from water drainage, or by foot traffic). The paths should be redesigned to prevent erosion, areas filled and reseeded.

C:Building Structure

Foundation

- The building foundation consists of concrete spread footings at masonry walls, with concrete piers at steel columns. There are no major signs of settlement or movement in the building foundation or structural supports.

Walls/Chimneys

- Exterior non-bearing masonry walls are concrete block with brick veneer. There are no chimneys. No exterior wall structural problems were observed.

Floors/Roofs

- The ground floor is a 4" slab-on-grade.
- The mezzanine level floor structure consists of a 2-1/2" slab on 2" composite metal deck over WF steel framing. No floor structure problems were observed.
- The sloped roof structure consists of 3" Tectum decking supported by WF steel framing. Flat roof structure consists of 3" metal deck supported by WF steel framing. Some minor deterioration was observed in the Tectum deck. The deck appears to have been recently repainted.
- The 3" Tectum roof deck was observed, during roofing review, to exhibit slight deflection between the steel beam supports spaced at 6. o.c. The deck manufacturer indicated that the slight deflection viewed at the exterior posed no structural concerns.

  Structural integrity of the Tectum decking can be further confirmed by destructive testing of a panel. This panel would be removed from the building roof and loaded to failure, indicating how much load it could support.

D:Building Envelope

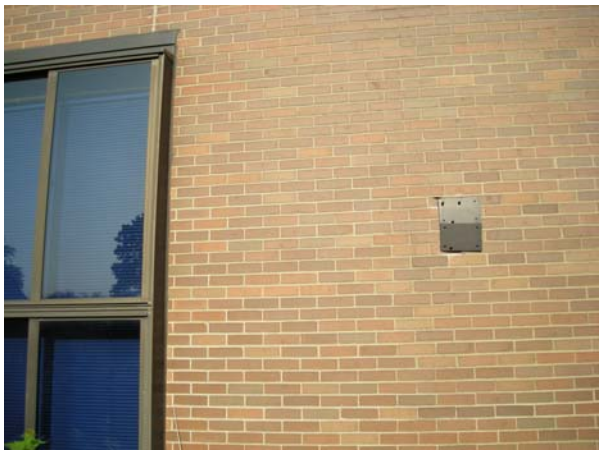

Rooftop units


Damaged asphalt shingles


Damaged flashing and sealants


Roof deck deflection


Typical exterior door condition


Patched exterior wall

D:Building Envelope

ADA

- Power assist doors need to be provided at main entry.

Masonry

- Exterior masonry walls (non-bearing construction) are of brick veneer with concrete block backup. The exterior masonry walls are in good condition. Only need for minor tuckpointing was identified.

Exterior Doors/Frames

- Exterior doors are generally in fair condition but are recommended for replacement within the next 5-6 years with FRP doors and aluminum frames.
- Exterior "window wall" hollow metal framing and doors are single glazed and are recommended or replacement, in the next six years, with insulated glass and thermally broken frames.

Windows

- Clerestory windows at the mezzanine level are original construction. The single glazed butt glass clerestory windows appeared to be in fair condition but are recommended for replacement within the next 5-6 years.
- The original (1974) single glazed windows are recommended for replacement due to air / water infiltration and difficulty of operation.

Roofing

- The flat roof area flat roof areas were replaced with 2-ply SBS modified bitumen over 2" insulation in 1997. The roof appears to be in fair to good condition. Bubbled areas of the modified bitumen roofing need to be cut out / replaced.
- Sloped roofs * are asphalt shingle (two layers of shingles w/ second layer installed in 1997) sloping to gutters with downspouts. Original metal gutters and metal downspouts are in fair to good condition.

* *The sloped roof areas were observed being replaced with a thermoplastic single ply roofing system at time of final edit of this report.*

E:Building Interior


Typical classroom


Open beam and duct penetrations


Water damage to ceiling


Damaged tile walls and base


Discolored restroom VCT


Tile wall repair


Multipurpose room


Gymnasium


Failing partition


Water damage to tile ceiling


Typical classroom


Ceiling hung acoustical baffles

E: Building Interior

ADA

- Note: The Americans with Disabilities Act (ADA) Title II requires that public school systems comply with the ADA in all of their services, programs, or activities, including those that are open to parents or to the public. During the Building Assessment, a limited visual observation for ADA compliance was conducted. A copy of the ADA compliance checklist is attached to the assessment for reference. It is understood that this review does not constitute a comprehensive survey of all required ADA compliance items.
- Interior signage is not mounted at ADA height, and does not have Braille or raised text.
- Ramps connect all areas of the ground floor, first floor and mezzanine. There is no elevator or platform lift in the school. Certain areas in the school are not accessible.
- There are no ADA-compliant toilet stalls at Boulevard. Sinks are not accessible.
- Group sinks are inaccessible semi-circular wash fountains. These are typically in poor-to-fair condition, with significant staining and rusting at metal bottoms. Terrazzo basins are cracked and eroded.
- Drinking fountains are not accessible.
- Door hardware is generally not accessible. Some doors have levers, but many have knobs or thumb latches.

Egress/Life Safety

- Note: Interior egress/life safety items need only to be compliant with the building code in force when these items were originally constructed or renovated. As such, some items may not be in compliance with current egress/life safety components of the OBC. This assessment does not attempt to identify all work required to achieve said compliance.
- Guardrails at ramps (42" high) and stairs (36" high) allow passage of a 4" sphere.

Floor

- Carpet generally looks good, but is ageing. Carpet appears more worn at mezzanine, especially at corridors, and in main office area.
- Most VCT appears to have been recently replaced, and is in good condition. Where VCT has not been recently replaced, it is in fair to poor condition.
- Rubber tile at ramps/stairs is in fair condition, but dirty.
- Ceramic tile floors at toilet rooms are good to fair. Ceramic tile floors typically have discolored grout, rust stains from partition bases and napkin receptacles, and discoloration behind fixtures.
- Storage rooms and Custodial closets typically have rough, unsealed concrete floors.

Base

- Tile base at toilet rooms is typically good to fair, with discoloration behind fixtures. Second floor toilet rooms are noticeably damaged.
- Carpet base looks good. A few areas are fraying or have delaminated from the wall.
- Vinyl base is fair to poor: very scuffed, discolored and ageing. A few areas have delaminated from the wall.

Walls

- The original building was designed as an open plan with few interior walls. Gypsum board partition walls were subsequently added to subdivide interior space. Original drawings for this work were not available, so the date of this work is unknown.
- Large openings for ductwork in Mezzanine classroom walls (in both original and later construction) have been filled in with a variety of foam materials. The appearance of these materials is unacceptable and they have become loose and nonfunctional. These materials should be removed and their residue cleaned from walls and ceilings. Open areas around duct penetrations should be infilled with proper acoustic and finishing materials. Open areas around beam penetrations must be treated similarly if acoustic separation is to be effective.
- Wood wainscot at the enclosed stair needs refinishing/repainting.
- Concrete block walls are in good condition, very little cracking observed.
- Tile walls at restrooms typically show missing tiles and holes from partition replacement.
- Wall hung Acoustic baffles are typically frayed at corners.

Ceilings

- The upper ceiling at the media center had numerous spot tile replacements, and should be replaced. It appeared that some of the ceiling tile had been replaced without replacing the grid - grid was yellow/gray in some areas.
- Acoustic tiles are dirty in many areas adjacent to supply air diffusers.
- Tectum decking is generally good, though some areas require repair. The deck appears to have been recently repainted. The deck in the gym storage/office shows significant yellowing and discoloration, but no areas of concentrated damage (e.g. roof leaks).
- Gypsum board ceilings at toilet rooms are generally good.
- Paint on exposed structure is peeling in a few places.
- Hanging acoustic baffles are in good condition, but need cleaning.

Interior Doors

- Interior doors are a combination of hollow metal and wood.
- Interior frames are typically hollow metal.
- Door hardware is a combination of knob and panic, with some lever trim. Knobs and thumb latches of panic hardware should be replaced with ADA-compliant hardware.
- Several wood doors are functional but very worn, (gouged and chipped wood, rusted and scratched metal trim) with retrofitted hinges visibly bolted through the door.
- Blinds on many doors are generally damaged enough to compromise full function.

Visual Display Boards

- Visual display boards consist of chalkboards and tackboards in good condition. Even though they are old, they are still functional and show little serious deterioration.

Toilet Partitions

- Most original partitions have been replaced with newer generation solid plastic in good condition. ADA-compliant partitions were not observed at the school.
- Original metal partitions, where still present, are in fair condition.

- New toilet partitions are typically installed with a support post over a floor drain, resting on the grate.

Toilet Fixtures

- Toilet fixtures are in fair to good condition typically. No serious problems (leaks, cracking) were observed.
- Toilet Fixtures in the Men's and Women's group restrooms on the first floor are arranged unconventionally.

Toilet Accessories

- Toilet accessories are in fair to good condition typically.

Casework

- Casework elements used as room dividers are highly variable in condition, some poor, with doors loose, missing, or hard to open, some good to fair.
- Metal panel room dividers are in generally good condition, but some need replacement.
- Casework in wet areas is generally in fair to poor condition.

Window treatments

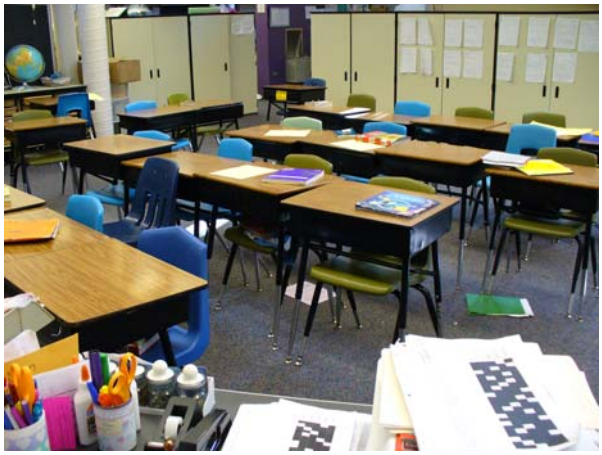
- Vertical blinds at upper clerestory windows are in fair to poor condition. Testing for operability was difficult due to the generally obscure locations of controls.

Other

- Duct/mechanical noise is very noticeable in media center.
- Storage room off of gym is being used as an office. The lack of finished surfaces (unpainted CMU and drywall, rough concrete floors) should be remedied.

F:Equipment and Furnishings


Typical teacher's desk


Typical student desks


Lunch Tables


Music Room


Gym Equipment storage fixtures


Nurse's cot

F: Equipment and Furnishings

Student Furniture

- Many of the student desks are in poor condition. There is extensive chipping of tops and sides where chairs are stored on top of desk, and some failure of tops where desks have been overfilled and forced shut.

Teacher Furniture

- The battleship-gray teacher desks are in poor condition typically, with damaged drawers, delaminated tops and rusty legs.

Other Furniture

- Generally, most of the remaining furniture is in fair condition. This includes the newer computer tables and general tables.
- Most of the observed storage shelving is in fair condition - old but still functional.
- Lunch tables are operational, some have bowed/warped tops.
- Furniture in the Storage room under the ramp is in poor condition.
- Cots in the Nurse's office have torn upholstery, and should be repaired or replaced.
- Gym storage fixtures, notably bins and boxes, are in poor condition or not of institutional quality.

Gymnasium/Stage Equipment and Furnishings

- The FRP operable partition at the gymnasium/stage is in good to fair condition, scuffed, especially on the gym side.

Media Center Furniture

- Cantilever steel shelving is in good to fair condition.
- Student tables are in fair condition, sound but beginning to loosen.
- Student chairs are in good condition.
- Circulation desk is modular tan casework in fair to good condition.
- Computer Lab computer tables are in good condition.

Kitchen Equipment

- Kitchen equipment consists of a milk cooler, and a residential quality stove and refrigerator. These items appear to be in good condition and do not require replacement.

I: HVAC

Gas Fired Multizone Rooftop Unit


Gas Fired Multizone Rooftop Unit


Typical Exposed Ductwork


Typical Exposed Ductwork

G:Fire Protection

- This building is currently not sprinkled. The 3" domestic water line that serves this building is probably of adequate size (and pressure) to utilize to sprinkle the building. The fire line would need to be tapped off upstream from the meter pit via a separate pit with a double detector check valve assembly. Cost estimates for sprinkling this building are included.

H: Plumbing and Fixtures

- All plumbing fixtures appear to be original and in good condition. Water piping is copper and sewer and vent piping is threaded black steel.
- The building is lacking a main water backflow preventer. Add a reduced pressure backflow preventer to the domestic cold water main entering the building.
- The water heater 80 MBH, 75 gallons storage has a domestic hot water recirculating pump.

I: Heating, Ventilating and Air Conditioning

- The building is heated, ventilated and air conditioned by three gas-fired multizone rooftop units and one single zone gas fired rooftop unit that serves the gym. All four units have exceeded their useful life and should be replaced.
- The fire exhaust fans on the roof should be replaced. Note, variable speed drives were added to the rooftop units' supply and return fans but it is not known how these control the units.
- Electric baseboard heaters are located around many of the perimeter rooms.
- TV room 226 was converted to a server room. A split DX air conditioning unit serves this room with the condensing unit on the roof. Cost estimates do not include any modifications for this room.
- Lower the exhaust fan above room 318 to a more accessible location.
- Extend an additional supply duct to a new diffuser in computer lab 250. Room is hot.
- The building has a "Traditional Building" Building Automation System (BAS). Because the extent of the automated components of the building are not known, the cost estimates do not include any proposed modifications to these controls.

	Building Access	Yes	No	N/A	Comments
1.	Is there an adequate number of wheelchair accessible parking spaces?	✓			
2.	Is there one wheelchair accessible van parking space for every 8 standard accessible spaces?		✓		Exists, but is not marked
3.	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance?	✓			
4.	Does signage exist directing users to a wheelchair accessible parking and an accessible building entrance?		✓		
5.	Is there a ramp or curb cut from the parking to an accessible building entrance?	✓			
6.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
7.	Is the accessible entrance doorway at least 32" wide?	✓			
8.	Is the door handle easy to open? (Lever/push type knob, no twisting required, no higher than 48" above floor)	✓			
	Building Corridors and Elevators	Yes	No	N/A	Comments
1.	Is the path of travel free of obstructions and wide enough for a wheelchair (at least 60" wide)?		✓		
2.	Are floor surfaces firm, stable and slip resistant?	✓			
3.	Do obstacles (phones, fountains, etc.) protrude no more than 4" into walkways or corridor?	✓			
4.	Are elevator controls low enough to be reached from a wheelchair (48" front approach/54" side approach)?			✓	
5.	Are there raised elevator markings in Braille and Standard alphabet for the blind?			✓	

6.	Are there audible signals inside cars indicating floor changes?			✓	
7.	Do elevator lobbies have visual and audible indicators of the cars arrival?			✓	
8.	Does the elevator interior provide sufficient wheelchair turning area?			✓	
9.	Is at least one wheelchair accessible public phone available?			✓	
10.	Are wheelchair accessible facilities (restrooms, exits, etc.) identified with signage?			✓	
	Restrooms	Yes	No	N/A	Comments
1.	Are common area public restrooms located on an accessible route?	✓			
2.	Are pull handles push/pull or lever type?	✓			
3.	Are access doors wheelchair accessible (at least 32" wide)?		✓		
4.	Are public restrooms large enough for wheelchair turnaround (60" diameter)?	✓			
5.	Are stall doors wheelchair accessible (at least 32" wide)?		✓		
6.	Are grab bars provided in toilet stalls (33"-36" above floor)?		✓		
7.	Do sinks provide clearance for a wheelchair to roll under (29" clearance)?		✓		
8.	Are sink handles operable with one hand without grasping, pinching or twisting?		✓		
9.	Are exposed pipes under sink sufficiently insulated against contact?		✓		
10.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?		✓		
11.	Is the base of the mirror no more than 40" off floor?		✓		

Cost Summary of Boulevard Elementary

1. The Cost summary is an estimate of Construction Cost

2. Add soft costs of 18-20% for Project Cost.

3. Add an escalation/inflation factor of 3.5-4% for every year after 2007.

Priority 1: next 0-2 years	$548,166
Priority 2: next 3-4 years	$467,463
Priority 3: next 5-6 years	$419,808
Total Priority 1-3 next 6 years	**$1,435,437**

Note: Some electrical Categories within the Cost Assessment contain Priority 4 items, with action required in the next 7-10 years. These items are not identified in the total cost for Priority 1-3 noted above. Please review the attached Cost Assessment for Categories which contain Priority 4 items.	
Priority 4: next 7-10 years	No items

A: Hazardous Materials

Total Priority 1-3: next 6 years

To be determined

An updated ACM report will be conducted by a CHUH Hazmat Consultant in the Fall of 2007. The updated ACM report is to locate, quantify and assign costs for removal/ abatement of ACM throughout the school.

B: Site

Total Priority 1-3: next 6 years

$210,697

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA - Parking lot signage	lump	3	$ 200.00	$ 600.00	Inadequate or missing signage
Concrete walk replacement	s.f.	900	$ 5.00	$ 4,500.00	Cracks, chips, broken corners
Concrete drive replacement	s.f.	1,750	$ 8.00	$ 14,000.00	Broken panels
Concrete curb replacement	l.f.	150	$ 15.00	$ 2,250.00	Broken and deteriorated, visible rebar
Subtotal Priority 1:				$21,350	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Asphalt replacement	s.f.	20,280	$ 2.90	$ 58,812.00	Damage beyond surface cracking
Asphalt resurfacing	s.f.	64,480	$ 1.25	$ 80,600.00	Cracking in top layer only
Asphalt restriping	lump	1	$ 2,600.00	$ 2,600.00	Faded striping, after resurfacing
Chain link fence replacement	l.f.	65	$ 35.00	$ 2,275.00	
Chain link fence gate replacement	each	2	$ 30.00	$ 60.00	
Subtotal Priority 2:				$144,347	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace playground equipment	lump	1	$ 45,000.00	$ 45,000.00	Deteriorated wood equipment on older playground
Subtotal Priority 3:				$45,000	

C: Building Structure

Total Priority 1-3: next 6 years

$0

Tectum - Under Review

D: Building Envelope

Total Priority 1-3: next 6 years

$205,900

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA					
Install power assisted doors	each	2	$7,500.00	$ 15,000.00	Provide exterior door & vestibule door with assisted operation
Roofing					
Spot repair modified bitumen roofing	lump	1	$ 1,500.00	$ 1,500.00	Repair bubbled areas
Spot repair shingle roofing	lump	1	$ 1,000.00	$ 1,000.00	Shingles missing /damaged
Spot replace roof deck	lump	1	$ 3,000.00	$ 3,000.00	Replace deteriorated & stained Tectum at roof leaks
Repair metal roof edge	l.f.	10	$ 15.00	$ 150.00	Section missing
Subtotal Priority 1:				$20,650	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Masonry					
Brick tuckpoint	lump	1	$ 500.00	$ 500.00	Minor tuckpointing only
Replace brick	lump	1	$ 500.00	$ 500.00	Minor replacement only
Expansion joint seal	lump	1	$ 250.00	$ 250.00	Minor joint fill / seal
Wall Openings					
Replace windows	s.f.	1,300	$ 55.00	$ 71,500.00	Original windows single glazed-air/water
Replace doors & hardware	each	7	$ 1,500.00	$ 10,500.00	
Subtotal Priority 2:				$83,250	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Wall Openings					
Replace clerestories	s.f.	1,400	$ 45.00	$ 63,000.00	Original single glazed clerestory frames
Replace "window walls"	s.f.	400	$ 45.00	$ 18,000.00	Replace hollow metal frames and single glazing.
Replace doors & hardware	each	8	$ 1,500.00	$ 12,000.00	
Roofing					
Replace gutters & downspouts	l.f	900	$ 10.00	$ 9,000.00	Replace at time of re-roofing
Subtotal Priority 3:				$102,000	

E: Building Interior

Total Priority 1-3: next 6 years

$283,165

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA- Provide accessible toilet stalls	each	8	$ 1,200.00	$ 9,600.00	All Group Restrooms.
ADA - Provide accessible restroom sinks	each	8	$ 17,000.00	$ 136,000.00	Where accessible stalls are provided
ADA - Provide accessible toilet room	each	6	$ 750.00	$ 4,500.00	At existing inaccessible room
ADA - Provide accessible drinking	each	3	$ 2,500.00	$ 7,500.00	Minimum 1 per floor
ADA - Replace interior signage	bldg s.f.	53,570	$ 0.11	$ 5,892.70	Existing signage noncompliant
ADA - Replace inaccessible door hardware	bldg	40	$ 450.00	$ 18,000.00	Knobs and thumb levers
Replace rubber flooring	s.f.	260	$ 8.00	$ 2,080.00	Fair condition, beginning to come up
Replace VCT	s.f.	1,018	$ 2.50	$ 2,545.00	Broken, discolored
Acoustical infilling at Mezzanine penetrations	each	29	$ 250.00	$ 7,250.00	Critical to acoustic performance of building
Repair acoustical deck	s.f.	32	$ 10.00	$ 320.00	Water Damage
Replace acoustical tiles and grid in Cafeteria	s.f.	2,465	$ 2.75	$ 6,778.75	Grid and tiles discolored
Replace sink base (casework)	l.f.	32	$ 350.00	$ 11,200.00	Water Damage, loose doors
Subtotal Priority 1:				$ 211,666.45	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Repair and reseal concrete floor (3)	bldg s.f.	2,730	$ 1.50	$ 4,095.00	Minor damage and cracking
Replace carpet	s.y.	130	$ 27.00	$ 3,519.00	Stained and frayed
Replace carpet base	l.f.	30	$ 4.00	$ 120.00	Frayed
Replace vinyl base	l.f.	1,450	$ 2.50	$ 3,625.00	Scuffed, discolored, incomplete
Spot replace VCT	s.f.	2,882	$ 3.50	$ 10,087.00	Tiles damaged by normal wear
Spot repair ceramic tile floor	s.f.	42	$ 10.00	$ 420.00	Restroom partition installation
Spot repair ceramic tile base	l.f.	230	$ 11.00	$ 2,530.00	Cracked and loose tiles, missing grout
Refinish wood paneling	s.f.	90	$ 6.50	$ 585.00	east Entry
Replace acoustic tiles and grid	s.f.	880	$ 2.75	$ 2,420.00	
Replace wardrobe (casework)	each	40	$ 450.00	$ 18,000.00	Missing or hard to operate doors, chipped laminate, missing edging
Replace missing and broken door blinds	each	6	$ 55.00	$ 330.00	Full light doors into office and workroom areas
Rekey doors to master key system	each	98	$ 95.00	$ 9,310.00	
Subtotal Priority 2:				$55,041	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Repair wall hung acoustical panels	each	4	$ 50.00	$ 200.00	Edges frayed
Replace heavily worn doors	each	2	$ 750.00	$ 1,500.00	Scratched, gouged, dented
Repaint structure	s.f.	10	$ 1.75	$ 17.50	Aesthetic issue

Repair and repaint masonry wall - Fair condition	s.f.	400	$	4.50	$	1,800.00	Hairline cracks, peeling paint
Replace damaged partitions	each	4	$	85.00	$	340.00	Damaged, loose, out of plumb.
Replace clerestory window blinds	s.f.	1,400	$	9.00	$	12,600.00	Locate new controls in easy.-to-find locations
Subtotal Priority 3:						$16,458	

F: Equipment & Furnishings

Total Priority 1-3: next 6 years

$139,325

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No items					

Priority 2: next 3-4 years

	Unit	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace loose furnishings	bldg s.f.	53,570	$ 2.50	$ 133,925.00	Includes student, teacher and administrator desks and chairs, classroom storage not listed in Category E, and all tables.
Replace damaged lunch tables	each	6	$ 900.00	$ 5,400.00	Warped tops, chipped laminate
Subtotal Priority 2:				$139,325	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No Items					

G: Fire Protection

Total Priority 1-3: next 6 years

$225,850

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No items					

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No items					

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Sprinkler System	S.F.	51400	$ 4.00	$ 205,600.00	
Fire Service Line	L.F.	150	$ 35.00	$ 5,250.00	
Fire Valve Vault	Lump	1	$ 15,000.00	$ 15,000.00	
Subtotal Priority 3:				$225,850	

H: Plumbing

Total Priority 1-3: next 6 years
$5,000

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Add Building Backflow Preventer	Lump	1	$ 5,000.00	$ 5,000.00	
Subtotal Priority 1:				$5,000	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No items					

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No items					

I: Heating, Ventilating & A/C

Total Priority 1-3: next 6 years

$221,000

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace Rooftop A/C Units	Lump	1	$ 206,000.00	$ 206,000.00	
Replace Exhaust Fan	Each	6	$ 2,500.00	$ 15,000.00	
Subtotal Priority 1:				$221,000	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No items					

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
No items					

J: C.E.I. Service

Total Priority 1-3: next 6 years

$0

Satisfactory:

Outdoor Pad Mounted 480/277V, 3-phase, 4-wire CEI Transformer.

K: Main Power Distribution Equipment

Total Priority 1-3: next 6 years

$5,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Main Breaker For Panel 2MDP	$ 5,000.00	Required by Code
Subtotal Priority 1:	$5,000	

L: Emergency Power Distribution Equipment

Total Priority 1-3: next 6 years

$27,000

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Portable 480V Generator	$ 27,000.00	"L"
Subtotal Priority 2:	$27,000	

M: Branch Circuit Panels and Wiring

Total Priority 1-3: next 6 years

$0

Satisfactory:

N: Kitchen Lighting and Power

Total Priority 1-3: next 6 years

$0

Satisfactory:

O: Exterior Lighting

Total Priority 1-3: next 6 years

$20,000

Priority 1:

Item	*Assessed Cost*	*Comments*
Upgrade and Relocate Pole Mounted Fixtures	$ 20,000.00	Durable Units are Required
Subtotal Priority 1:	$20,000	

P: Interior Lighting

Total Priority 1-3: next 6 years

$16,000

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replace twin-tube drums	$ 16,000.00	Poor Lighting, High Maintenance
Subtotal Priority 2:	$16,000	

Q: Gymnasium Lighting

Total Priority 1-3: next 6 years

$15,500

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Replace With Pulse Start Metal Halide Fixtures	$ 12,000.00	
Fluorescent Walk-Thru Lighting	$ 3,500.00	
Subtotal Priority 3:	$15,500	

R: Exit Signs and Emergency Egress Lighting

Total Priority 1-3: next 6 years

$30,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Emergency Powered Exit Signs	$ 4,000.00	
Emergency Egress Lighting	$ 26,000.00	
Subtotal Priority 1:	$30,000	

S: Fire Alarm System

Total Priority 1-3: next 6 years

$0

Satisfactory:

T: Security System

Total Priority 1-3: next 6 years

$12,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
3 Additional Wall Mounted P/T/Z Cameras	$ 7,000.00	
1 Remote Pole Mounted P/T/Z Cameras	$ 5,000.00	
Subtotal Priority 1:	$12,000	

U: Public Address System

Total Priority 1-3: next 6 years

$1,500

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Retrofit With Best-Grade UPS Module	$ 1,500.00	
Subtotal Priority 1:	$1,500	

V: Cable TV System

Total Priority 1-3: next 6 years

$0

Satisfactory:

W: Data and Telephone Systems

Total Priority 1-3: next 6 years

$2,500

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replace UPS System Batteries	$ 2,500.00	(Required every 4-5 years)
Subtotal Priority 2:	$2,500	

X: Clocks and Program Bells

Total Priority 1-3: next 6 years

$15,000

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Wireless Clock System	$ 15,000.00	With P.A. System Interface
Subtotal Priority 3:	$15,000	