2007 District Wide Facilities Evaluation
Building Assessment Report

Monticello Middle School

3665 Monticello Blvd, 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:

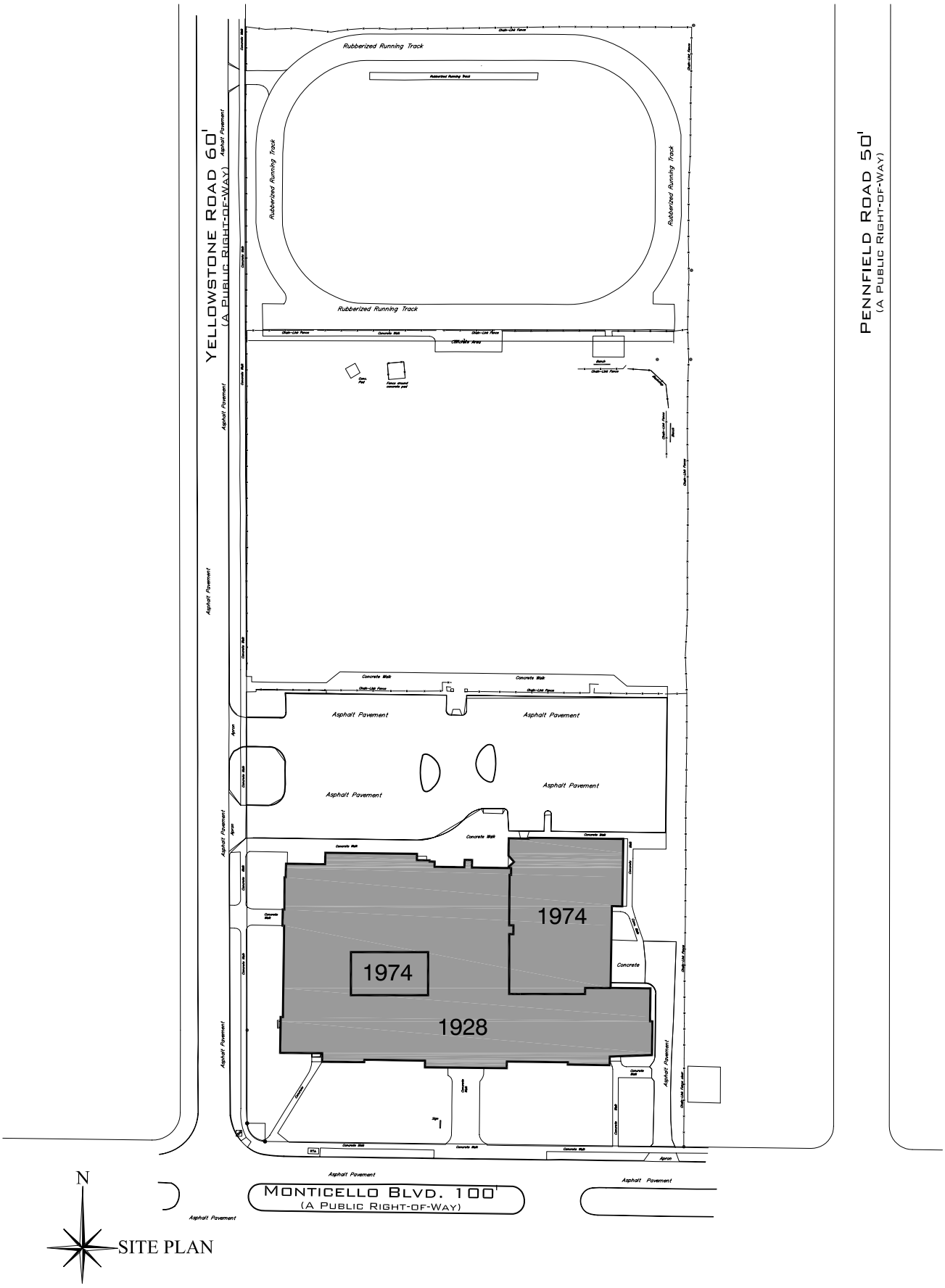
- This Facilities Assessment identifies building systems repair and renovation needs. Existing facilities do not always meet current program needs. Identifying and recommending needed space reconfigurations or building additions is beyond the scope of this report.
- The Cost Assessments provide estimated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

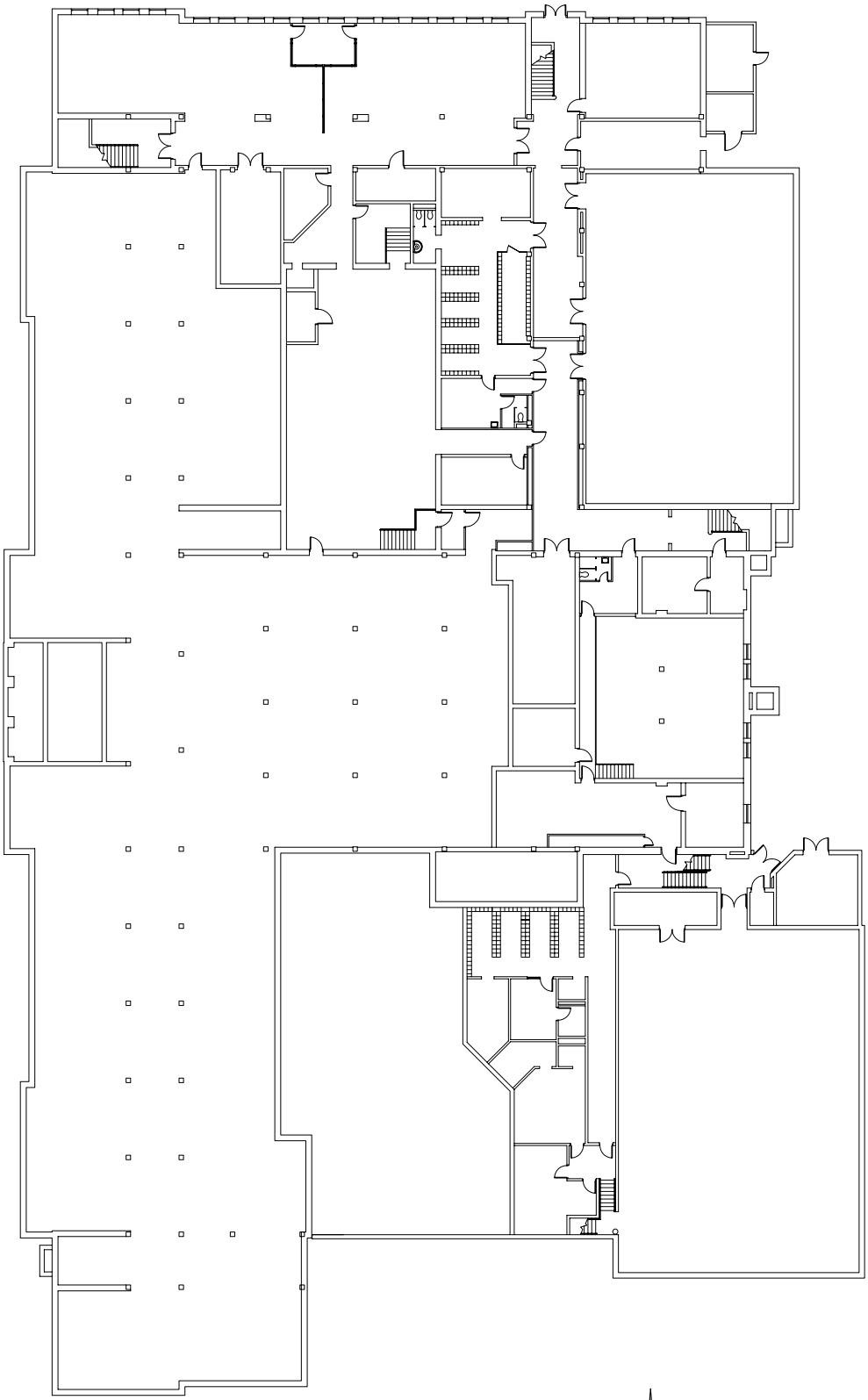
History

- Monticello Middle School is a 124,700 gross square foot grade 6-8 schools located at 3665 Monticello Blvd. in Cleveland Heights, Ohio. John H. Graham & Co. Architects designed the original building. Drawings are dated 1929. Major additions, renovations and repairs to the school are listed below.

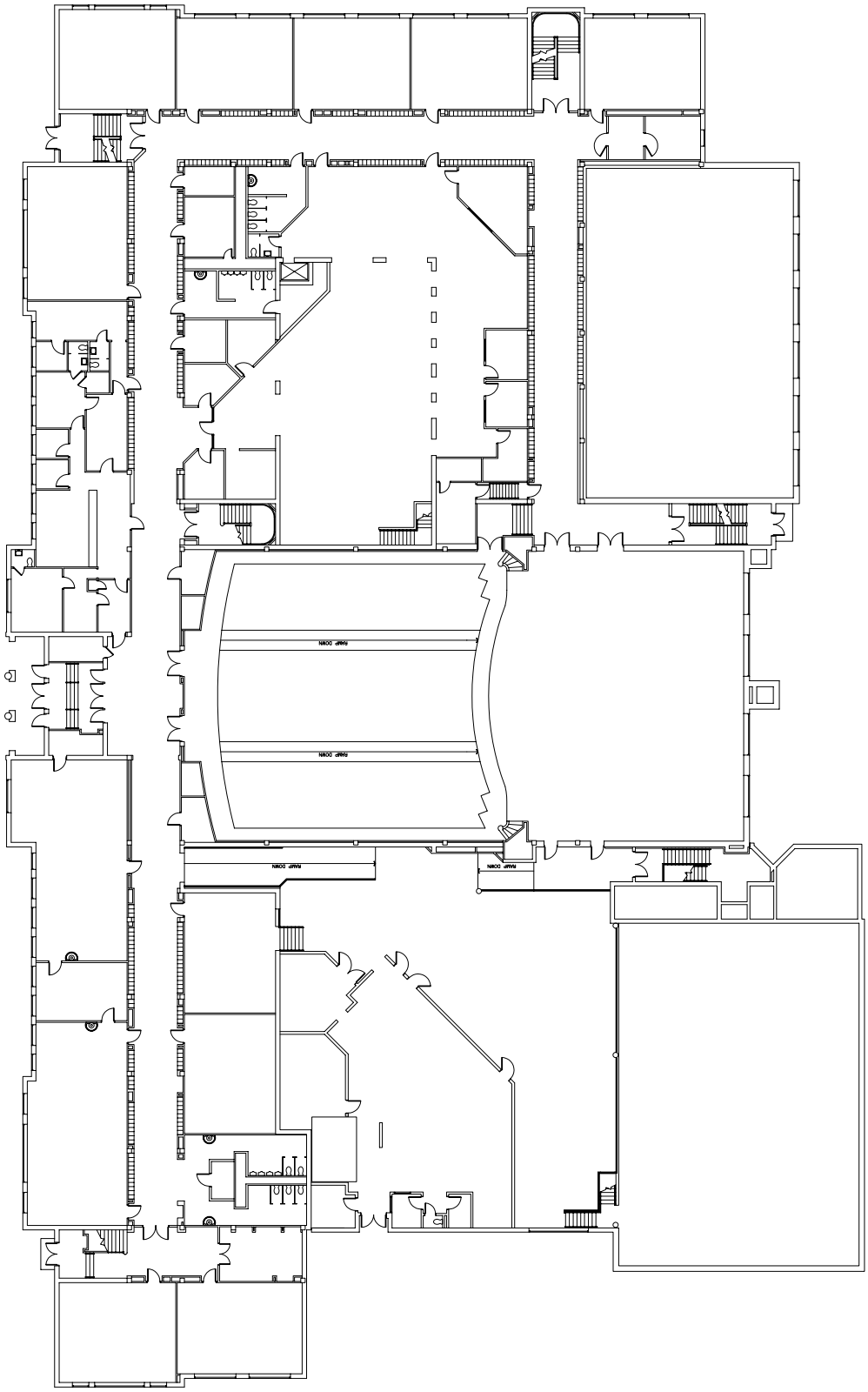
Date	Architect/Engineer	Description
1974	Richard Fleischman Architects	Building addition and interior renovations
1993	William Behnke Associates	Site athletic facility
1995	Collins Rimer Gordon	Fire alarm renovations
1998	Technical Assurance	Roof renovations
2002	Technical Assurance	Roof renovations
2004	Technical Assurance	Window replacement & building envelope restoration

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

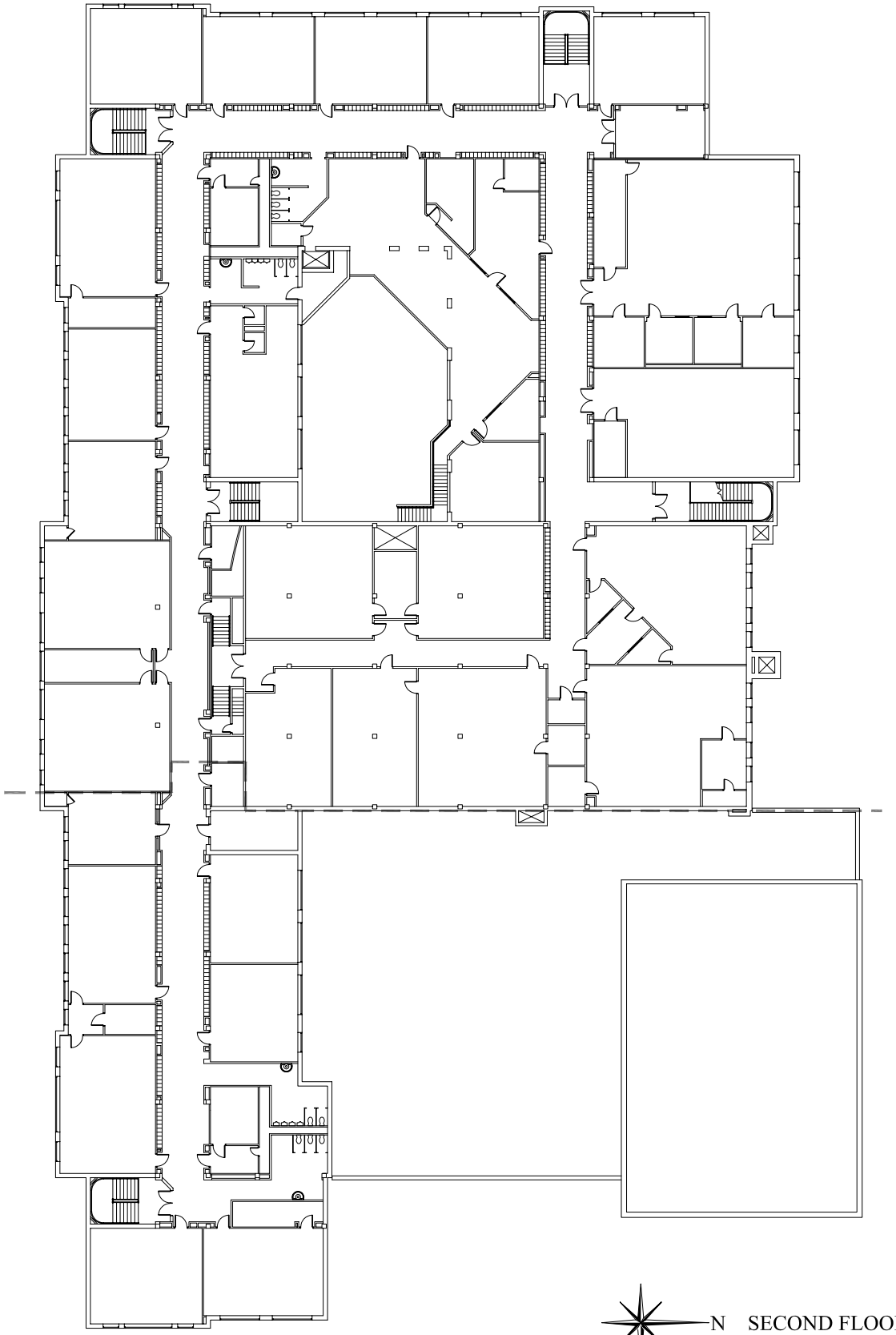

YELLOWSTONE ROAD 60'
(A PUBLIC RIGHT-OF-WAY)
PENNFIELD ROAD 50'
(A PUBLIC RIGHT-OF-WAY)
Rubberized Running Track
Asphalt Pavement
Concrete Walk
Chain-Link Fence
1974
1974
1928
Concrete
MONTICELLO BLVD. 100'
(A PUBLIC RIGHT-OF-WAY)
N
SITE PLAN



N LOWER LEVEL PLAN



N 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 Monticello Middle School:

- Surfacing
- Thermal Systems
- 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.

During interior building evaluations, some existing materials were identified as likely containing asbestos. These materials have been listed, and costs have been assigned for removal/replacement in Section E: Building Interior of both the Narrative and the Cost Assessment.

B:Site


Service Drive


Damaged Asphalt in Parking Lot


Damaged Asphalt


Damaged Fence


Entrance to Athletic Fields


Damaged Concrete in Parking Lot

B: Site

ADA

- There are three handicapped parking spaces at Monticello Middle School, which is adequate for the total number of spaces on site. However, none of the spaces is marked as "Van Accessible". The handicapped parking spaces are not located as close as possible to the accessible entrance.
- A curb cut allows access from the parking lot to the sidewalk. However, to get to this curb cut one must travel across a vehicular path.
- Building mounted signage exists which directs visitors to an accessible entrance.
- 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

- Some areas of the existing chain link fence post, rail and gate have been damaged and should be replaced. Some areas of chain link mesh are rusted/bent, most notably at the baseball backstop. These areas of mesh should likewise be replaced.
- Brick piers to the north of the parking lot require selective replacement of broken and crazed masonry units.
- The existing football goal posts are rusting. These should be cleaned, primed and repainted. The football scoreboard is older – it is unknown whether it is operational. The steel support posts for the scoreboard should be cleaned and repainted.
- Existing bike racks are in poor condition and should be replaced.
- The track is in good condition, with minor patching of the rubberized surface required. The long jump track should be resurfaced completely.

Site Pavement

- Concrete pavement (walks) are typically in good condition. Cracked and deteriorated concrete walks to be spot replaced .
- Concrete curbs are generally in fair condition. Cracked curbs to be spot replaced.
- The existing asphalt parking lot is in fair-to-poor condition. Many areas of asphalt have failed and require replacement down to (and possibly including) the existing base material. The entire parking lot should be resurfaced, sealed and re-striped after asphalt and base repairs have been made.

Landscaping

- Landscaping, where provided, is in fair condition.

C: Building Structure

Foundation

- The building foundation at the 1929 original building and the 1974 addition consists of concrete spread footings at concrete and masonry foundation walls.

Walls/Chimneys

- Exterior masonry walls are bearing walls at the 1929 original building. There is a masonry chimney at the boiler room of the 1929 original building.

Floors/Roofs

- The lower level/basement of the 1929 original building is slab-on-grade.
- The first floor structure consists of joist slabs supported by concrete encased steel beams and masonry bearing walls at the 1929 original building. Most first floor areas at the 1974 addition are slab-on-grade, but concrete joist slabs occur above the lower level locker rooms. The first floor of the 1974 courtyard infill (media center) consists of a 4" reinforced slab supported by steel framing.
- The second floor structure consists of joist slabs supported by concrete encased steel beams and masonry bearing walls at the 1929 original building. The second floor of the 1974 courtyard infill (media center) is a 4" slab on metal deck supported by steel framing.
- The attic of the 1929 original building consists of joist slabs supported by concrete encased steel beams and masonry bearing walls. Steel trusses support metal decking at the former second floor cafeteria (above the auditorium). The flat roof of the 1974 courtyard infill (media center) consists of a 4" slab on composite deck, supported by steel framing. The 1974 cafeteria/gymnasium addition roof is metal deck supported by steel joists.
- Sloped roof framing at the 1929 original building consists of wood rafters at 24" o.c.

D:Building Envelope

Tremco roof area D

D: Building Envelope

ADA

- Power assisted doors need to be provided at a selected main building entry.

Masonry

- Exterior masonry typically consists of brick veneer, limestone belt course and coping, and stone surrounds & arches at main entries. A building envelope restoration was accomplished in 2004. Face brick masonry replacement is required at two locations at the roof level. Spot stone restoration at two south entries is recommended. Otherwise only minor tuckpointing of brick and stone is required.

Exterior Doors/Frames

- Many exterior doors have been replaced with FRP (fiberglass reinforced polyester) doors and aluminum frames and new hardware.
- Remaining doors are in fair condition and should be scheduled for replacement in the next 5 - 6 years with the FRP doors and aluminum frames.

Windows

Windows were replaced in 2004. Hardware should be added to the operable sash portions of the new windows to limit degree of opening.

Roofing

- A roofing replacement and monitoring program replaced / renovated most of the roofing in 1998 and 2004. Most roofs are in good to very good condition. One large central roof area is recommended for repair / recoating in the next six years (see cost assessment). Investigation of remaining older roofing, scuppers and flashing is required at the south edge of the new (2004) sloped asphalt shingle roof. The scuppers and related flashings are possible source of the severe plaster deterioration at two locations (south wall) flanking the main arched entry.

E:Building Interior


Vocal Music Room


Science Classroom


Typical Science Casework


Typical Condition of Plaster at Corners

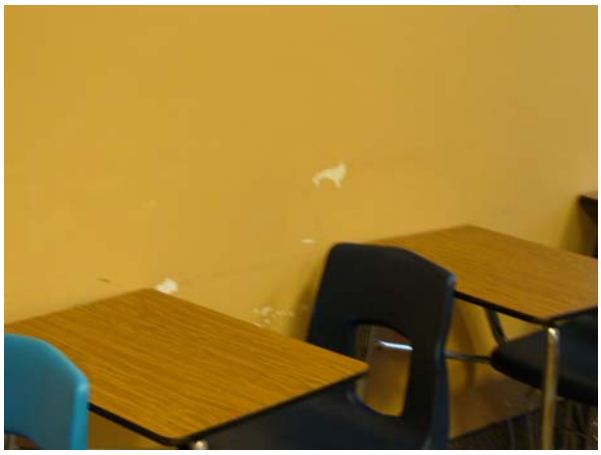

West Gymnasium


Gymnasium Window Guards


East Gymnasium


Girls Locker Room


Damaged VCT in Kitchen


Typical Furniture Damage to Walls


Water Damage in Technology Classroom

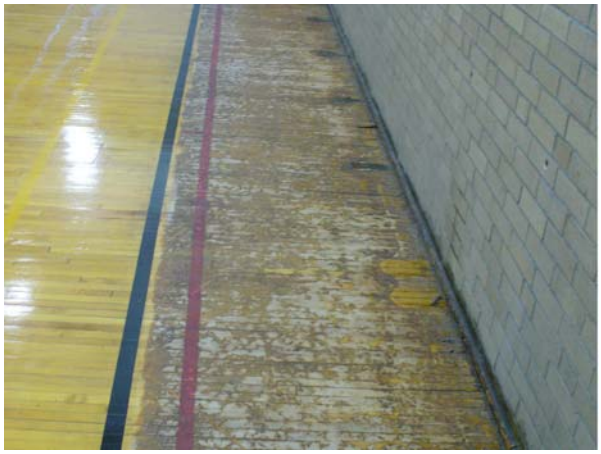

Typical Stairwell VCT Pattern

Teacher's Lounge Casework

Acoustic Wall Treatment at Orchestra Room

Deteriorating Music Storage Casework

Typical Sill Condition at Gymnasia



Floor in Center Gymnasium

Auditorium

E: Building Interior

Note: Interior conditions are generally described below. Where appropriate or necessary for clarification, specific areas within the school have been identified using the following nomenclature:

L: Lower Level
F: First Floor
S: Second Floor

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.
- There is an elevator at Monticello Middle School which connects the first and second floors within the media center. The elevator should be updated to meet ADA requirements. Ramps provide access to various levels of the first floor, including the cafeteria. However, many areas of the school are currently inaccessible including but not limited to: east gym and adjacent lockers, auditorium stage, many second floor classrooms (including the choral room).
- Handicapped accessible toilet stalls occur in Monticello Middle School at first floor toilet rooms and at the media center. Accessible toilet stalls or rooms were not observed at the second floor.
- Group sinks are inaccessible semi-circular wash fountains. These sinks are typically in poor to fair condition.
- Most of the original wood doors within Monticello School have been retrofitted with accessible lever type hardware. Many of the door levers have failed, and it is anticipated that the remainder will not stand up to continued hard use.

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 six enclosed stairwells at Monticello Middle School. Three of these stairs serve the lower level through second floors, one of the stairs connects the lower level and the first floor, and two of the stairs connect the first floor to the second floor. Other stairs within the building are open, and connect the following spaces: east gymnasium to locker/cafeteria; first and second floors of the media center; and different floor elevations within the same floor. Stair doors have panic hardware, though some of this hardware is in poor condition and requires replacement.

Floor

- Carpet is generally in fair-to-poor condition. Typical carpet problems include staining, excessive/noticeable wear patterns, and open seams. Many areas of carpet should be replaced.
- VCT is typically in fair condition. Scuffing and minor staining is common throughout the school. Some VCT is in poor condition (severely stained, cracked, etc.) and should be replaced.
    - F: VCT in the "west" first floor corridor has many substrate cracks telegraphing through the VCT. This problem continues to a lesser extent along the adjoining "south" first floor corridor. Substrate problems should be corrected, and VCT replaced in these two corridors.
- Ceramic tile floors are typical at group toilet rooms and some small toilet rooms. Tile floors in the group toilet rooms are generally in fair condition, with grout discoloration. Tile floors in the small toilet rooms has some cracking, and should be repaired or replaced.
    - S: The second floor "east" boys group toilet room has a substantial substrate crack in the northwest corner. The substrate issue should be corrected, and tile replaced in this area.
- Terrazzo flooring in the school is generally in good-to-fair condition. There is some minor cracking and discoloration, but the terrazzo appears solid. Some terrazzo appears to have been repaired during past renovations.
    - L: Significant terrazzo cracking occurs at the bottom of the "northwest" stair. This terrazzo should be repaired.
- Epoxy paint is typical at concrete floors, or over former terrazzo flooring. Most of this epoxy paint is in fair condition, requiring repainting only.
    - L: Some concrete floors in the boiler room and adjacent areas are rough (depressions, raised areas at removed pads, broken concrete, etc.). These areas should be repaired to a more level condition prior to painting.
- Unfinished concrete floors occur in some service rooms (janitor closets, fan rooms, etc.). These floors are usually in fair-to-good condition, with minor cracking common but floors generally sound.
    - F: Concrete floors require minor patching at the auditorium where removal of the former seating left holes in the floor at anchor locations.
- Wood flooring occurs at the gymnasiums and at the stage. Wood flooring at the west gymnasium, center gymnasium and stage is in fair condition, requiring refinishing and re-striping only. Wood flooring at the east gymnasium is in good condition, but has an area of missing wood flooring which should be replaced.
- A small area of quarry tile flooring occurs in the kitchen washroom. This floor is in good-to-fair condition, and does not require corrective work.

Base

- Most of the existing wood base has been covered, usually with carpet base. Where remaining and exposed, wood base is in fair condition requiring repainting and possible minor repair.
- Vinyl base is generally in poor condition throughout the school (scuffed, discolored and

delaminating) and should be replaced.
- Carpet base is typically in fair condition. In most cases, carpet base has begun to delaminate from the existing wood base substrate. Carpet base should be replaced where carpet is being replaced, and reaffixed to the substrate where carpet is scheduled to remain.
- Ceramic tile base occurs at group toilet rooms and some smaller toilet rooms. In most cases, tile base grout was discolored. Cracked ceramic tile base observed during the assessment should be replaced.

Walls
- Some existing partition walls in the school are in poor condition and should be replaced. These walls are typically not original construction, and were built using unsuitable materials, in an unacceptable manner, or both. Such walls include the wall between the stage/center gym (formerly an operable partition, but converted into a permanent wall), walls of the practice rooms at the second floor band room and adjacent classroom, and miscellaneous partition walls in the basement.
- Plaster walls vary in condition depending on location, but are generally in fair condition. Typical plaster walls have some cracking, possible minor water damage, and possible minor peeling paint. Most outside corners are chipped and slightly damaged. Plaster walls in poor condition usually exhibit more severe water damage, with substantial peeling paint and cracking.
- Where exposed at the interior, concrete block or brick walls are in good condition. Some hairline cracks were observed.
- Gypsum board walls exist in some renovated areas within the original building. These walls are generally in good-to-fair condition, with some areas of minor cracking and minor-to-moderate water damage.
- Ceramic tile occurs at group toilet rooms. Though substantial grout was discolored or marked on, the tile itself was generally in fair-to-good condition. Spot replacement of tile should occur where cracked.
- Structural glazed tile occurs in the lower level girls locker storage room (former shower). The glazed tile is in good condition.

Ceilings
- Acoustical tile ceilings occur throughout the building. The condition of these ceilings varies by location, but is generally fair. Many ceilings display obviously mismatched tiles. Tile replacement should occur where damage exists, and grid should be repaired or replaced where noted. Corridor and stairwell ceilings appear newer than classroom ceilings. Adhered tile ceiling in the West Gym shows many damaged, loose and missing tiles.
- Plaster ceilings occur in a few spaces such as janitor closets, stairwells, and storage rooms. Plaster ceilings in some of these areas are in poor condition, and require replacement.
- The acoustical plaster ceiling at the auditorium appears to be in good condition. This ceiling is discolored and requires painting.
- Gypsum board ceilings typically occur in group toilet rooms, and are in good condition.

Interior Doors
- Wood doors are generally original, and in fair condition. Most of these doors have been

painted many times, and may have some chips/dings, but appear to function well. However, many high use doors (at stairwells, some classrooms, etc.) were observed in poor condition and should be replaced.

- Hollow metal doors are uncommon at this school. Where observed, such doors are typically in fair condition.
- Wood door frames are original, and in fair condition. Most of these frames have been painted many times, and may have some chips/dings, but appear to function well. Repair or replacement is required at selected damaged wood frames.
- Hollow metal door frames are typically in good-to-fair condition – some denting, scratching of paint, but functional.
- A few doors in the basement are gate type, and should be replaced.
- Interior chase access doors are typically wood, in fair condition. These doors should be painted.
- Most of the original wood doors within Monticello School have been retrofitted with accessible lever type hardware. Many of the door levers have failed, and it is anticipated that the remainder will not stand up to continued hard use. This door hardware should be replaced.
- Panic Hardware at a majority of stair doors is in poor condition; broken or awkwardly repaired, mismatched, and loose, and should be replaced.

Visual Display Boards

- Visual display boards in the school consist primarily of tackboards and chalkboards. Selected rooms also have markerboards. Even though they are old, visual display boards in most cases are still functional and show little serious deterioration.

Toilet Partitions

- Plastic partitions occur at the first floor group toilet rooms (except the "west" boys room), and at various smaller toilet rooms on other floors. Plastic partitions are generally in good condition, though the "west" girls room is beginning to show signs of wear.
- Metal partitions occur at the second floor group toilet rooms, the first floor "west" boys room, and at various smaller toilet rooms on other floors. Metal partitions are in fair-to-poor condition and should be replaced.
- Marble partitions occur in some original small toilet rooms, and are in good condition.

Toilet Fixtures

- Toilet fixtures are in fair condition typically.
    - S: A former toilet room (now used for storage) off of a science classroom at the second floor contains a toilet and sink in poor condition. These fixtures should be removed.

Toilet Accessories

- Toilet accessories are in fair to good condition typically.

Casework

- The condition of fixed casework varies by location and use. Casework is generally in fair

condition, but many cabinets are extremely worn, broken and/or vandalized and should be replaced.

- S: Music storage casework in the second floor music room is severely deteriorated and should be replaced.
- S: Science room casework is in poor condition, with chipped or missing melamine surfaces, and door and drawer front attachments pulling out of deteriorated particleboard. They should be replaced.

Window treatments

- Window treatments consist of horizontal mini blinds occurring at selected locations throughout the school. The blinds are in good condition.
- Hinged protective window covers at the West Gym are operable, but in fair-to-poor condition. These covers should likely be replaced. There are no such protective window covers in the Center Gym – they should be installed to protect the newly installed windows from breakage.
- Sills at all gyms, over radiators, are in an unfinished state. This should be remedied.

Stairs

- Stairs at the original 1929 building are typically steel construction, with painted stringers, risers, brackets, pickets and newel posts. Steel is typically in good condition, with painting required. Some minor corrosion was observed, which does not appear to affect the structure of the stair. This corrosion should be cleaned and primed prior to painting. Rubber stair treads are common over existing terrazzo, and are generally in poor condition requiring replacement. Some terrazzo tread patching is required at the basement level. Wood handrails and guardrails are typical at the original school stairs. Though generally in good condition, there are some handrails which are loose and should be secured to the wall.
- Stairs at the 1974 addition are cast-in-place concrete. These stairs are sound, with minor patching required, though they are dirty and would aesthetically benefit from painting. Rubber stair treads at these stairs are in poor condition and should be replaced. The rough, dirty concrete stairs at the designated (parking lot) Main Entrance make a poor first impression.

Other

- Corridor lockers are generally in good condition, with some repairs required. These lockers should be painted. Lockers in the lower level girls locker room are in poor condition and should be replaced. Lockers in the lower level team locker room are likewise in poor condition and should be replaced. Lockers in the lower level boys locker room are in good condition. However, the “north” bay of these lockers has been pushed off of its base and should be reattached and securely braced to the structure above.
- The fixed wood risers at the second floor choral room are in poor condition and should be replaced.
- Grilles at the front of the stage are bent and should be replaced.

F: Equipment and Furnishings

Classroom Chair With Typical Glides

Teacher Desk

Classroom Lounge Furnishings

Teacher Desk

Typical Student Desks

New Technology Classroom

F: Equipment and Furnishings

Student Furniture

- Many of the student desks are in poor condition. There is extensive chipping of tops and sides of the desks.

Teacher Furniture

- Most teacher desks are typically in poor-to-fair condition. 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-to-poor condition.
    - S: Typical science tables at the second floor are in poor condition, with bases very worn and vandalized. Although the tops of these tables are fair, replacement of these tables is recommended.

Gymnasium/Auditorium/Stage Equipment and Furnishings

- The stage curtains are in fair condition.
- Auditorium seating is generally in fair condition. There are about ten seats which are missing and should be replaced. There are also some seats which are missing armrests, and should be repaired.
- At the West Gym, basketball backboards are in fair-to-poor condition, and should be repaired or replaced. The volleyball net requires replacement, as do wall pads.
- At the Center Gym, two of the basketball backboards require replacement. Two metal wall grates are bent and require replacement.
- East Gym basketball backboards are in fair-to-good condition.

Kitchen Equipment

- Kitchen equipment at Monticello Middle School is in good-to-fair condition. An allowance should be made for selected kitchen equipment replacement in 5-6 years. Generally speaking, kitchen equipment replacement includes but is not limited to: walk in coolers/freezers; fryers; mixers; convention and conventional ovens; ranges; hot and cold serving units and cabinets; ice makers; refrigerators; disposers; dishwashers. Where observed, most stainless steel counters, storage units, work tables and multiple tub sinks were found to be in good condition.

I: Heating, Ventilation and Air Conditioning


Fin tube radiator


Unit Ventilator

Rooftop Unit


Rooftop Unit


Rooftop Unit


Rooftop Unit

G:Fire Protection

- A portion of the original building is sprinkled. As the water service is only 4", a dedicated fire line with a double detection check valve assembly in an outdoor pit may be required to fully sprinkle the building. Cost estimates include this work to sprinkle the building.
- 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.

H:Plumbing

- The plumbing fixtures appear to be original and in fair-to-poor condition. Many hose bibb connections do not have vacuum breakers, and should be replaced.
- The building has a pressure reducing valve and backflow preventer.
- Most potable water pipe is copper.
- 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.
- The domestic hot water heaters and storage tank were replaced in 1974. The system includes three gas-fired 720 MBH boilers, a 1,311 gallon storage tank, and a recirculating pump. Water is stored and delivered at 120 deg. F. Domestic hot water should be stored at 140 deg. F. to prevent the growth of legionella.
- The Ohio Plumbing Code requires tempered water (110 deg. F.) be delivered to sinks, showers, and lavatories.A mixing valve should be added to the domestic hot water piping to mix "tempered" water. A new 2" hot water pipe to the kitchen to retain a 140 deg. F. supply.

I:Heating,.Ventilating and Air Conditioning

- The building is heated by three 1750 MBH Kewanee steam boilers, which were installed in 1985. The boilers were re-tubed about ten years ago and appear to be in good condition. They do not utilize a water softener, and all boiler water blowdown is performed manually. Although Kewanee is no longer in business, parts are still generally available. Dual water softeners should be added to the boiler's make-up water system to prolong the life of the boilers.
- A vacuum breaker should be added to the main steam header.
- The 1930 original building classrooms are heated and ventilated by steam unit ventilators and steam finned tube radiators. Two exhaust fans provide relief for the unit ventilators. The unit ventilators were replaced in 1974, but the outside air ventilation rates designed into the unit ventilators fall short of current code requirements. The Unit Ventilators should be replaced.
- Three exhaust fans serve the restrooms. The exhaust ventilation for restrooms is also short of code requirements. These should be replaced to bring ventilation into compliance with current code requirements.
- The West Gym and Center Gym are heated and ventilated by a 100%, unfiltered, outside air supply fan with steam coil and exhausted by an exhaust fan. Steam radiators provide

additional heat in each of the gymnasiums. The fans are original equipment and appear to be in good condition.

- The auditorium is heated and ventilated by a 100%, unfiltered outside air supply fan with steam coil and exhausted by an exhaust fan. Steam radiators provide additional heat in the auditorium. The fans are original equipment and appear to be in good condition. The maintenance staff noted that they receive many comfort complaints about the auditorium being too hot.
- The East Gym and Cafeteria were added as part of the 1974 Addition. They are heated and cooled by two gas-fired packaged rooftop air handling units that were replaced in 1993. The units appear to be in good condition.
- Replace the West and Center Gymnasium and Auditorium building fans and coils with new air handling units. These units would likely not fit in the basement and may need to be located on the roof. This retrofit should include adding return air (with separate fan) to the system and removal of the exhaust fan. Carbon dioxide demand controlled ventilation would control the quantity of outside air for this space.
- The Library Media Center was part of the 1974 Addition and is served by a single zone, gas-fired packaged rooftop air handling unit. The unit appears to be in good condition.
- The Science Rooms and Music Rooms added in 1974 (without exterior walls) are heated and cooled by a by a single zone, gas-fired packaged rooftop air handling unit which was replaced in 2004. The music rooms have unit ventilators and steam finned tube radiators to supplement the heating. The Science Rooms with exterior walls are heated and ventilated with steam unit ventilators and steam finned tube radiators. The outside air ventilation rates designed into the unit ventilators fall short of current code requirements, and the Units should be replaced.
- The Main Office is cooled by a rooftop unit VVT system with electric reheat coils for each zone. The system was installed in 2004.
- 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?		✓		Apparently placed to avoid crossing traffic
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 Monticello Middle 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	$1,144,980
Priority 2: next 3-4 years	$1,477,730
Priority 3: next 5-6 years	$618,987
Total Priority 1-3 next 6 years	**$3,241,697**

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

$117,663

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA - Parking lot signage	lump	3	$ 200.00	$ 600.00	
Subtotal Priority 1:				$ 600	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Asphalt replacement	sf	10875	$ 2.90	$ 31,537.50	
Asphalt resurfacing	sf	46900	$ 1.25	$ 58,625.00	
Asphalt restriping	lump	1	$ 4,500.00	$ 4,500.00	
Concrete walk replacement	sf	1000	$ 5.00	$ 5,000.00	
Concrete curb replacement	lf	240	$ 15.00	$ 3,600.00	
Chain link fence replacement	lf	100	$ 5.00	$ 500.00	
Chain link fence mesh replacement	sf	1500	$ 3.00	$ 4,500.00	
Chain link fence gate replacement	ea	4	$ 250.00	$ 1,000.00	
Replace chain link baseball backstop	ea	1	$ 500.00	$ 500.00	
Resurface rubberized athletic surfacing	sf	1000	$ 3.00	$ 3,000.00	At long jump area of track
Subtotal Priority 2:				$ 112,763	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace bench	ea	1	$ 800.00	$ 800.00	
Replace bike rack	ea	2	$ 500.00	$ 1,000.00	
Repaint football goalpost/ scoreboard support	lump	1	$ 2,500.00	$ 2,500.00	
Subtotal Priority 3:				$ 4,300	

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 Monticello Middle School

D: Building Envelope

Total Priority 1-3: next 6 years

$137,000

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
Masonry					See below
Replace face brick masonry	lump	1	$ 5,000.00	$ 5,000.00	Rebuild backside of deteriorated brick parapet wall - at roof area "H" *
Tuck-point and spot face brick replacement	lump	1	$ 4,500.00	$ 4,500.00	At roof level, wall and associated chimney - north end of roof "C" *
Wall Openings					
New windows - add hardware to limit opening	lump	1	$ 15,000.00	$ 15,000.00	Add to estimated 200 operable sections
Roofing					
Replace membrane roofing	s.f.	120	$25.00	$ 3,000.00	Replace membrane roofing/ base flashing (sloped to 2 scuppers) at bottom of (south side) asphalt shingled roof
Replace scuppers, related masonry and flashing		2	$3,000.00	$ 6,000.00	Replace 2 scuppers and flashing at south edge of asphalt shingled roof - possible source of severe interior plaster damage
Subtotal Priority 1:				$ 48,500	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Masonry					

Expansion joint seal	lump	1	$ 1,500.00	$ 1,500.00	Minor joint back-up / seal
Replace lintels	l.f.	30	$350.00	$ 10,500.00	Above windows, north elevation upper level - rusted, expanding lintels - install galvanized and rebuild associated masonry.
Clean and paint lintels	lump	1	$2,000.00	$2,000.00	North elevation - above gym egress.
Wall Openings					
Replace exterior wall louvers	lump	1	$ 1,500.00	$ 1,500.00	Misc. small wall louvers
Replace doors and hardware	each	4	$ 1,500.00	$ 6,000.00	
Subtotal Priority 2:				$ 21,500	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Masonry					
Stone repair	l.f.	6	$250.00	$ 1,500.00	Refurbish/replace decorative stone at entry - adjacent to lower half of door opening, west elevation
Wall Openings					
Replace doors and hardware	each	7	$ 1,500.00	$ 10,500.00	
Roofing					
Recoat, repair built up roofing	s.f	11,000	$5.00	$ 55,000.00	Asphalt smooth surfaced roof - repair/recoat (aluminized coating) - base flashing repair where pulling away from walls. Roof currently in fair to good condition
Subtotal Priority 3:				$ 67,000	

* Roof areas noted above refer to a Cleveland Heights-University Heights Roofing Report provided by Tremco and dated December 2001.

E: Building Interior

Total Priority 1-3: next 6 years

$1,430,385

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA- Provide accessible toilet stall	ea	6	$ 1,200.00	$ 7,200.00	Reconfigure existing group toilet room to provide accessible stall
ADA - Provide accessible toilet room	ea	14	$ 17,000.00	$ 238,000.00	Reconfigure/expand existing small toilet room to provide accessibility; includes sink and toilet
ADA - Provide accessible restroom sink	ea	8	$ 750.00	$ 6,000.00	Where accessible stalls are provided in existing group toilet rooms
ADA - Provide accessible drinking fountains	ea	6	$ 2,500.00	$ 15,000.00	Quantity as required per ADA
ADA - Replace interior signage	bldg sf	124700	$ 0.11	$ 13,717.00	Typical throughout building
ADA - Replace inaccessible door hardware	bldg sf	18	$ 450.00	$ 8,100.00	Typical where knobs exist at required accessible spaces
ADA - Update elevator	ea	1	$ 8,000.00	$ 8,000.00	Update existing elevator to ADA standards
ADA - Provide chair lift	ea	4	$ 18,000.00	$ 72,000.00	Provide access to the east gym and second floor classrooms
Correct/level concrete floor - poor condition (4)	sf	5809	$ 5.50	$ 31,949.50	Boiler room areas, first floor corridors, second floor boys room, etc.
Replace VCT	sf	12480	$ 2.50	$ 31,200.00	Includes replacement of adjacent base
Replace wood floor	sf	140	$ 15.00	$ 2,100.00	Small area at East Gym
Repair/patch plaster wall - poor condition (4)	room sf	5750	$ 7.50	$ 43,125.00	

Repair/patch plaster wall - very poor condition (5)	room sf	20	$	50.00	$	1,000.00	
Repair and repaint masonry wall - poor condition (4)	room sf	1360	$	6.00	$	8,160.00	
Spot replace/patch masonry wall	sf	10	$	10.00	$	100.00	
Replace partition wall	sf	2490	$	5.50	$	13,695.00	New metal stud partition with gypsum board each side
Repair and repaint plaster ceiling - poor condition (4)	sf	1330	$	12.50	$	16,625.00	
Repair and repaint plaster ceiling - very poor condition (5)	sf	20	$	35.00	$	700.00	
Replace 12x12 adhered acoustical ceiling	sf	4275	$	3.25	$	13,893.75	
Replace ACT lay-in ceiling	sf	17320	$	2.75	$	47,630.00	
Spot replace ACT tile only	sf	1395	$	1.50	$	2,092.50	
Spot repair ACT grid only	sf	430	$	1.50	$	645.00	
Scrape/prep structural ceiling	sf	390	$	7.50	$	2,925.00	
Remove/abate acoustical 'popcorn' ceiling	sf	5090	$	2.75	$	13,997.50	
Replace door hardware - poor condition (4)	ea	95	$	450.00	$	42,750.00	
Replace base cabinet w/ countertop	lf	193	$	350.00	$	67,550.00	
Replace wall cabinet	lf	56	$	200.00	$	11,200.00	

Replace tall cabinet	lf	208	$ 450.00	$ 93,600.00	
Science: Replace base cabinet with countertop	lf	251	$ 400.00	$ 100,400.00	
Replace toilet partition	stall	9	$ 1,000.00	$ 9,000.00	Typically deteriorated metal partitions
Replace/provide protective window covers	ea	10	$ 1,000.00	$ 10,000.00	At West Gym and Center Gym
Replace rubber stair treads	lf	475	$ 15.00	$ 7,125.00	Typical at most stairs
Secure handrail to wall	ea	5	$ 35.00	$ 175.00	Locations noted during assessment
Replace wood performance risers	sf	565	$ 15.00	$ 8,475.00	Second floor choral room
Replace metal locker	ea	182	$ 150.00	$ 27,300.00	Girls locker room and team locker room, lower level; corridors as noted
Resecure metal locker bay	lump	1	$ 500.00	$ 500.00	Boys locker room (north bay)
Replace auditorium seat	ea	10	$ 295.00	$ 2,950.00	
Repair auditorium seat	ea	50	$ 150.00	$ 7,500.00	
Subtotal Priority 1:				$ 986,380	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Repair and repaint or reseal concrete floor	sf	6255	$ 1.50	$ 9,382.50	Includes minor patching of floor cracks, etc.
Replace carpet	sy	3060	$ 27.00	$ 82,620.00	Includes replacement of adjacent base
Spot repair terrazzo floor/ tread	sf	90	$ 16.00	$ 1,440.00	At bottom of "northwest" stair and other minor areas
Refinish wood floor	sf	8045	$ 3.00	$ 24,135.00	Includes striping at gymnasium areas
Spot replace ceramic tile floor	sf	245	$ 10.00	$ 2,450.00	Spot replacement of ceramic tile

Replace rubber tile floor	sf	760	$ 8.00	$ 6,080.00	At ramp
Replace vinyl base	lf	1540	$ 2.50	$ 3,850.00	Typical in most areas throughout the school, included in flooring replacement cost where applicable
Replace wood base	lf	260	$ 5.50	$ 1,430.00	At West Gym
Repair/patch plaster wall - fair condition (3)	room sf	43815	$ 2.50	$ 109,537.50	
Repair and repaint masonry wall - fair condition (3)	room sf	13865	$ 4.50	$ 62,392.50	
Spot replace ceramic tile wall	sf	90	$ 10.00	$ 900.00	
Repair and repaint plaster ceiling - fair condition (3)	sf	6415	$ 3.00	$ 19,245.00	
Replace wood door and hardware	ea	65	$ 750.00	$ 48,750.00	
Replace wood door, frame and hardware	ea	34	$ 865.00	$ 29,410.00	
Rekey doors to master key system	ea	273	$ 95.00	$ 25,935.00	
Repaint metal stair	per floor	11	$ 750.00	$ 8,250.00	Includes minor corrosion repair, scrape & paint
Replace grille	ea	4	$ 300.00	$ 1,200.00	Front of auditorium stage
Replace locker bay end panel	ea	7	$ 30.00	$ 210.00	Boys locker room
Subtotal Priority 2:				$ 437,218	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Spot replace ceramic tile base	lf	357	$ 11.00	$ 3,927.00	Where located at toilet rooms and kitchen area

Replace vinyl wall covering	room sf	180	$ 2.00	$	360.00	
Rework sill detail at replaced windows	ea	10	$ 250.00	$	2,500.00	At West Gym and Center Gym
Subtotal Priority 3:				$	6,787	

F: Equipment & Furnishings

Total Priority 1-3: next 6 years

$352,000

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace gym basketball backboards	ea	6	$ 2,000.00	$ 12,000.00	
Replace gym wall pads	sf	30	$ 85.00	$ 2,550.00	
Replace volleyball net	ea	1	$ 350.00	$ 350.00	
Subtotal Priority 1:				$ 14,900	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Selective replacement of loose furnishings	bldg sf	124,700	$ 2.50	$ 311,750	Includes student, teacher and administrator desks and chairs, classroom storage not listed in Category E, and tables
Subtotal Priority 2:				$ 311,750	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Kitchen equipment replacement *	lump	1	$ 25,000.00	$ 25,000.00	
No Items				$ 25,000	

* Kitchen equipment replacement includes but is not limited to: walk in coolers/freezers; fryers; mixers; convection and conventional ovens; ranges; hot and cold serving units and cabinets; ice makers; refrigerators; disposers; dishwashers. Most stainless steel counters, storage units, work tables and multiple tub sinks were found to be in good condition.

G: Fire Protection

Total Priority 1-3: next 6 years

$473,500

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.	130,000	$ 3.50	$ 455,000.00	
Fire Service Line	L.F.	100	$ 35.00	$ 3,500.00	
Fire Valve Vault	Lump	1	$ 15,000	$ 15,000	
Subtotal Priority 3:				$473,500	

H: Plumbing

Total Priority 1-3: next 6 years

$21,600

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Add Domestic Hot Water Mixing Valve	Lump	1	$ 16,000.00	$ 16,000.00	
Replace hose Bibbs	Each	8	$ 75.00	$ 600.00	
Add Softener to Boiler Make-up	Lump	1	$ 5,000.00	$ 5,000.00	
Subtotal Priority 1:				$ 21,600	

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

$540,000

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Install Fire Dampers in Ductwork	Each	80	$ 500.00	$ 40,000.00	
Subtotal Priority 1:				$40,000	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace West Gym AHU, add return air	Lump	1	$ 70,000.00	$ 70,000.00	
Replace Center Gym AHU, add return air	Lump	1	$ 70,000.00	$ 70,000.00	
Replace Audit. AHU, add return air	Lump	1	$ 100,000.00	$ 100,000.00	
Replace unit ventilators	Each	34	$ 7,000.00	$ 238,000.00	
Replace Toilet Exhaust	Lump	1	$ 22,000.00	$ 22,000.00	
Subtotal Priority 2:				$ 500,000	

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

300 KVA, 480/277V, 3-phase CEI Transformer, and (3) 100 KVA 1-phase CEI Transformers connected in a 300 KVA, 208/120V, 3-phase 4-wire bank located in an at-grade vault.

K: Main Power Distribution Equipment

Total Priority 1-3: next 6 years

$8,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Install Spare 3-Pole Distribution Units in 208/120V Main Switchboard	$ 8,000.00	Difficult to Obtain
Subtotal Priority 1:	$ 8,000	

L: Emergency Power Distribution Equipment

Total Priority 1-3: next 6 years

$0

Satisfactory

Standby Emergency Generator and Emergency Power Distribution Panels will be installed during Summer of 2007, (CHUHS Project # 07C-000-004).

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

$18,000

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replace 62 Fluorescents (relocate servery rows 24" inward to facilitate relamping). Salvage lenses for use in Classrooms.	$ 18,000.00	Tired Lighting
Subtotal Priority 2:	$ 18,000	

O: Exterior Lighting

Total Priority 1-3: next 6 years

$12,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
7 Additional Wallpacks	$ 8,600.00	
2 Replacement Wallpacks	$ 1,800.00	
2 Replacement S. Canopy Fixtures	$ 1,600.00	
Subtotal Priority 1:	$ 12,000	

P: Interior Lighting

Total Priority 1-3: next 6 years

$37,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Install 3-Way Light Switches in Room 003	$ 2,500.00	For Public Safety
Install 3-Way Light Switches in Room 004	$ 2,500.00	For Public Safety
Subtotal Priority 1:	$ 5,000	

Priority 2: next 3-4 years

	Assessed Cost	*Comments*
Replace Mercury Vapors in Media Center	$ 10,000.00	Obsolete Mercury Vapors
Replace Mercury Vapors in Cafeteria	$ 20,000.00	Obsolete Mercury Vapors
Upgrade Incandescent Stage Worklights	$ 2,000.00	Replace with Fluorescents
Subtotal Priority 2:	$ 32,000	

Q: Gymnasium Lighting

Total Priority 1-3: next 6 years

$20,400

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
W. Gym - P.S. Metal Halides	$ 10,800.00	Obsolete Mercury Vapors
C. Gym - P.S. Metal Halides	$ 9,600.00	Obsolete Mercury Vapors
Subtotal Priority 3:	$ 20,400	

R: Exit Signs and Emergency Egress Lighting

Total Priority 1-3: next 6 years

$0

Satisfactory

Will be upgraded in summer of 2007, (CHUHS Project # 07C-000-004).

S: Fire Alarm System

Total Priority 1-3: next 6 years

$8,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
As-Built Documentation (conduit, cables, and addresses)	$ 8,000.00	For Safety & Maintenance
Subtotal Priority 1:	$ 8,000	

T: Security System

Total Priority 1-3: next 6 years

$42,000

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
New IP Based CCTV Surveillance System.	$ 38,500.00	Does not include the Central Office (BOE) Equipment (1x cost of $40K for all sites).
CCTV/Intercom & Elect. Latch at South Entry Doors	$ 3,500.00	

Subtotal Priority 2:	$	42,000

U: Public Address System

Total Priority 1-3: next 6 years

$0

Satisfactory

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

$22,000

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Wireless Clock System	$ 22,000.00	With P.A. System Interface
Subtotal Priority 3:	$ 22,000	