District Wide Facilities Evaluation
Building Assessment Report

Fairfax Elementary School

3150 Fairfax Rd, Cleveland Heights, Ohio

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:

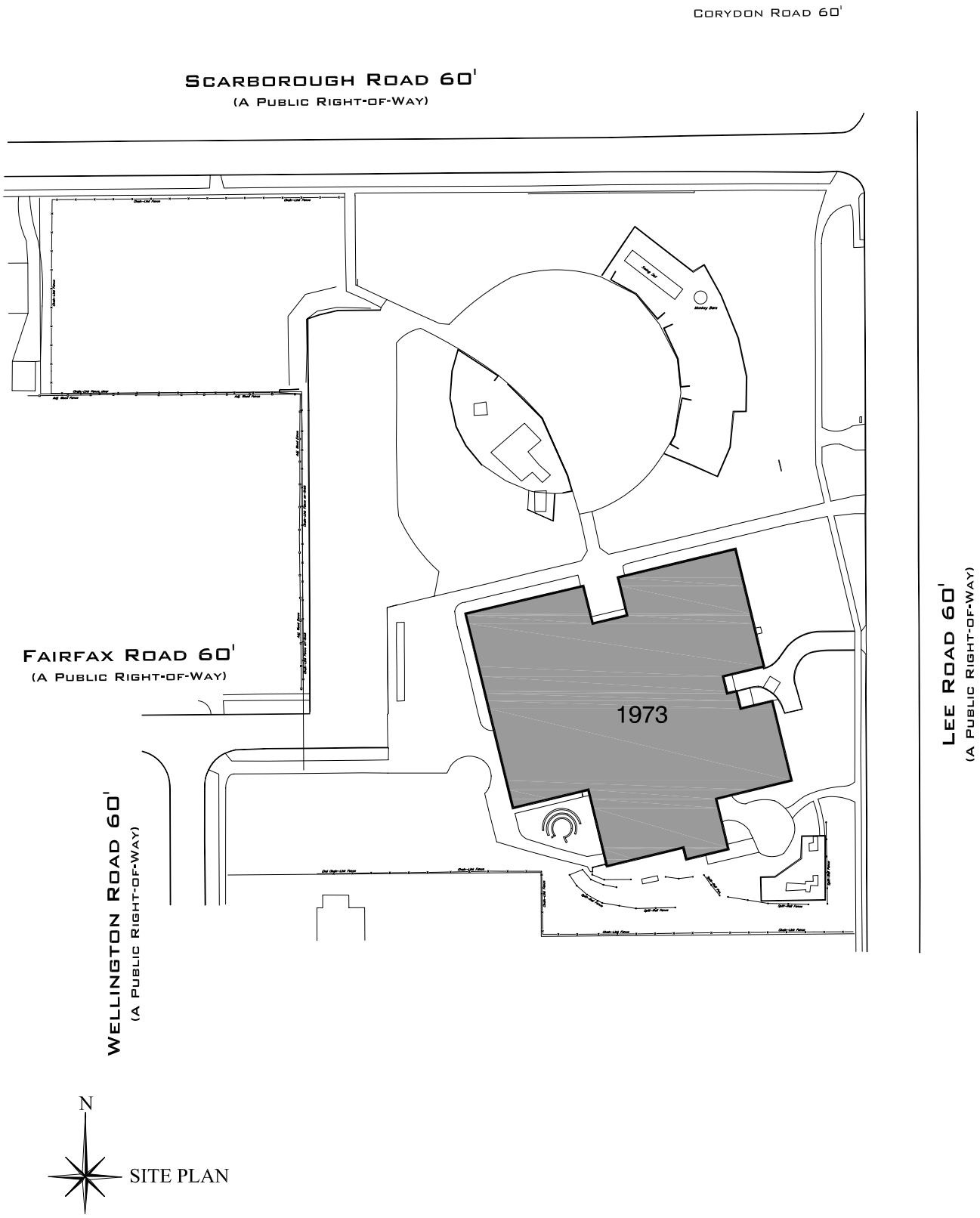
- This Facilities Assessment identifies building systems repair and renovation needs. Existing facilities do not always meet current program needs. Identifying and recommending needed space reconfigurations or building additions is beyond the scope of this report.
- The Cost Assessments provide estimated 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

- Fairfax Elementary School is a 60,164 gross square foot K-5 school located at 3150 Fairfax 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
1998	Technical Assurance	Roof renovation
2002	TEC Inc.	Technology upgrades
2002	Simplex Grinnell	Fire alarm system upgrade
2003	Capitol Aluminum & Glass	Window replacement

Note: Additions, renovations and repairs listed above are from CHUH original drawings. Some minor renovations and repairs may not have been listed.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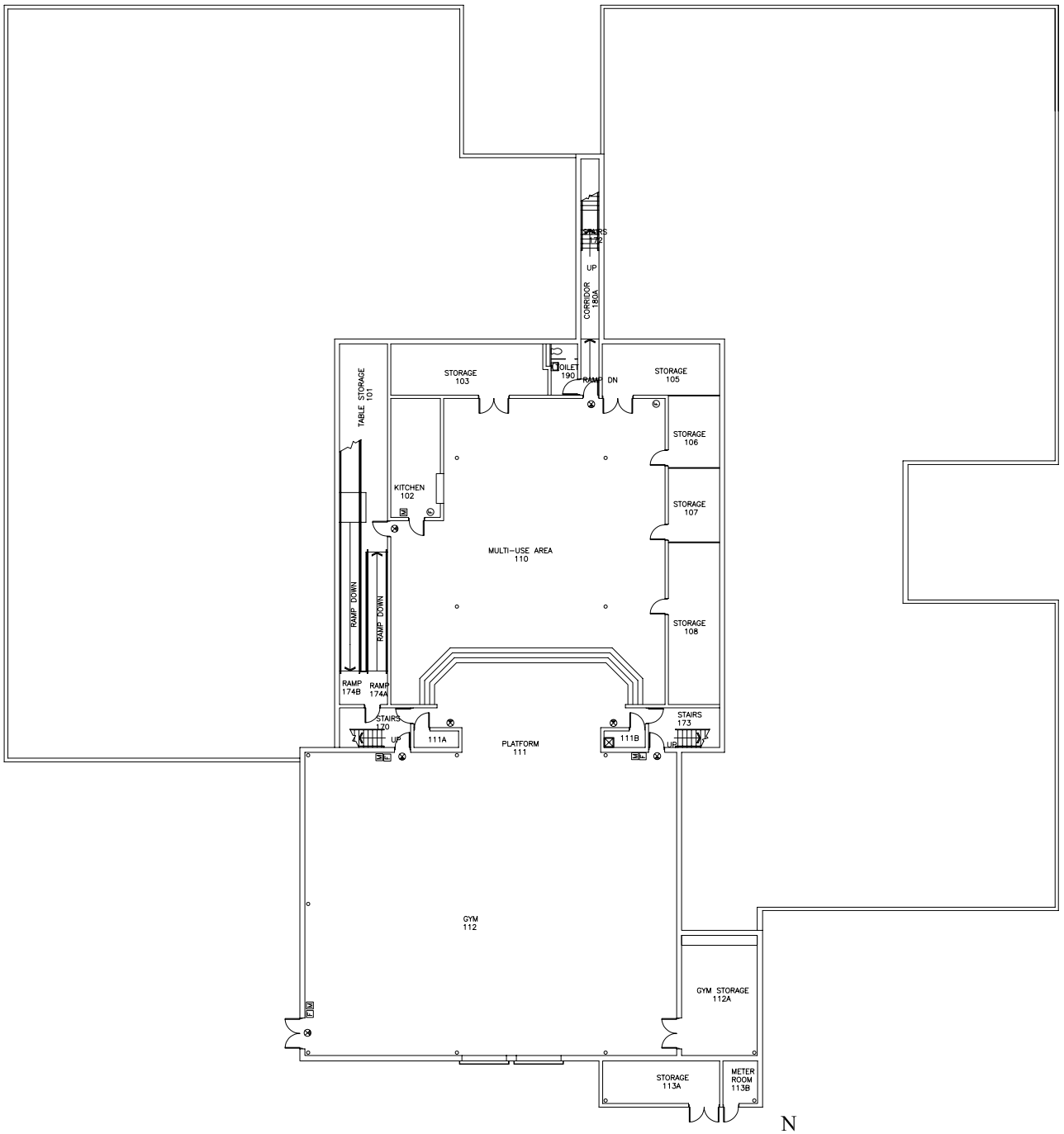
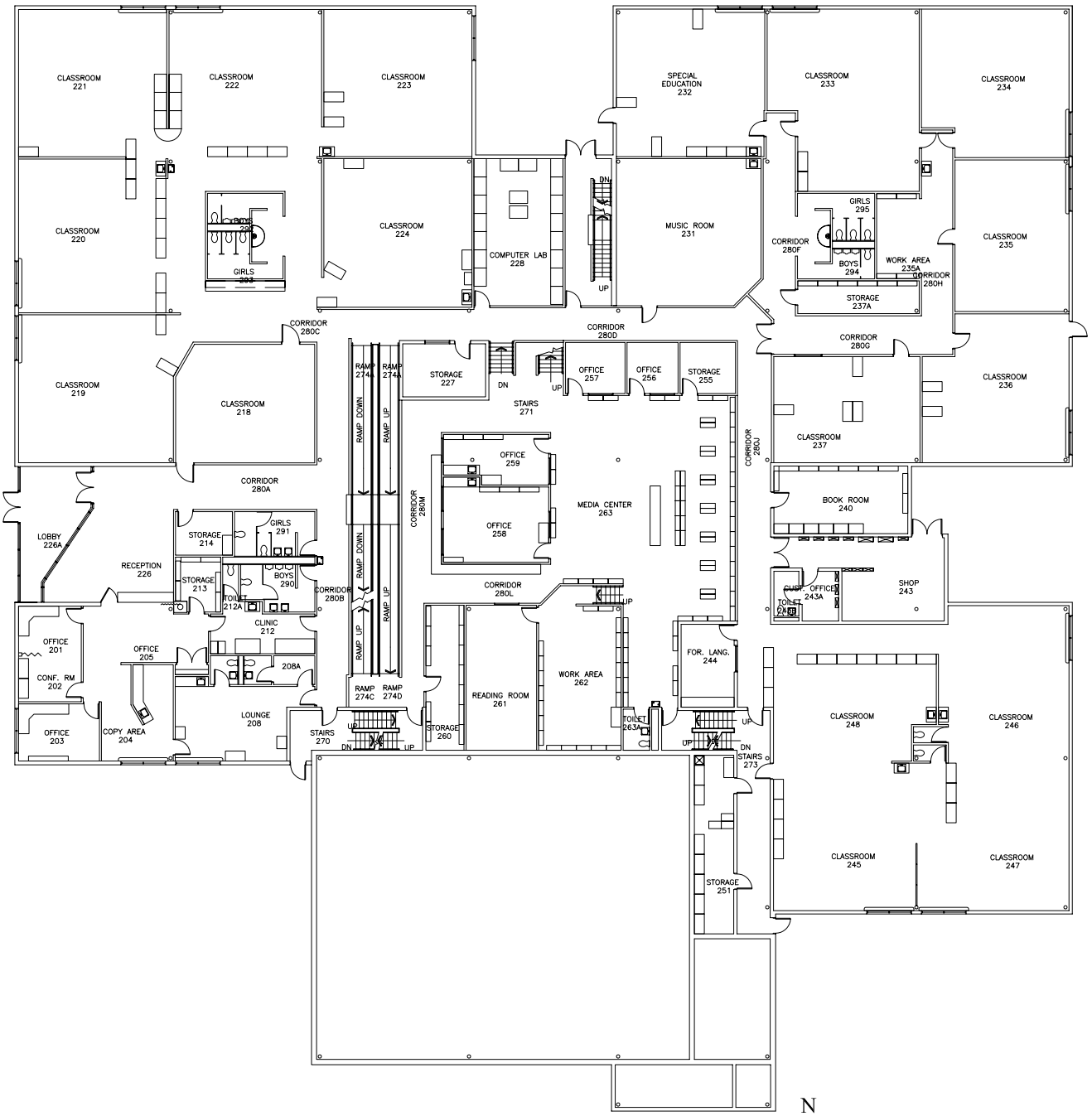
Scarborough Road 60'
(A Public Right-of-Way)
Fairfax Road 60'
(A Public Right-of-Way)
1973
Lee Road 60'
(A Public Right-of-Way)
Wellington Road 60'
(A Public Right-of-Way)
N

SITE PLAN



LOWER LEVEL PLAN


CLASSROOM 221
CLASSROOM 222
CLASSROOM 223
SPECIAL EDUCATION 232
CLASSROOM 233
CLASSROOM 234
CLASSROOM 220
BOYS 293
GIRLS 292
CLASSROOM 224
COMPUTER LAB 228
DN
UP
MUSIC ROOM 231
GIRLS 295
CORRIDOR 280F
BOYS 294
WORK AREA 235A
CORRIDOR 280H
CLASSROOM 235
STORAGE 237A
CORRIDOR 280C
CORRIDOR 280D
CORRIDOR 280G
CLASSROOM 219
CLASSROOM 218
RAMP 274A
RAMP 274B
RAMP DOWN
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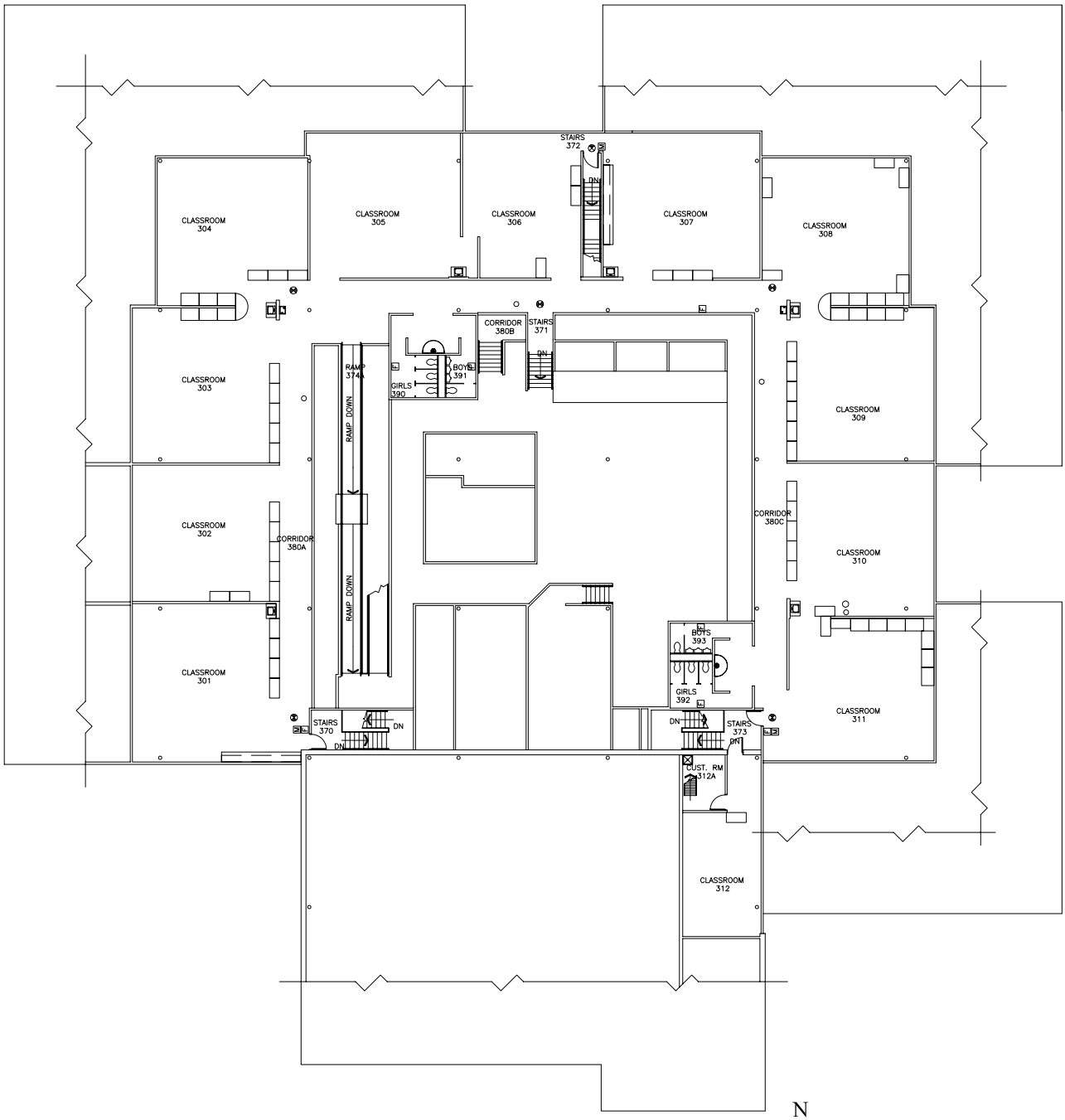
STORAGE 227
DN
UP
STAIRS 271
OFFICE 257
OFFICE 256
STORAGE 255
CLASSROOM 236
CLASSROOM 237
CORRIDOR 280J
OFFICE 259
OFFICE 258
MEDIA CENTER 263
CORRIDOR 280M
CORRIDOR 280A
BOOK ROOM 240
LOBBY 226A
STORAGE 214
GIRLS 291
BOYS 290
RECEPTION 226
STORAGE 213
TOILET 212A
CORRIDOR 280B
CORRIDOR 280L
CUST. OFFICE 243A
TOILET 242
SHOP 243
CLINIC 212
OFFICE 201
OFFICE 205
CONF. RM 202
208A
FOR. LANG. 244
RAMP 274C
RAMP 274D
READING ROOM 261
WORK AREA 262
CLASSROOM 248
CLASSROOM 246
OFFICE 203
COPY AREA 204
LOUNGE 208
STAIRS 270
STORAGE 260
TOILET 263A
STAIRS 273
CLASSROOM 245
CLASSROOM 247
STORAGE 251
N
FIRST FLOOR PLAN


STAIRS 372
DN
CLASSROOM 304
CLASSROOM 305
CLASSROOM 306
CLASSROOM 307
CLASSROOM 308
CORRIDOR 380B
STAIRS 371
DN
RAMP 374A
BOYS 391
GIRLS 390
CLASSROOM 303
RAMP DOWN
CLASSROOM 309
CLASSROOM 302
CORRIDOR 380A
CORRIDOR 380C
CLASSROOM 310
RAMP DOWN
BOYS 393
GIRLS 392
CLASSROOM 301
CLASSROOM 311
STAIRS 370
DN
DN
DN
STAIRS 373
DN
CUST. RM 312A
CLASSROOM 312
N
MEZZANINE 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 Fairfax Elementary School.

A CHUH HAZMAT Consultant will conduct an updated ACM report 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


Overgrown “Fairfax Garden”


Stained Asphalt


New Playground Equipment


Bike Rack


Evidence of Parking Shortage


Overgrown West Garden

B: Site

ADA

- In the existing 51-space parking lot, three HC parking spaces (one van accessible) are required per ADA. Two of these spaces exist, but signage is non-compliant. The route to the main entry crosses the drop off drive. Parking space is apparently insufficient, as the lot was full, and included several illegally parked cars. One accessible space was illegally occupied, and another car was parked on the striped van unloading area.
- Both playgrounds appear ADA accessible

Site Furnishings

- The main playground equipment was recently replaced, and appears new. A smaller wood playground to the southeast is older and in good condition. The ramp leading to this playground has loose handrails.
- Wooden site furniture is in good to fair condition.
- Wooden fencing is in poor condition, deteriorating and incomplete. It should be replaced.
- Wooden structures, such as arbors and trellises, are in good condition. There is a tall wooden structure on the West end of the site that has no discernable function, but is in good condition.
- Both bike racks should be replaced. Parents, staff and students are using the racks.
- All landscape timbers need to be replaced.
- Concrete bollards are generally good, but several were very rust stained and/or deteriorating. The rusted chain linking several of the bollards has no discernable purpose.

Site Pavement

- Concrete pavement was typically in fair to poor condition, a significant percentage showing cracks, breakage and previous repairs.
- Concrete curbs around the main playground are new. Parking lot curbs are in good condition, although the island that defines the drop off needs repair.
- Asphalt pavement needs to be replaced at the parking lot and adjacent sidewalk. The large asphalt play area on the West side of the building is in good condition, but markings need to be repainted. There are large stains running across the area, from a woodchip-filled area opposite the drain. The rest of the asphalt is in good condition.

Landscaping.

- The landscaped area to the East of the building is suffering from neglect. This area was clearly designed and planted with care, but has been taken over by weeds and tree seedlings. Given its potential value to the community and the school, prioritizing its restoration should be considered. If continued maintenance is not possible, the area could be returned to a low maintenance lawn area.
- The “Fairfax Garden” on the South side of the building appears neglected. Restoration should be considered.
- Other landscaped areas adjacent to the building should be replanted.
- Large areas of bare earth adjacent to paving show attempts at reseeding, which have not been effective. Factors preventing grass from growing need to be remedied prior to reseeding.

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 walls are concrete block with brick veneer. There are no chimneys. No structural problems were observed with the wall system.

Floors/Roofs

- The ground floor is a 4" slab-on-grade. Some cracks were observed at the ground floor storage room, but did not appear to present a structural issue.
- The mezzanine level floor structure consists of a 2-1/2" slab on 2" composite metal deck over WF steel framing. No problems were observed with the floor structure.
- The sloped roof structure consists of 3" tectum 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 at the gymnasium and at classrooms. A cost for replacement of deteriorated tectum deck has been identified in Section D: Building Envelope of the Cost Assessment.
- Some first floor areas have had a lay-in acoustical tile ceiling installed below the formerly exposed tectum deck. Per deck manufacturer's recommendations, these areas should be well ventilated to minimize the possibility of deck deterioration. Ventilation will need to be added if these lay-in ceilings remain. A cost for this ventilation has been identified in Section E: Building Interior of the Cost Assessment.
- 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

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 most part, in good condition with need for only minor tuckpointing. One area of masonry replacement / repair was identified at south elevation.

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

- The original (1974) windows were recently replaced with thermally broken frames, insulated glass, insulated panels and integral blinds. Windows were provided with operable sash. These windows are in good condition.
- 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.

Roofing

- The flat roof area flat roof areas were replaced with 2-ply SBS modified bitumen over 2" insulation in 1998. The roof appears to be in fair to good condition
- Sloped roofs are asphalt shingles (two layers of shingles w/ second layer installed in 1998) over Tectum decking, sloping to gutters with downspouts. Asphalt shingles, gutters and downspouts are in fair to good condition.

E:Building Interior


Classroom Interior


Non ADA Wash Fountain


Discolored Tile Floor, Damaged Base


Classroom Interior


Student Storage


Sink Casework

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 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.
- There are not handicapped toilet stalls in each toilet room. Toilet fixtures are floor mounted.
- Group sinks are inaccessible semi-circular wash fountains. These are typically in fair-to-poor condition, with staining and rusting at metal bottoms.
- Drinking fountains are typically not ADA compliant.
- Door hardware type varies by location. Knob type hardware is not ADA compliant, and should be replaced.

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 is generally in fair condition. Custodians have indicated it is 10+ years old. Carpet appears more worn at mezzanine, especially at corridors.
- VCT is generally in fair-to-good condition, with some areas somewhat scuffed but serious problems uncommon.
- Rubber tile at ramps/stairs is in fair condition, but dirty.
- Ceramic tile floors at toilet rooms are good to fair, but there are holes where toilet partitions were replaced. Ceramic tile floors typically have discolored grout.

Base

- Tile base at toilet rooms is cracked in many locations.
- Carpet base is in good condition. A few areas have delaminated from the wall.
- Vinyl base is generally in fair-to-good condition. Base at the ramp/bottom of ramp is very worn and should be replaced.

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. When constructed, the partition walls were "notched" at the top to allow surface mounted light fixtures to pass through the wall, so no acoustic separation exists between spaces.
- Gypsum board at group toilet rooms is not performing well as a substrate to the ceramic wall tile. Numerous tile patches, missing grout, etc. were observed.
- Wood wainscot at the enclosed stair requires refinishing/repainting.
- Concrete block walls are in good condition, with very little cracking observed.

Ceilings
- The upper ceiling at the media center has numerous spot acoustical tile replacements, and should be replaced. In some rooms it appears that ceiling tile has been replaced without replacing the grid - grid was yellow/gray in some areas. Acoustical ceiling tile is dirty in many areas adjacent to supply air diffusers.
- Tectum deck is in good shape, though some areas require repair in gymnasium.
- Gypsum board ceilings at toilet rooms are in good-to-fair condition, with some holes at removed partitions.

Interior Doors
- Interior doors are a combination of hollow metal and wood in good condition.
- Interior frames are typically hollow metal in good condition.
- Door hardware is a combination of lever trim and knob. Knob hardware should be replaced with lever type where accessibility is required.

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
- Original partitions have been replaced with newer generation solid plastic in good condition. ADA-compliant partitions were not observed at the school.

Toilet Fixtures
- Toilet fixtures are in fair to good condition typically. No serious problems (leaks, cracking) were observed.

Toilet Accessories
- Toilet accessories are in fair to good condition typically.

Casework
- The condition of the tan-colored casework varies by location, but is usually in the fair-to-good range. Much of the observed casework damage occurs at sink base cabinets.

Window treatments
- New windows with integral blinds are typical, in very good condition. Vertical blinds at upper clerestory windows are in fair-to-poor condition.

Other

- Duct/mechanical noise is very noticeable in media center.
- There is a clogged drain at an exterior stair at the gymnasium. This recently caused the gym to flood. Flooding of the gym has been a problem in the past; the floor has been replaced with a new cushioned vinyl wood-look floor, which is in good condition.

F:Equipment and Furnishings

Classroom Accessories

Tables and Storage

Mobile Storage Casework

Typical Teacher Desk

Student Cubbies

Table and Sink Casework

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. Failure of tops is evident (where desks have been overfilled and forced shut).

Teacher Furniture

- Many teacher desks are in poor-to-fair condition. Though serviceable, they seem to be nearing the end of their useful life.

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 serviceable.
- Custodians indicate that lunch tables work, but are old. Some lunch tables were recently purchased.

Gymnasium/Stage Equipment and Furnishings

- The bottom of the gymnasium curtain is moldy. The curtain should be replaced.
- The operable partition at the gymnasium/stage is operational, but appears to be at the end of its useful life and should be replaced.

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: Heating, Ventilation and Air Conditioning


Rooftop Units


Rooftop Units


Rooftop Units


Rooftop Units


Rooftop Units


Restroom Ventilation

G: Fire Protection

This building is currently not sprinkled. The 3" domestic water line that served 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.

The hot water heater is 80 MBH with 75 gallons storage. The building does have a domestic hot water recirculating pump.

Recommendations

- Add a reduced pressure backflow preventer to the domestic cold water main entering the building.

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 also 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.

Special Areas

Storage room 105 was converted to a server room. A split DX air conditioning unit air conditions this room with the condensing unit on the roof. Cost estimates do not include any modifications for this room.

Building Automation System

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.

Recommendations

- Replace the three multizone and one single zone rooftop units.
- Replace the five rooftop exhaust fans.
- Lower the exhaust fan above room 313 to a more accessible location

	Building Access	Yes	No	N/A	Comments
1.	Is there an adequate number of wheelchair accessible parking spaces?		✓		One obstructed by bollard
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?		✓		Not needed, given proximity of parking to entrance
5.	Is there a ramp or curb cut from the parking to an accessible building entrance?		✓		Must cross bus traffic
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 - Fairfax Elementary School

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	$515,792
Priority 2: next 3-4 years	$540,668
Priority 3: next 5-6 years	$625,420
Total Priority 1-3 next 6 years	**$1,681,879**

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

$167,133

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA - Replace Parking lot signage	ea	2	$ 200.00	$ 400.00	
Subtotal Priority 1:				$400	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Concrete walk replacement	sf	7,000	$ 5.00	$ 35,000.00	
Asphalt replacement	sf	24,000	$ 2.90	$ 69,600.00	
Asphalt resurfacing	sf	25,634	$ 1.25	$ 32,042.50	
Asphalt restriping	lump	1	$ 2,000.00	$ 2,000.00	
Repair fence	lf	790	$ 5.00	$ 3,950.00	
Replace chain link panel	sf	2,370	$ 3.00	$ 7,110.00	
Replace landscape timber	lf	500	$ 5.00	$ 2,500.00	
Replace split-rail fence	lf	263	$ 10.00	$ 2,630.00	
Replace CMU	ea	10	$ 20.00	$ 200.00	In Amphitheater
Subtotal Priority 2:				$155,033	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace bench	ea	4	$ 800.00	$ 3,200.00	
Replace bike rack	sf	2	$ 500.00	$ 1,000.00	

Replace baseball chain link backstop	ea	1	$	5,000.00	$	5,000.00	
Replant bed	lump	1	$	2,500.00	$	2,500.00	
Subtotal Priority 3:						$11,700	

C: Building Structure

Total Priority 1-3: next 6 years

$0

There are no costs projected within the next 6 years for this category at Canterbury Elementary School

D: Building Envelope

Total Priority 1-3: next 6 years

$358,500

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA					
Install power door operators	each	2	$7,500.00	$15,000.00	Provide exterior door & vestibule door with assisted operation
Roofing					
Spot repair shingle roofing	lump	1	$ 750.00	$ 750.00	Shingles missing/damaged
Spot replace roof deck	lump	1	$ 5,000.00	$ 5,000.00	Replace deteriorated and stained Tectum at roof leaks
Repair metal flashing	lump	1	$ 1,000.00	$ 1,000.00	Secure existing roof edge and misc. repair
Subtotal Priority 1:				$21,750	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Masonry					
Brick tuck-point	lump	1	$ 750.00	$ 750.00	Minor tuck-pointing
Replace brick	s.f.	25	$ 30.00	$ 750.00	Rebuild wall above door-south elevation
Expansion joint seal	lump	1	$ 250.00	$ 250.00	Minor joint fill / seal
Wall Openings					
Exposed lintels	lump	1	$ 2,000.00	$ 2,000.00	Clean and paint lintels at replaced windows
Replace doors and hardware	each	3	$ 1,500.00	$ 4,500.00	
Subtotal Priority 2:				$8,250	

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 doors and hardware	each	7	$ 1,500.00	$ 10,500.00	
Roofing					
Replace sloped shingle roof	s.f	30,500	$ 8.00	$ 244,000.00	Replace two layers of asphalt shingles w/ roofing and insulation.
Replace gutters and downspouts	l.f	1,100	$ 10.00	$ 11,000.00	Replace at time of re - roofing
Subtotal Priority 3:				$328,500	

E: Building Interior

Total Priority 1-3: next 6 years

$381,137

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA- Provide accessible toilet stall	ea	8	$ 1,200.00	$ 9,600.00	All Group Restrooms
ADA - Provide accessible toilet room	ea	7	$ 17,000.00	$ 119,000.00	Reconfigure/expand existing small toilet room to provide accessibility
ADA - Provide accessible restroom sinks	ea	8	$ 750.00	$ 6,000.00	Where accessible stalls are provided
ADA - Provide accessible drinking fountains	ea	3	$ 2,500.00	$ 7,500.00	Minimum # per floor
ADA - Replace all interior signage	bldg sf	60164	$ 0.11	$ 6,618.04	At all rooms. Rehang existing egress diagrams
ADA - Replace inaccessible door hardware	bldg sf	35	$ 450.00	$ 15,750.00	
Replace VCT	sf	300	$ 3.50	$ 1,050.00	Broken and dirty
Acoustical infilling at Mezzanine duct/beam penetrations	ea	22	$ 250.00	$ 5,500.00	Critical to acoustic performance of building
Replace ACT lay-in ceiling	sf	7285	$ 2.75	$ 20,033.75	Locations per priority. Grid and tiles discolored
Spot replace ACT tile	sf	200	$ 1.50	$ 300.00	
Spot repair ACT grid	sf	100	$ 1.50	$ 150.00	
Vent tectum deck above lay-in ceiling	sf	4,320	$ 2.00	$ 8,640	

Replace base cabinet w/ countertop	lf	60	$ 350.00	$ 21,000.00	
Replace gymnasium curtain	lf	100	$ 8.00	$ 800.00	At gymnasium
Subtotal Priority 1:				$221,942	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace carpet	sy	1100	$ 27.00	$ 29,700.00	Tears, wear and/or stains
Repair and repaint or reseal concrete floor	sf	1185	$ 1.50	$ 1,777.50	Includes minor patching of floor cracks, etc.
Spot replace ceramic tile floor	sf	50	$ 10.00	$ 500.00	Spot replace missing/ broken tile
Replace rubber flooring	sf	275	$ 7.00	$ 1,925.00	
Replace vinyl base	lf	165	$ 2.50	$ 412.50	Scuffed, discolored, delaminating
Repair/patch gypsum board wall - fair condition (3)	sf	4000	$ 2.50	$ 10,000.00	Includes minor scrape/peel of paint, minor repair of wall cracks
Repair and repaint masonry wall - fair condition (3)	sf	280	$ 4.50	$ 1,260.00	Hairline cracks, peeling paint.
Spot replace ceramic wall tile	sf	20	$ 10.00	$ 200.00	
Replace ceramic wall tile and substrate	sf	3730	$ 13.00	$ 48,490.00	At group toilet rooms where extensive patching has occurred; includes cove base and gypsum board substrate
Repair and repaint gypsum board ceiling - fair condition (3)	sf	1050	$ 3.00	$ 3,150.00	

Replace wardrobe cabinet	ea	22	$ 450.00	$ 9,900.00	
Replace operable partition	sf	350	$ 85.00	$ 29,750.00	At gymnasium
Replace clerestory window blinds	sf	1400	$ 9.00	$ 12,600.00	Locate new controls in easy-to-find locations
Rekey doors to master key system	each	98	$ 95.00	$ 9,310.00	
Subtotal Priority 2:				$158,975	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Spot replace ceramic tile base	lf	20	$ 11.00	$ 220.00	Included in ceramic tile wall replacement
Subtotal Priority 3:				$220	

F: Equipment & Furnishings

Total Priority 1-3: next 6 years

$150,410

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*
Selective replacement of loose furnishings	bldg sf	60,164	$ 2.50	$150,410.00	Includes student, teacher and administrator desks and chairs, classroom storage not listed in Category E, and tables
Subtotal Priority 2:				$150,410	

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

$254,500

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.	59000	$ 4.00	$ 236,000.00	
Fire Service Line	L.F.	100	$ 35.00	$ 3,500.00	
Fire Valve Vault	Lump	1	$ 15,000.00	$ 15,000.00	
Subtotal Priority 3:				$254,500	

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
$227,000

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace Rooftop A/C Units	Lump	1	$ 212,000.00	$ 212,000.00	
Replace Exhasut Fans	Each	6	$ 2,500.00	$ 15,000.00	
Subtotal Priority 1:				$227,000	

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 NEC
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	Must Package with Boulevard "C"
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

$3,200

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Install Fixture on Exterior W. Gym Wall	$1,600.00	
Replaced Damaged PVC Conduit at Entry	$1,600.00	
Subtotal Priority 1:	$3,200	

P: Interior Lighting

Total Priority 1-3: next 6 years

$28,000

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replace Twin-Tube Drums	$12,000.00	
Replace Pendant Mounted Incandescents	$16,000.00	
Subtotal Priority 2:	$28,000	

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	$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

$10,500

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
3 Additional Wall Mounted P/T/Z Cameras	$ 10,500.00	
Subtotal Priority 2:	$10,500	

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	