

2007 District Wide Facilities Evaluation
Building Assessment Report

Roxboro Elementary School

2405 Roxboro Rd, Cleveland Heights, Ohio

prepared for:

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Heights City School District
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July 20, 2007



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

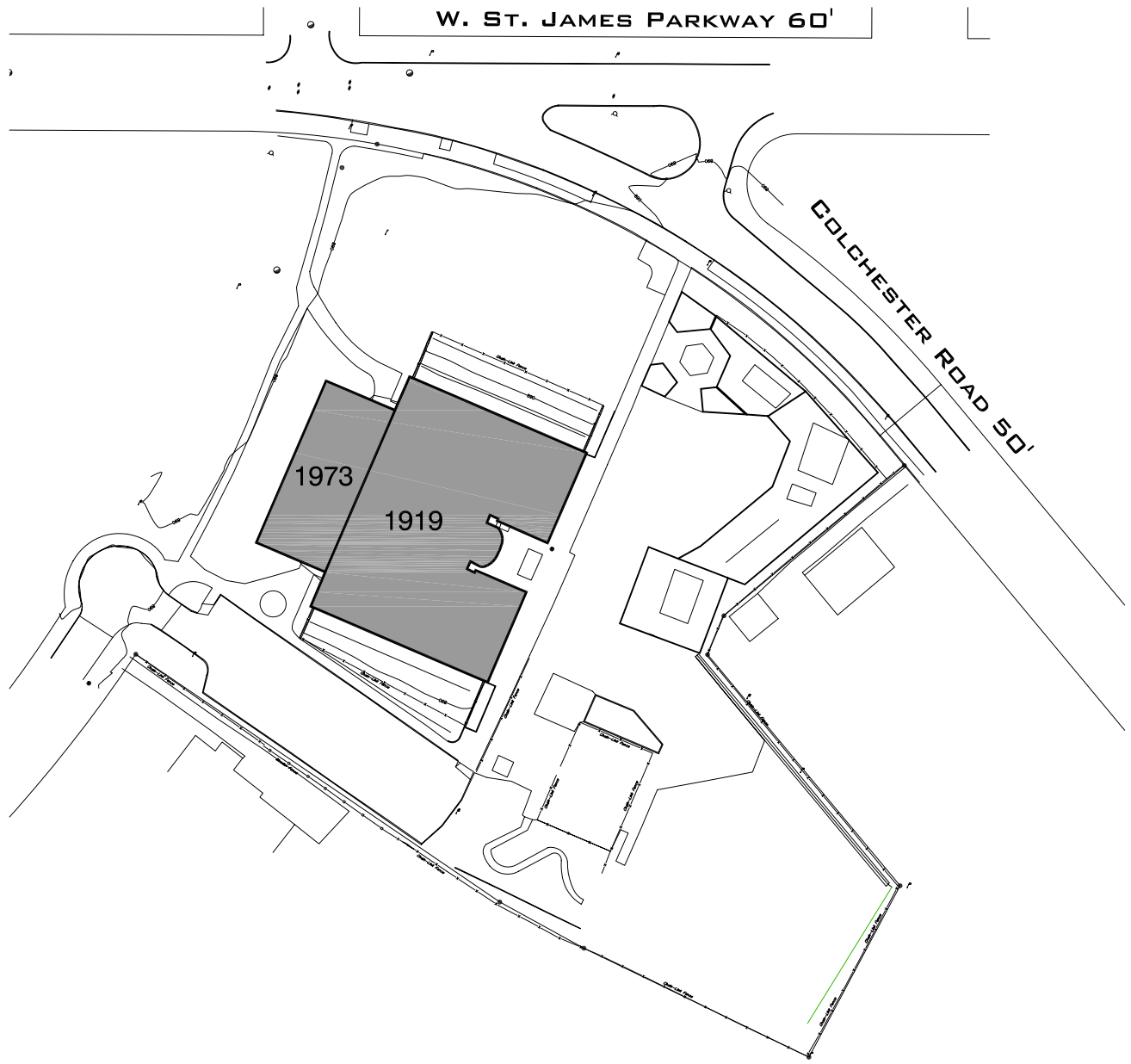
- This Facilities Assessment identifies building systems repair and renovation needs. Existing facilities do not always meet current program needs. Identifying and recommending needed space reconfigurations or building additions is beyond the scope of this report.
- The Cost Assessments provide estimated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

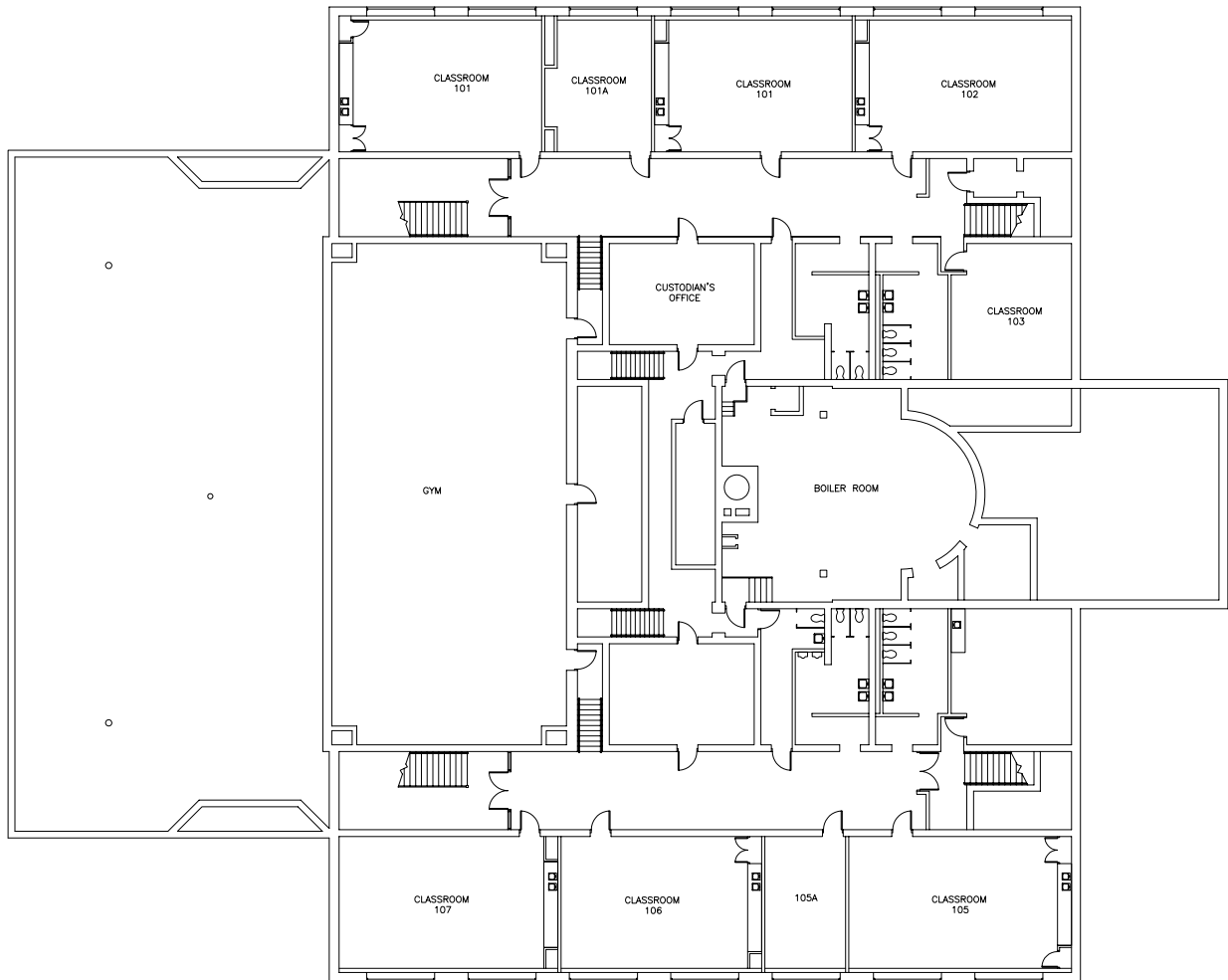
History

- Roxboro Elementary School is a 58,600 gross square foot K-5 school located at 2405 Roxboro Road in Cleveland Heights, Ohio. The original building was designed by Franz C. Warner Architect. The drawings are dated 1919. Major additions, renovations and repairs to the school are listed below.

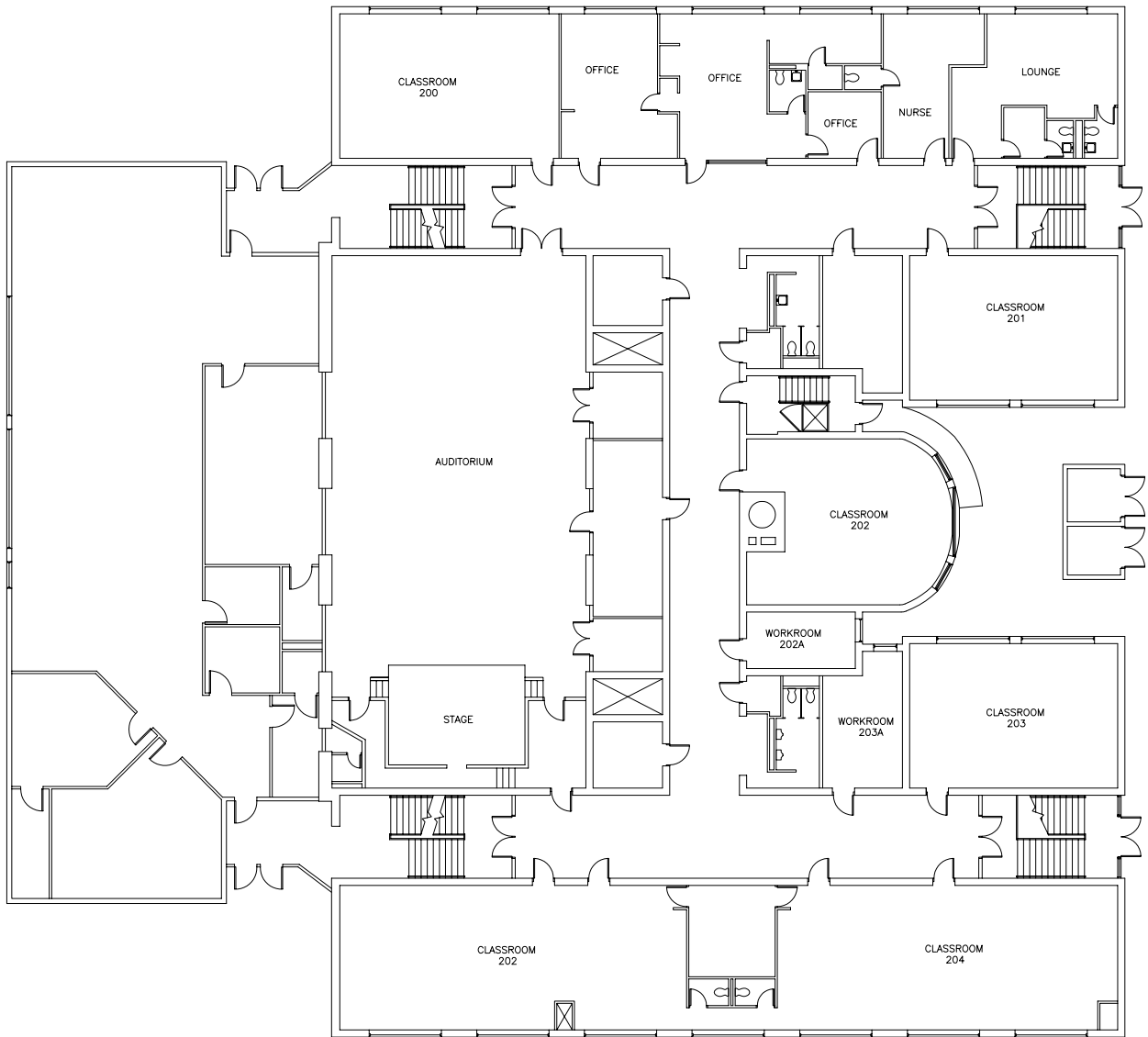
Date	Architect/Engineer	Description
1956	Outcalt, Guenther & Associates	Interior alterations
1973	Richard Fleischman Architects	Media center addition and interior alterations
1982	Barber & Hoffman	Boiler replacement
1985	D.T. Levigne	Roof replacement and repairs
2001	Technical Assurance	Roof renovation
2002	Technical Assurance	Roof renovation and masonry restoration
2005	Technical Assurance	Window replacement

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

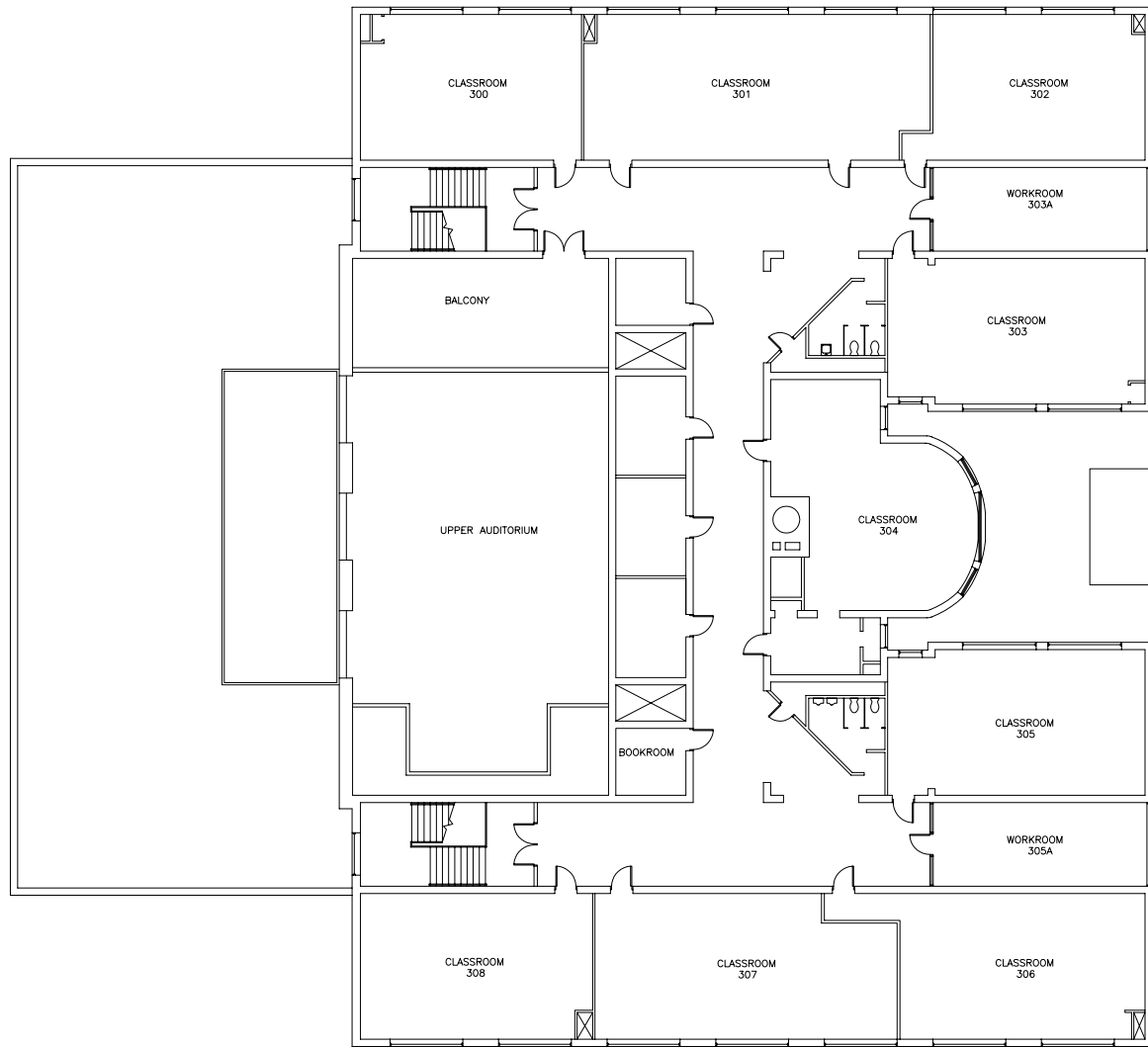




LOWER LEVEL PLAN



FIRST FLOOR PLAN



SECOND 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 Roxboro Elementary School:

- Thermal
- Miscellaneous

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



Deteriorating pavement and curbs



Playground Equipment



Picnic tables needing replacement



Worn asphalt play surface



Concrete paving at rear of building



New gazebo and paving

B: Site

ADA

- There are two handicapped parking spaces at Roxboro Elementary School, which is adequate for the 34 parking spaces on site. None of the spaces are marked as “Van Accessible.” The handicapped parking spaces are located as close as possible to the accessible entrance.
- The sidewalk (and asphalt play area) is accessible from the parking lot.
- The accessible (main) entrance is clearly visible from the accessible spaces.
- The accessible entrance door is 36” wide, and the hardware is pull type. There is no automatic operator or power assist operator on the door.

Site Furnishings

- The playground equipment at Roxboro Elementary School is wood, and in good condition. It is not new, but shows little deterioration.
- Bike racks are in need of replacement.
- Wood benches and tables are worn and should be replaced.
- Some areas of the existing chain link fence post, rail and gate have been damaged and should be replaced. Much of the fence is overgrown with vines, providing privacy to neighbors - this does not require correction.

Site Pavement

- Concrete pavements (walks) are in fair condition, with many areas requiring replacement.
- Concrete curbs are generally in fair-to-good condition. Spot cracked curbs replacement is required.
- Existing asphalt parking lot areas have recently been resurfaced and restriped.
- The asphalt play area should be resurfaced and restriped.
- New brick pavement occurs in the gazebo area

Landscaping

- Landscaping, where provided, is in variable condition. Much of the site is asphalt or grass. There is a garden area adjacent to the fenced in play area that is not maintained. The garden plot defined by landscape timbers is in good condition. The raised beds around the new gazebo are planted, but very weedy.
- Landscape timbers should be replaced, with the exception of those around the new gazebo area.

C:Building Structure



Deteriorating beams in boiler room



Deteriorating beams in boiler room



Deteriorating beams in boiler room



Boiler room wall

C: Building Structure

Foundation

- The building foundation at the original building and addition consists of concrete spread footings at concrete and masonry foundation walls.

Walls/Chimneys

- Exterior masonry walls are bearing walls at the 1919 original building. There is a masonry chimney at the 1919 building. Exterior walls of the 1973 addition are a combination of steel framing and masonry bearing walls.

Floors/Roofs

- The lower level/basement of the 1919 original building is slab-on-grade.
- The first floor structure of the 1919 original building consists of joist slabs and solid slabs supported by concrete encased steel beams and masonry bearing walls. The first floor of the 1973 addition is slab-on-grade.
- The second floor structure of the 1919 original building consists of joist slabs and solid slabs supported by concrete encased steel beams and masonry bearing walls.
- The attic of the 1919 original building consists of joist slabs supported by concrete encased steel beams and masonry bearing walls.
- Sloped roof framing at the 1919 building consists of wood 2x10 rafters at 16" o.c. Sloped roof framing at the 1973 addition is metal deck on steel beams.
- The lower level of the original 1919 building contained a coal room, which was subsequently blocked off/filled in during the 1956 interior renovation project. Some corrosion was noted at concrete encased steel beams adjacent to this former coal room, within the current boiler room. In a few cases, corrosion of the bottom flange of the beam has caused the concrete encasement to spall off. The beams in question should be cleaned, primed, and encased with new concrete.

D:Building Envelope





D: Building Envelope

ADA

- Power assisted doors need to be added at a main entry.

Masonry

- Exterior masonry typically consists of brick veneer with a concrete block backup. Stone coping and arches supplement the brick veneer at the original 1919 building. Spot stone repair and tuckpointing is required.
- Face brick tuckpointing at the chimney is required – the 2002 tuckpointing is failing at the upper section of the chimney. Minor face brick tuckpointing is required at all elevations.
- Considerable lintel replacement is required due to lintel expansion, which is causing masonry displacement at first floor and second floor window openings.

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. Some door replacement with FRP/aluminum frames has been initiated.

Windows

- Windows were replaced at the lowest level of the building in 2005 – north and south elevations.
- Windows were replaced in 1974 at the first and second floors at time of Media Center addition. These single glazed windows and spandrel panels are recommended for replacement due to air / water infiltration and difficulty of operation.
- The original windows at the 1974 Media Center addition are also recommended for replacement due to air / water infiltration and difficulty of operation.

Roofing

- Most roofing is in very good condition. Most flat roofing was replaced in 2001 with a single ply thermoplastic roofing. In 2002 the slate roofing was replaced with an asphalt shingle system.
- Two small older gravel surfaced built –up roof areas (one at a detached structure at east side) currently in fair condition and serving well, are recommended for replacement within the next 5-6 years (see cost assessment).

E:Building Interior



Typical casework



Problematic carpet installation



Round classroom



Warming kitchen



Typical riser and tread condition



Casework needing replacement



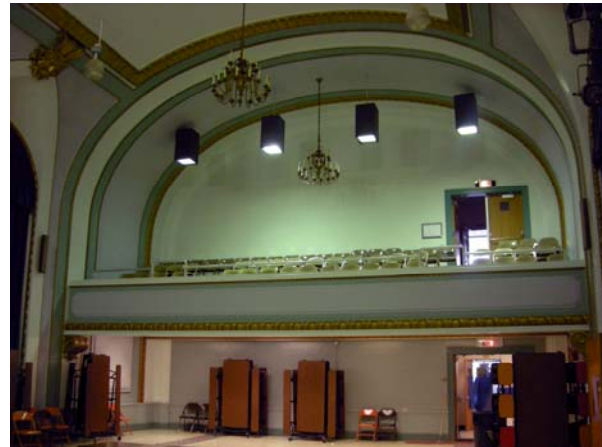
Ceiling water damage



Tile wall damage



Auditorium/Cafeteria stage



Auditorium Balcony



Decoration at top of arch



Basement Gymnasium

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.
- Handicapped access within this school is very limited. An exterior ramp provides access to the media center, but there is no handicapped access between this space and the rest of the building. There is no elevator in the building to provide handicapped access between floors. There is no platform lift or ramp to provide handicapped access to the stage.
- Handicapped toilet stalls do not exist within the building.
- Group sinks are inaccessible semi-circular wash fountains. These sinks were typically in poor to fair condition, with significant staining and rusting at metal bottoms.
- Drinking fountains observed at the school were not ADA compliant.
- Hardware at most doors consists of original knobs, which are not ADA compliant.

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.
- There are four enclosed stairwells at Roxboro Elementary School. Stair doors have operational panic hardware.

Floor

- Carpet in the building is typically in fair-to-poor condition. Worn, stained and/or poorly adhered carpet should be replaced.
- VCT is generally in fair condition, with some areas in poor condition which require replacement.
- Rubber flooring at the media center entry is worn and very stained, and should be replaced.
- Ceramic tile floors at the group toilet rooms are in fair condition. Some spot replacement is required where tile is cracked.
- Epoxy paint is generally in fair-to-good condition.

Base

- Vinyl base is typically in fair-to-good condition. Typically, vinyl base should only be replaced when adjacent floor (carpet or VCT) is being replaced.
- Carpet base is generally in good condition. It should be replaced only when adjacent carpet is being replaced.
- Ceramic tile base at the group toilet rooms is in fair condition, with some areas of cracked or missing tile requiring replacement.

Walls

- Plaster walls vary in condition depending on location, but are typically in good-to-fair condition. Some plaster walls have some cracking, possible minor water damage, and minor peeling paint.
- Where exposed at the interior, concrete block or brick walls are generally in good-to-fair condition. Many basement areas have peeling paint at masonry walls, which require refinishing.
- Wood paneling at the lower level classrooms is generally in good condition, but should be refinished.
- Ceramic tile occurs at group toilet rooms. This tile is typically in good condition, with spot replacement of cracked or damaged tile required.

Ceilings

- Acoustical tile ceilings occur throughout the building. Most areas are in fair condition, but some areas require complete ceiling replacement. Spot tile replacement should occur where damage exists. Some ceilings, while level and sound, had yellowed/discolored grid – an aesthetic concern which does not require immediate replacement.
- Plaster ceilings occur in toilet rooms and some service spaces, and are typically in good condition. Spot patching and repair only is required.

Interior Doors

- Most doors appear to be original wood construction, and function properly. However, some high use doors (stairwells, classrooms) are in poor condition and should be replaced.
- Most door frames appear to be original construction, and function properly. Both hollow metal and wood frames exist.
- Door hardware is typically knob type, and is not ADA-compliant.

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 at the main group toilet rooms have been replaced with newer generation solid plastic in good condition.

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 built-in casework (base/wall/tall cabinets) varies by location. Some

casework replacement is required, mostly at wet locations - sink base cabinets and countertops, cabinets at the kitchen, etc.

Window treatments

- Horizontal mini-blinds are typical at most window openings. The blinds are in fair condition.

Other

- Some areas of fairly significant corrosion were found at metal stairs. Corroded areas should be cleaned, primed and painted.

F:Equipment and Furnishings



Typical classroom



Typical classroom



Possible platform lift location



Casework



ADA Compliant drinking fountain



Teachers lounge

F: Equipment and Furnishings

Student Furniture

- Some of the student desks are in poor condition. There is 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-to-fair condition typically. Though serviceable, they seem to be nearing the end of their useful life. Other teacher desks are in fair condition.

Other Furniture

- Generally, most of the remaining furniture is in fair condition. This includes the newer computer tables and general tables. Chairs are typically plastic with metal legs in fair condition.

Gymnasium/Stage Equipment and Furnishings

- Gymnasium equipment (backboards, ropes, wall mats, etc.) appears to be in fair-to-poor condition, nearing the end of useful life. This equipment should be replaced.

Kitchen Equipment

- Kitchen equipment is variable in condition. The commercial equipment (sinks, coolers) is in good condition, while the residential equipment (range, refrigerator) requires replacement.

G: Fire Protection

Some center core areas south of the gym are currently sprinkled. To fully sprinkle the building, a dedicated fire line with a double detection check valve assembly in an outdoor pit would be required. Cost estimates include this work to sprinkle the building.

H: Plumbing and Fixtures

The plumbing fixtures appear to be original but in fair condition. Many flush valves and hose bibb connections do not have vacuum breakers. Cost estimates are provided for one-for-one flush valve and faucet replacement. Most potable water pipe is copper and sanitary sewer pipe is cast iron hub and spigot with lead joints.

The storm sewer pipe is cast iron hub and spigot pipe with lead joints. The condition of this pipe and roof drains is unknown. Repair/replacement of this pipe was not included in the estimate.

A domestic hot water heater is located in the boiler room. 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.
- Replace plumbing fixture faucets, flush valves and hose bibs with faucets, flush valves and hose bibs with integral vacuum breakers.

I: Heating, Ventilation and Air Conditioning



Rooftop Units



Rooftop Units



Media Center Ductwork



Boiler Room



New Radiator in Basement

I: Heating, Ventilating and Air Conditioning

The building is heated by two hot water boilers, which replaced the previous boilers in 1982. Hot water heating coils are located in the gym air handling unit, in the auditorium air handling unit and in the 1973 unit ventilators. The Media Center 1973 addition is heated by a gas fired rooftop multizone unit. All unit ventilators were installed in the 1973 renovations project. Air conditioning is provided to the auditorium by a split DX system.

The 1919 building originally had cast iron radiators in the classrooms. One central ventilation supply fan served the east wing classrooms. A second central ventilation supply fan served the west wing classrooms. One central exhaust fan served the restrooms. One 100% outside air supply fan with steam coils served the gym. And one 100% outside air supply fan served the auditorium. Dedicated propeller fans in the attic space exhausted the air relief from the east wing, west wing, gym and auditorium.

The 1973 addition added a multizone rooftop unit that served the new media center and some central offices. This unit was replaced in 1999.

The 1973 renovations project included:

- a. Converting the building from steam to hot water heat with the addition of unit ventilators.
- b. Adding a heating/ventilating air handling unit with return air to serve the gymnasium.
- c. Adding a heating and air conditioning air handling unit with return air to serve the auditorium.
- d. Combining the four attic propeller fans to serve the relief air needs for the entire building.

The outside air ventilation rates designed into the unit ventilators falls short of current code requirements. The exhaust ventilation for restrooms is also short of code requirements.

Cost estimates are included to replace the unit ventilators and exhaust systems.

The existing unit ventilator system brings outside air (via louvers) into the classrooms and this air goes through door louvers into the corridor where it is exhausted out of the building through ductwork and the attic-exhaust fans. Many corridor doors have apparently been replaced over the years with doors with no louvers. This inhibits ventilation into the classrooms with no door louvers. Although utilizing the corridor for this exhaust (relief) air violates current code, louvers should be added to these classroom doors to restore proper ventilation until the system is modified.

It was noted at the time of our visit (during regular hours) that the original toilet exhaust fan was not running. Also none of the four attic relief air fans were running. These issues should be investigated.

Special Areas

Two second floor storage rooms just south of the auditorium were room was converted to server rooms. 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 heating/ventilating air handling unit that serves the gym with a new air handling unit. This unit should fit in the existing mechanical room and would reuse the existing ductwork.
- Replace the air handling unit and condensing unit that serve the auditorium. This unit should fit in the existing mechanical room and could reuse existing ductwork and possibly existing refrigerant piping.
- Replace all unit ventilators. The unit ventilators are over 30 years old and should be replaced.
- Replace exhaust fans and increase ventilation to comply with current code requirements.
- Add fire dampers in ductwork that penetrates corridor walls and other fire rated assemblies. Note, this requirement would diminish if the building were fully sprinkled.
- Investigate controls for general building exhaust fans and original building's toilet exhaust fan to determine why they were not running during regular school hours.

Building Access		Yes	No	N/A	
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?		✓		Not Marked
3.	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance?	✓			Designated entrance provides access only to Media Center
4.	Does signage exist directing users to a wheelchair accessible parking and an accessible building entrance?	✓			See Access Note 3
5.	Is there a ramp from the parking to an accessible building entrance?	✓			See Access Note 3
6.	If the main entrance is inaccessible, are there alternate accessible entrances?			✓	See Access Note 3
7.	Is the accessible entrance doorway at least 32" wide?	✓			See Access Note 3
8.	Is the door handle easy to open? (Lever/push type knob, no twisting required, no higher than 48" above floor)	✓			See Access Note 3
Building Corridors and Elevators		Yes	No	N/A	
1.	Is the path of travel free of obstructions and wide enough for a wheelchair (at least 60" wide)?		✓		Majority of building not accessible
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)?			✓	Building not equipped with elevator
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	
1.	Are common area public restrooms located on an accessible route?			✓	No 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 Roxboro 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	\$725,975
Priority 2: next 3-4 years	\$1,304,035
Priority 3: next 5-6 years	\$325,418
Total Priority 1-3 next 6 years	\$2,355,427

<p>Note: Some electrical Categories within the Cost Assessment contain <u>Priority 4</u> items, with action required in the next 7-10 years. These items are not identified in the total cost for <u>Priority 1-3</u> noted above. Please review the attached Cost Assessment for Categories which contain <u>Priority 4</u> items.</p>	
Priority 4: next 7-10 years	\$3,200

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
\$99,246

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

Priority 2: next 3-4 years

<i>Item</i>		<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Selective replacement of concrete walk	s.f.	6,271	\$ 5.00	\$ 31,355.00	Cracks, chips
Selective replacement of concrete drive	s.f.	2,413	\$ 6.00	\$ 14,478.00	Cracks, chips
Replant bed	lump	1	\$ 1,750.00	\$ 1,750.00	
Asphalt new wear layer	s.f.	26,850	\$ 1.25	\$ 33,562.50	Damage to top layer only
Restripe Pavement	lump	1	\$ 5,200.00	\$ 5,200.00	Faded striping, recoated asphalt
Repair fence	l.f.	180	\$ 5.00	\$ 900.00	Reset/replace posts, painting
Replace landscape timber	l.f.	700	\$ 5.00	\$ 3,500.00	Deteriorated, out-of-place
Subtotal Priority 2:				\$90,746	

Priority 3: next 5-6 years

<i>Item</i>		<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace bench	each	5	\$ 1,600.00	\$ 8,000.00	
Replace bike rack	s.f.	1	\$ 500.00	\$ 500.00	
Subtotal Priority 3:				\$8,500	

C: Building Structure

Total Priority 1-3: next 6 years
\$15,000

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Repair and encase boiler room beams	l.f.	50	\$ 300.00	\$ 15,000.00	Remove concrete, repair beams, and replace concrete encasement
Subtotal Priority 1				\$15,000	

Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

D: Building Envelope

Total Priority 1-3: next 6 years
\$498,600

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
ADA					
Install power assisted doors	each	2	\$7,500.00	\$15,000.00	Provide exterior door & vestibule door with assisted operation
Roofing					
Gutters/downspouts	l.f.	30	\$ 20.00	\$ 600.00	Replace missing copper downspout (original bldg.) & gutter (1974 addition) at north elevation
Subtotal Priority 1:				\$15,600	

Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Masonry					
Chimney tuck-point	s.f.	300	\$ 20.00	\$ 6,000.00	Top of chimney is 65' above grade. Some 2002 tuckpointing failing.
Stone tuckpointing	lump	1	\$ 2,000.00	\$ 2,000.00	Minor stone sill & decorative stone- vertical joint tuckpointing
Walls/brick tuckpoint	lump	1	\$ 5,000.00	\$ 5,000.00	Minor tuckpointing at elevations
Exp. Joint seal	lump	1	\$ 1,500.00	\$ 1,500.00	minor joint back-up / seal
Replace lintels north, south, east elevations	l.f.	300	\$300.00	\$ 90,000.00	First floor and second floor masonry window openings have rusted, expanding lintels. Install galvanized lintels & rebuild associated

Wall Openings					
Replace windows & spandrel panels	s.f.	6,000	\$ 55.00	\$ 330,000.00	1974 replacement windows are single glazed, and allow air/water infiltration. North 1680 s.f., South 1680 s.f., West 340 s.f., East 2,300s.f.
Replace hollow	s.f.	600	\$ 45.00	\$ 27,000.00	Replace with thermally
Subtotal Priority 2:				\$461,500	

Priority 3: next 5-6 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Wall Openings					
Replace doors & hardware	each	9	\$ 1,500.00	\$ 13,500.00	
Roofing					
Replace gravel surfaced built up roofing	lump	1	\$ 8,000.00	\$ 8,000.00	BU roof is currently in fair condition. Reference Tremco roof area H. Replace around 2010 (premium cost for small roof area)
Subtotal Priority 3:				\$21,500	

E: Building Interior

Total Priority 1-3: next 6 years
\$661,284

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
ADA- Provide accessible toilet stalls	each	8	\$ 1,200.00	\$ 9,600.00	All Group Restrooms.
ADA - Provide accessible restroom sinks	each	8	\$ 750.00	\$ 6,000.00	Where accessible stalls are provided
ADA - Provide accessible drinking fountains	each	6	\$ 2,500.00	\$ 15,000.00	Minimum 1 per floor. Locate central to student areas.
ADA - Provide accessible toilet room	each	6	\$ 17,000.00	\$ 102,000.00	At existing noncompliant toilet room
ADA - Replace interior signage	bldg s.f.	58,595	\$ 0.11	\$ 6,445.45	At all rooms. Rehang existing egress diagrams
ADA - Provide new elevator and hoistway	each	1	\$ 165,000.00	\$ 165,000.00	Access lower and second floors
ADA - Install platform lift	each	3	\$ 18,000.00	\$ 54,000.00	At stage, stairwells, gym
ADA - Replace inaccessible door hardware	each	60	\$ 450.00	\$ 27,000.00	Knobs and thumb levers
Replace VCT	s.f.	3,580	\$ 2.50	\$ 8,950.00	Scuffed, discolored, broken
Refinish wood floor	s.f.	308	\$ 3.00	\$ 924.00	Stage
Replace ACT Poor condition	s.f.	13,542	\$ 2.75	\$ 37,240.50	Tiles or grid damaged/missing
Repair plaster ceiling - poor condition (4)	s.f.	1,330	\$ 12.50	\$ 16,625.00	Peeling paint, holes, water damage
Replace base cabinet	l.f.	71	\$ 350.00	\$ 24,850.00	Wet areas, chipped countertops
Replace shelving	l.f.	80	\$ 5.00	\$ 400.00	Damaged, sagging

Replace vinyl stair treads	l.f.	492	\$ 15.00	\$ 7,380.00	Cracked, dirty, loose
Clean and repair corrosion on stair stringer and risers	each per floor	8	\$ 750.00	\$ 6,000.00	Repair and prime corrosion, paint stringers
Subtotal Priority 1:				\$487,415	

Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace carpet	s.y.	1,400	\$ 27.00	\$ 37,788.00	Stained, poorly adhered
Repair and repaint/reseal concrete floor - fair condition	s.f.	725	\$ 1.50	\$ 1,087.50	Small cracks/chips, loss of finish
Spot repair ceramic tile base	l.f.	26	\$ 11.00	\$ 286.00	All toilet rooms
Spot repair ceramic tile wall	s.f.	109	\$ 12.00	\$ 1,308.00	All toilet rooms
Repair plaster and gypsum board walls - fair condition	room s.f.	5,060	\$ 2.50	\$ 12,650.00	Per assessment notes
Repair plaster and gypsum board walls - poor condition	s.f.	407	\$ 7.50	\$ 3,052.50	Specific areas of damage
Repair and repaint masonry wall - fair condition	floor area s.f.	1,153	\$ 2.50	\$ 2,882.50	Hairline cracks, peeling paint
Repair and repaint masonry wall - poor condition	floor area s.f.	1,277	\$ 6.00	\$ 7,662.00	Media Center
Repair plaster ceiling - fair condition (3)	s.f.	2,054	\$ 3.00	\$ 6,162.00	Peeling paint, minor damage
Spot replace ACT tiles	each	85	\$ 1.50	\$ 127.50	Water damage, vandalism, wear and tear
Refinish wood paneling	s.f.	8,954	\$ 6.50	\$ 58,201.00	Addition classrooms
Paint exposed structure	s.f.	32	\$ 7.50	\$ 240.00	Peeling paint, minor cracking

Remove unused frame and install cased opening	each	2	\$ 200.00	\$ 400.00	Lower Level restrooms. Remove obsolete closer
Replace wood door and hardware	each	17	\$ 750.00	\$ 12,750.00	Gouges, poor retrofitting
Replace wood frame, wood door and hardware	each	12	\$ 865.00	\$ 10,380.00	Gouges, denting, poor retrofitting
Rekey doors to master key system	each	145	\$ 95.00	\$ 13,775.00	
Subtotal Priority 2:				\$ 168,752.00	

Priority 3: next 5-6 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace lockers	l.f.	5	\$ 140.00	\$ 700.00	
Replace rubber flooring	s.f.	170	\$ 8.00	\$ 1,360.00	Discolored, deteriorating
Replace corroded stair landing	ea	1	\$ 200.00	\$ 200.00	In Boiler room. Deteriorating.
Replace vinyl base (3-4)	l.f.	1,143	\$ 2.50	\$ 2,857.50	Scuffed, discolored, delaminating
Subtotal Priority 3:				\$5,118	

F: Equipment & Furnishings

Total Priority 1-3: next 6 years
\$151,198

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace Gym padding	s.f.	144	\$ 15.00	\$ 2,160.00	
Subtotal Priority 1				\$2,160	

Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace Basketball Backstops	each	4	\$ 300.00	\$ 1,200.00	
Replace loose furnishings	bldg s.f.	58,595	\$ 2.50	\$ 146,487.50	
Kitchen equipment replacement	lump	1	\$ 1,350.00	\$ 1,350	Includes stove and refrigerator replacement
Subtotal Priority 2:				\$149,038	

Priority 3: next 5-6 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

G: Fire Protection

Total Priority 1-3: next 6 years
\$216,600

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

Priority 3: next 5-6 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Sprinkler System	S.F.	55600	\$ 3.50	\$ 194,600.00	
Fire Service Line	L.F.	200	\$ 35.00	\$ 7,000.00	
Fire Valve Vault	Lump	1	\$ 15,000.00	\$ 15,000.00	
Subtotal Priority 3:				\$216,600	

H: Plumbing

Total Priority 1-3: next 6 years
\$31,100

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Add Building Backflow Preventer	Lump	1	\$ 5,000.00	\$ 5,000.00	
Replace faucets, Hose Bibbs and Flush Valves	Each	58	\$ 450.00	\$ 26,100.00	
Subtotal Priority 1:				\$31,100	

Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

Priority 3: next 5-6 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

I: Heating, Ventilating & A/C

Total Priority 1-3: next 6 years
\$402,000

Priority 1: next 0-2 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Install Fire Dampers in Ductwork	Each	88	\$ 500.00	\$ 44,000.00	
Subtotal Priority 1:				\$44,000	

Priority 2: next 3-4 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace Auditorium AHU and Cond. Unit	Lump	1	\$ 25,000.00	\$ 25,000.00	
Replace Gym AHU	Lump	1	\$ 80,000.00	\$ 80,000.00	
Replace Unit Ventilators	Each	33	\$ 7,000.00	\$ 231,000.00	
Replace Toilet Exhaust	Lump	1	\$ 22,000.00	\$ 22,000.00	
Subtotal Priority 2:				\$358,000	

Priority 3: next 5-6 years

<i>Item</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Cost</i>	<i>Assessed Cost</i>	<i>Comments</i>
No items					

J: C.E.I. Service

Total Priority 1-3: next 6 years
\$0

Satisfactory

Outdoor Pad Mounted 208/120V, 3-Phase, 4-Wire CEI Transformer.

K: Main Power Distribution Service

Total Priority 1-3: next 6 years
\$62,000

Priority 1: next 0-2 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace MDP With Fusible Distribution Panel	\$32,000.00	
Expand and Validate Electrical Room	\$20,000.00	
Replace Boiler Room 3-Phase Panel	\$8,000.00	
Replace Attic 3-Phase Panel	\$2,000.00	
Subtotal Priority 1:	\$62,000	

L: Emergency Power Distribution Equipment

Total Priority 1-3: next 6 years
\$35,000

Priority 2: next 3-4 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Upgrade, Expand, and Install ATS	\$35,000.00	
Subtotal Priority 2:	\$35,000	

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
\$6,200

Priority 1: next 0-2 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
5 Additional Wallpacks	\$6,200.00	
2 Additional CEI Floods	\$0.00	Leased From CEI
Subtotal Priority 1:	\$6,200	

Priority 4: next 7-10 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
4 Replacement Wallpacks	\$3,200.00	
Subtotal Priority 4:	\$3,200	

P: Interior Lighting

Total Priority 1-3: next 6 years
\$53,000

Priority 1: next 0-2 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace all Twin-Tube Drums	\$10,000.00	
Subtotal Priority 1:	\$10,000	

Priority 3: next 5-6 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Upgrade Auditorium Lighting	\$16,000.00	
Auditorium Fluorescent Walk-thru Lighting	\$4,000.00	
Upgrade Media Center Lighting	\$18,000.00	
Media Center Fluorescent Walk-thru Lighting	\$5,000.00	
Subtotal Priority 3:	\$43,000	

Q: Gymnasium Lighting

Total Priority 1-3: next 6 years \$15,700

Priority 3: next 5-6 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Replace With Pulse Start Metal Halide Fixtures	\$15,000.00	
Upgrade Existing Incandescent Walk-Thru	\$700.00	
Subtotal Priority 3:	\$15,700	

R: Exit Sign and Emergency Egress Lighting

Total Priority 1-3: next 6 years \$51,000

Priority 1: next 0-2 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Emergency Power Exit Signs	\$4,000.00	

Emergency Egress Lighting	\$47,000.00
Subtotal Priority 1:	\$51,000

S: Fire Alarm System

Total Priority 1-3: next 6 years
\$0

Acceptable

T: Security System

Total Priority 1-3: next 6 years
\$38,500

Priority 2: next 3-4 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
New IP Based CCTV Surveillance System	\$38,500.00	Does not include the Central Office (BOE) equipment (1x cost of \$40K for all sites).
Subtotal Priority 2:	\$38,500	

U: Public Address System

Total Priority 1-3: next 6 years
\$1,500

Priority 1: next 0-2 years

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Install 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

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
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

<i>Item</i>	<i>Assessed Cost</i>	<i>Comments</i>
Wireless Clock System	\$15,000.00	With P.A. System Interface
Subtotal Priority 3:	\$15,000	