2007 District Wide Facilities Evaluation
Building Assessment Report

Wiley Middle School

2181 Miramar Blvd, University Heights, Ohio

prepared for:

Cleveland Heights University Heights City School District

2155 Miramar Blvd, University Heights, Ohio

prepared by:

i k g
IRIE KYNYK GOSS ARCHITECTS INC.
ARCHITECTURE - PLANNING - INTERIOR DESIGN

PETERS, TSCHANTZ & BANDWEN, INC.
CONSULTING ENGINEERS

July 20, 2007

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:

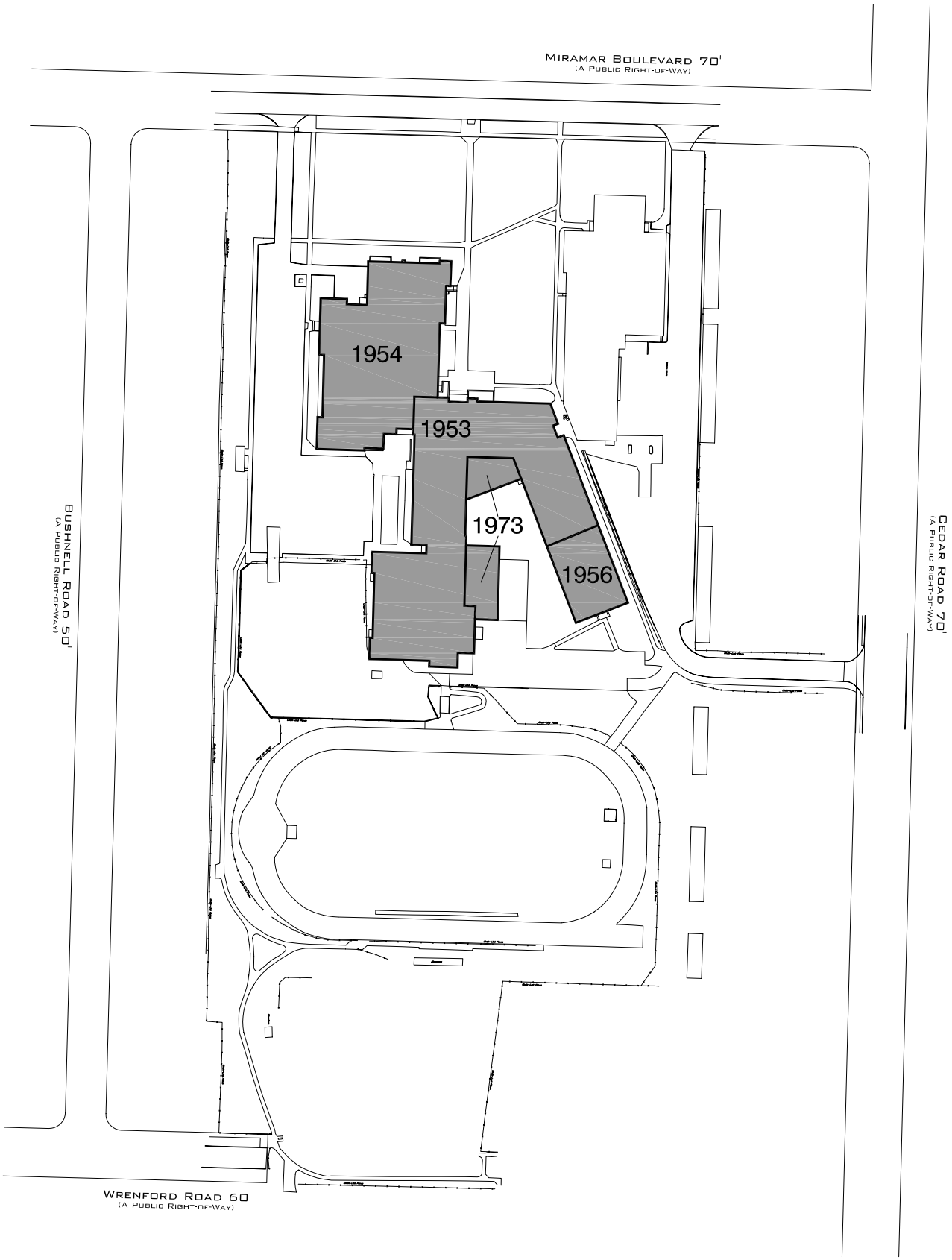
- This Facilities Assessment identifies building systems repair and renovation needs. Existing facilities do not always meet current program needs. Identifying and recommending needed space reconfigurations or building additions is beyond the scope of this report.
- The Cost Assessments provide estimated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

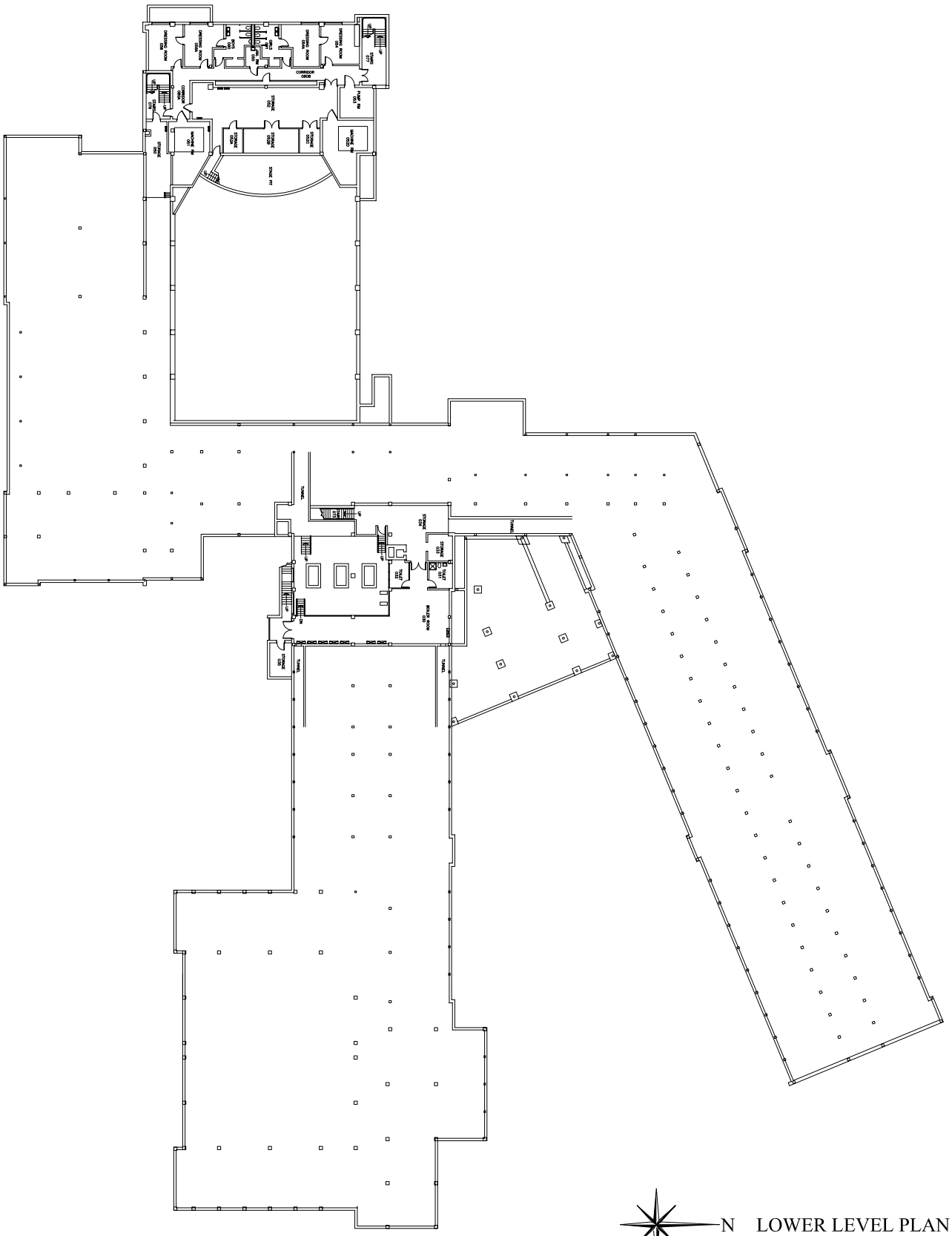
- Wiley Middle School is a 153,712 gross square foot grade 6-8 school located at 2181 Miramar Blvd. in University Heights, Ohio. The original building was designed by Spahn and Barnes Architects. Drawings are dated 1953. Major additions, renovations and repairs to the school are listed below.

Date	Architect/Engineer	Description
1954	Spahn and Barnes Architects	Auditorium, cafeteria and kitchen addition
1956	Spahn and Barnes Architects	Classroom addition
1973	Richard Fleischman Architects	Media center and shop addition/renovation
1983	Barber & Hoffman	Window replacement
1984 1986 1987	D.T. Levigne Associates	Roof repairs
1995	HWH Architects	Athletic field renovation
1996	Collins Rimer Gordon Architects	Fire alarm upgrade
1997	Technical Assurance	Roof renovation
2002	Technical Assurance	Building envelope restoration
2002	ThenDesign Architecture	Interior renovations
2004	ThenDesign Architecture	Interior renovations

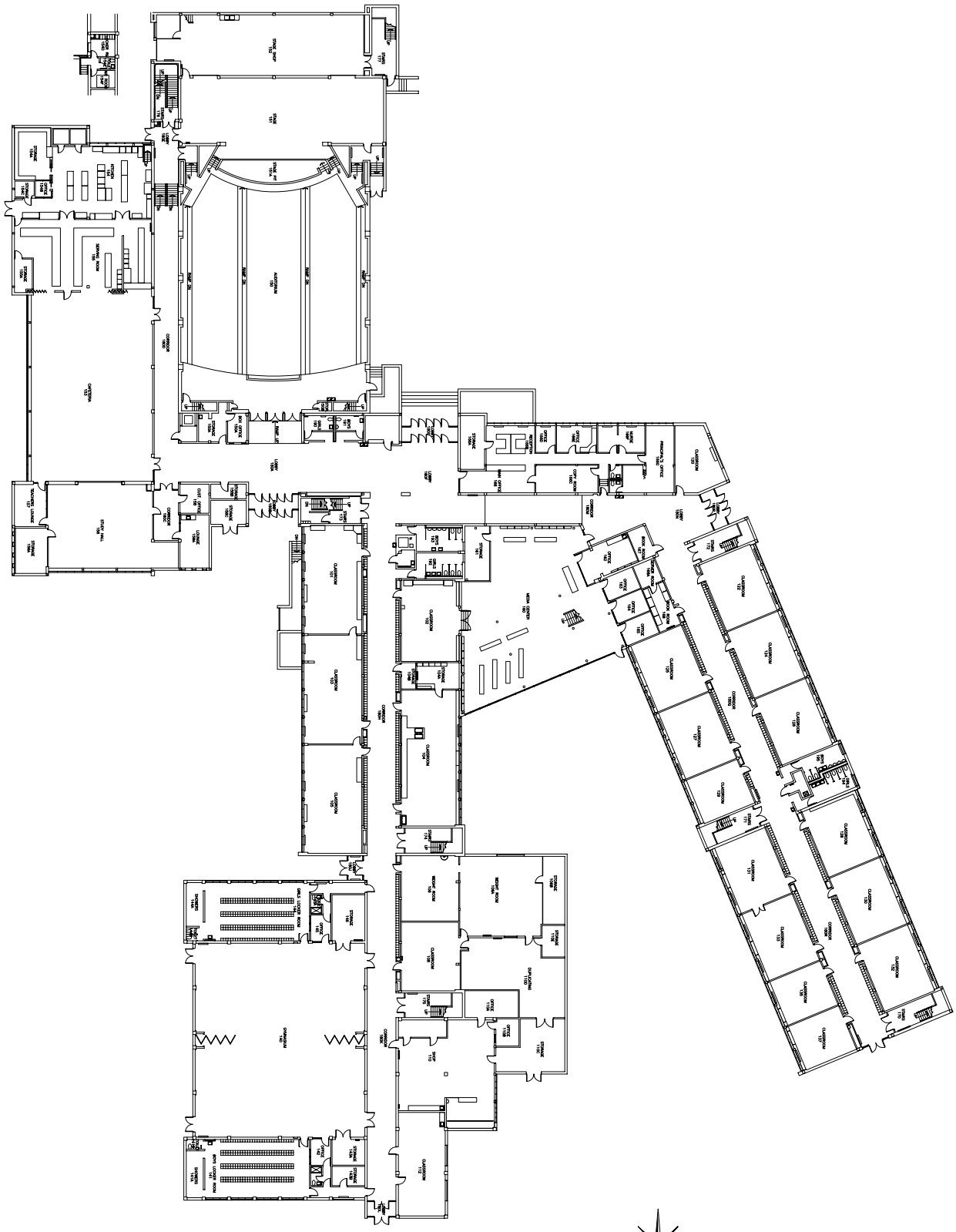
Note: Additions, renovations and repairs listed above are from CHUH original drawings. Some minor renovations and repairs may not have been listed.


MIRAMAR BOULEVARD 70'
(A PUBLIC RIGHT-OF-WAY)
1954
1953
1973
1956
BUSHNELL ROAD 50'
(A PUBLIC RIGHT-OF-WAY)
CEDAR ROAD 70'
(A PUBLIC RIGHT-OF-WAY)
WRENFORD ROAD 60'
(A PUBLIC RIGHT-OF-WAY)

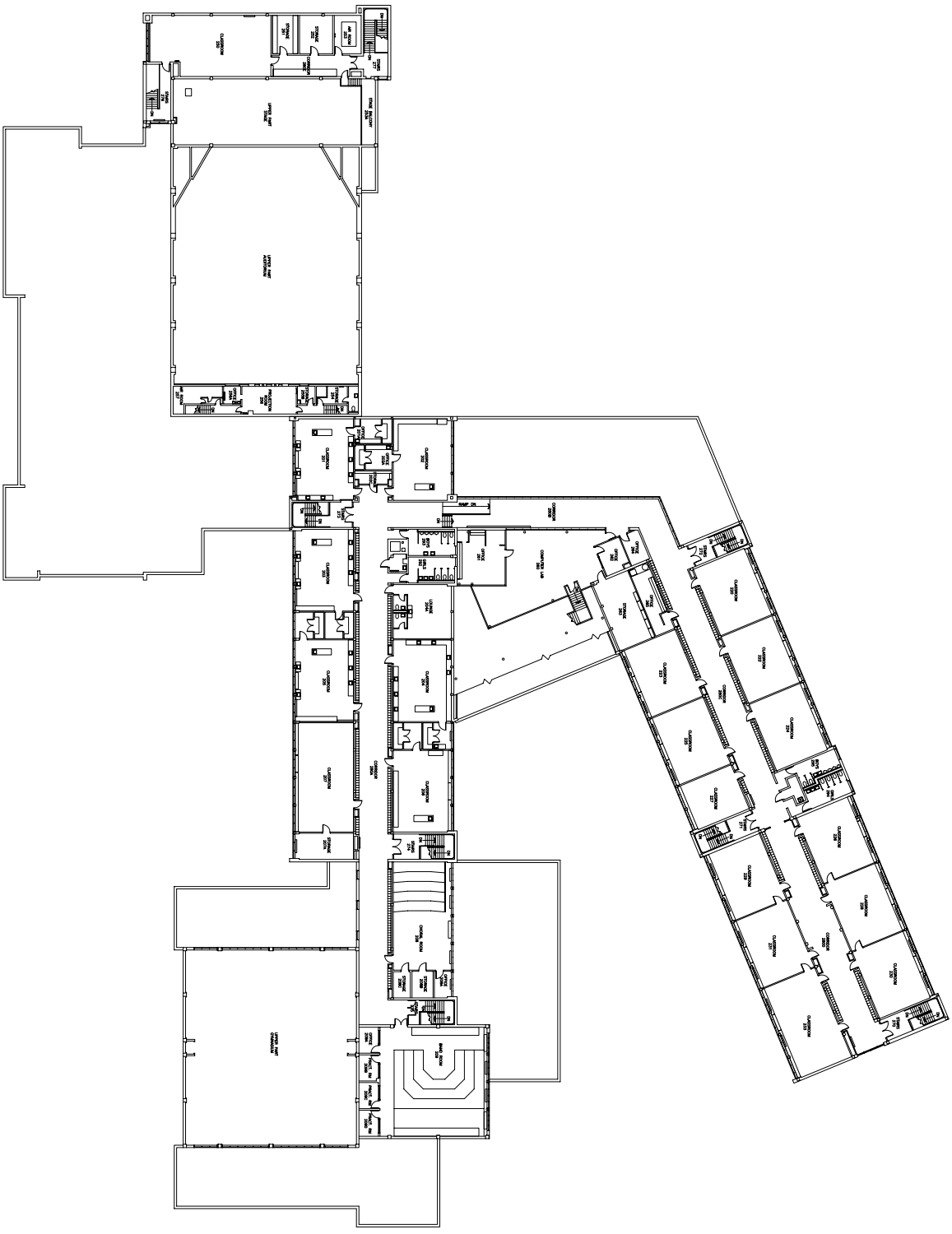
SITE PLAN N



LOWER LEVEL PLAN



N FIRST FLOOR PLAN



N 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 Wiley Middle School:

- Thermal
- Surfacing
- Miscellaneous

The ACM report is scheduled to be updated after July 1, 2007. The new report will provide an accurate and more current description of remaining ACM within Wiley Middle School. Category A: Hazardous Material of the Building Assessment will be revised upon receipt of this updated ACM report.

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:Building Site


Parking at Concrete Paving


Deteriorated Concrete Drive


Deteriorated Asphalt


Deteriorated Asphalt


Deteriorated Asphalt


Deteriorated Concrete Walk

B: Site

ADA

- There are 4 handicapped parking spaces, which is adequate for the 98 total parking spaces. The signage does not identify any spaces as van accessible.
- The curb cut provided is not adjacent to the spaces.
- The entrances are clearly visible. All entrances onto the parking lots are accessible. The main entry is not.

Site Furnishings

- A section of fencing at the bus lot needs a several posts reset and new chain link.
- The chain link on the baseball backstop should be replaced.

Site Pavement

- All of the asphalt not yet replaced is in very poor condition, and should be replaced
- Many concrete pedestrian areas are deteriorating, and should be replaced. Concrete road surfaces should be replaced.

Landscaping

- Several small beds should be replanted.
- The masonry wall defining the planting bed at the base of the sign is deteriorating, and should be repaired.

C: Building Structure

Foundation

- The building foundation at the 1953 original building and the 1954, 1956 and 1973 additions consists of concrete spread footings at concrete and masonry foundation walls.

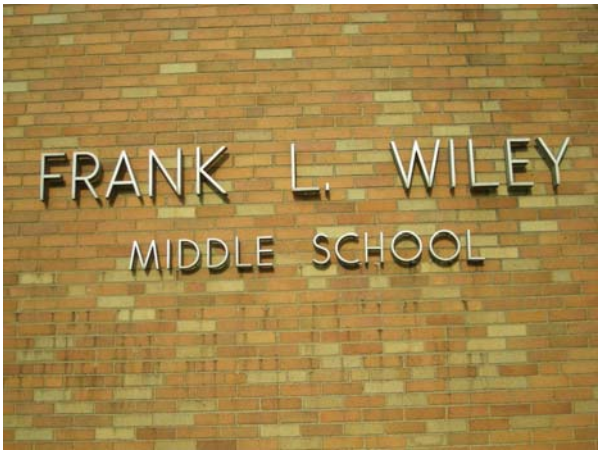
Walls/Chimneys

- Exterior masonry walls are typically not bearing walls at the 1953 original building – structure consists of steel columns and beams with masonry and glazed infill.

Floors/Roofs

- The lower level/basement of the 1953 original building is slab-on-grade. The lower level of the 1954 addition (below the stage area) is also slab-on-grade.
- The first floor structure at the 1953 original building typically consists of 4" slab-on-grade. The first floor structure of the 1953 building which occurs over the boiler/mechanical room is concrete joist slab construction. The first floor of the 1954 building is slab-on-grade, except at the stage area which consists of concrete joist slab construction. The 1956 and 1973 additions are slab-on-grade.
- The second floor structure of the 1953 original building and the 1954, 1965 and 1973 additions typically consists of steel joists supported by steel beam and column framing.
- The flat roof structure of the 1953 original building and the 1954, 1956 and 1973 additions typically consists of a concrete/haydite roof slab supported by steel roof joists over steel beam and column framing. The roof of the 1953 original building gymnasium is framed with 62'-6" long steel trusses at 18'-8" on center. The roof of the auditorium consists of precast concrete slabs framed with steel trusses and steel purlins.

D:Building Envelope



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 with concrete block backup. A building envelope restoration was accomplished in 2002/2003. Only minor tuckpointing of brick and stone was found to be required. Part of a planter retaining wall, adjacent to the main west entry, needs to be rebuilt.

Exterior Doors/Frames

- Entry aluminum “storefront” framing and aluminum doors are single glazed and are recommended for replacement, in the next six years, with insulated glass and thermally broken frames (one location - east main entry storefront/doors - has recently been replaced)
- Other exterior doors in masonry openings are generally in fair to poor condition and are recommended for replacement within the next 5-6 years with FRP (fiberglass reinforced polyester) doors and aluminum frames.

Windows

- Windows were replaced in 1983, with insulated glass type, and appear to be in good condition.

Roofing

- All roofs; granulated modified bitumen and gravel surfaced built-up roofing are in good to very good condition. A roofing replacement and monitoring program replaced / renovated most of the roofing between 1995 and 2000. The standing seam metal roof (1973) is also in good condition. Two of the mid 90’s gravel surfaced built-up roofs are recommended for repair / recoating in the next six years (see cost assessment).
- Two entry canopies should be repaired/replaced immediately. Another entry canopy is recommended for repair within the next 5-6 years.

E:Building Interior


Water Damaged 12x12 Ceiling Tile


Casework Below Window


Crack at Tile Sill


Typical Classroom


Mismatched VAT


Stained Terrazzo at Toilet Room


Peeling Paint at Casework Below Window


Staff Toilet Room


Corrosion at Bottom of Aluminum Frame


Handicapped Toilet Room


Deteriorated Tile at Window Head


Peeling Laminate at Science Casework


Gymnasium


Dented Metal Locker Tops


Art Room Casework

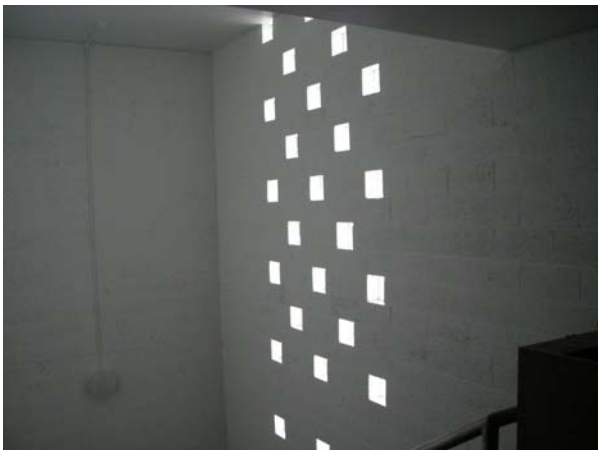

Tall Built-In Storage Cabinets


Typical Handrail at Stair


Typical Classroom


Damaged Door Hardware


Music Casework


Glass Block at Stair


VAT Floor Pattern at Lunch Room


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

General Note: the Auditorium and associated spaces were recently remodeled, and all finishes are in good condition.

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 no elevator at Wiley Middle School. Many areas of the school are currently inaccessible, including (but not limited to) the entire second floor, and the lower level theater rooms.
- Handicapped accessible toilet rooms (two total) occur in Wiley Middle School at the first floor main lobby. Accessible toilet stalls or rooms were not observed in any other area.
- Most of the original wood doors within Monticello School retain the original, non-accessible knob hardware.

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 seven enclosed stairwells at Monticello Middle School. Four of these stairs serve all levels, three of the stairs only serve the first and second floors. Discrete areas, such as the boiler room, Media center and Auditorium have open stairs that connect their various levels. Stair doors typically have non-accessible thumb lever panic hardware, in fair to poor condition.

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.
- Carpet tile is generally in good condition.
- Rubber flooring occurs at stairwells, and is in fair to good condition.

- VAT occurs in numerous rooms throughout the school. It should be removed, regardless of condition, following proper abatement procedures.
- VCT is typically in poor condition, severely stained, scuffed and cracked.
    - F: VCT in the "north" first floor corridor has an area of substrate cracks telegraphing through the VCT.
- Ceramic tile floors are found at toilet rooms in the main lobby, and are in good condition.
- Terrazzo flooring in the school is generally in good-to-fair condition. There is some minor cracking and discoloration (especially around toilet fixtures), but the terrazzo appears solid.
    - F: Black Terrazzo at lobbies is beginning to show a loss of aggregate in small areas.
    - Terrazzo in shower rooms need repair and refinishing. These rooms, however, appear unused.
- Epoxy paint is typical at concrete floors. Most of this epoxy paint is in fair condition, requiring repainting only.
    - L: Some concrete floors in the lower level mechanical rooms (depressions, raised areas at removed pads, broken concrete, etc.) and contain areas of standing water. These areas should be repaired 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.
- Wood flooring occurs at the gymnasium, where it needs refinishing, and at the stage, where it is in good condition.
- A small area of quarry tile flooring occurs in the kitchen. This floor is in good-to-fair condition, and does not require corrective work.

Base

- Vinyl base is generally in poor condition throughout the school (scuffed, discolored and delaminating) and should be replaced.
- Wood base occurs rarely. It is sound, but needs refinishing.
- Ceramic tile base occurs at main lobby toilet rooms. It is in good condition.
- Terrazzo base is sound, but very dirty. It should be cleaned and refinished separately from terrazzo floors.

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.
- 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.

- Structural glazed tile occurs in corridors, stairwells, locker rooms and restrooms. Walls in the locker rooms display significant hairline cracking, especially on chases. There is a large stairstep crack along the wall in the Kitchen. Most other damage is small, mainly the result of relocated restroom accessories.
- Portions of the lobby area walls are tan small-pebble mosaic panels. These panels have dulled with age and dirt, and should be refinished. Panels at the previous payphone location are significantly damaged and should be replaced or repaired.

Ceilings

- Acoustical tile ceilings occur throughout the building. The condition of these ceilings varies by location, but is generally good.
- Older concealed spline (12”x12”) tile ceilings are typically in fair to poor condition: uneven, damaged, vandalized, and mismatched. Most require substantial tile replacements. Several large areas, such as corridors and some classrooms, need to be completely taken down and replaced with new material.
- Plaster ceilings occur in spaces such as utility closets, stairwells, and group restrooms. Ceilings in these areas are in fair condition, requiring some repair and repainting.
- Virtually every masonry column on the first floor (between windows) showed water damage at the top. This damage ranged from peeling paint on the masonry to involvement of adjacent finishes (plaster damage, stained, failing tiles) over a significant area.

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 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. Loose trim/stops, easily repaired, were observed on many frames.
- Hollow metal door frames are typically in good-to-fair condition – minor denting, scratching of paint, but functional.
- Panic Hardware at a majority of stair doors is in poor condition; broken or awkwardly repaired, mismatched, and loose, and should be replaced.
- Aluminum doors and frames at the lobby entrances are in good condition, showing minor erosion where they meet the floor.
- Wooden cooler doors are obsolete, and should be replaced.

Visual Display Boards

- Classrooms have been poorly retrofitted with markerboards screwed into/over existing chalkboards. The chalkboards are in good condition, but if they are obsolete they should be removed and markerboards properly installed.
- Tackboards are uniformly deteriorated and in need of replacement.

Toilet Partitions
- Metal partitions are typical, and should be replaced.

Toilet Fixtures
- Toilet fixtures are in fair to good condition typically. Urinals are washout stall type.
- The Trades shop room has a urinal installed behind casework. The fixture is on masonry, but adjacent to a fabric wall. This urinal should be incorporated into a proper restroom or removed. A hand sink, at minimum, should be present even if the lack of privacy is not an issue.

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

Casework
- Built in shelving and cabinets located under classroom windows is in uniformly poor condition, and should be replaced.
- All science casework, notably teacher's demonstration tables, is deteriorating and should be replaced.
- Casework in the Art room is deteriorating and should be replaced.
- Music Casework is deteriorating and should be replaced.
- Utility/storage shelving should be replaced.

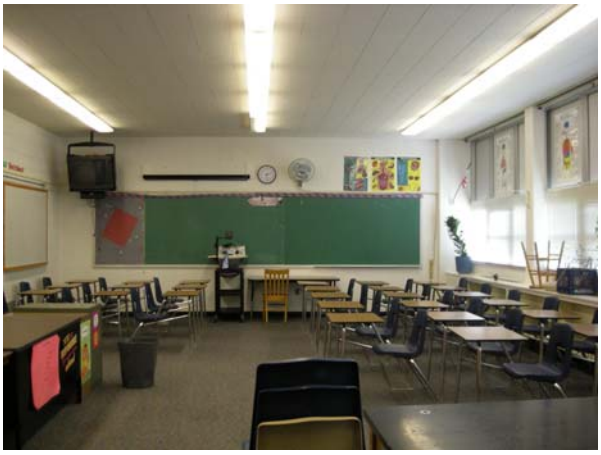
Window treatments
- Window treatments consist of horizontal mini blinds occurring at selected locations throughout the school. The blinds are in good condition.
- The upper panes of Classroom windows have been replaced by opaque panels. The gasketing holding in these new panels is loose and should be replaced. Hardware from removed blinds remains at these locations, and should be removed.
- First floor tile window sills typically need minor grout repair.

Stairs
- Stairs are steel pan type in good condition. Treads and nosings, while not new, are clean and in good repair.
- Original aluminum handrails are missing, damaged or bent in a few locations. They should be replaced with matching rails, if possible.

Other
- Corridor lockers are generally in good condition, with few repairs required. Trim is typically bent or poorly installed, and should be replaced.
- All Girls Locker Room lockers have dented, caved-in tops, presumably from being walked on. Boy's lockers have plastic laminate panels installed across the tops of the lockers.
- Handrails at the Choral and Band room risers are loose and should be stabilized.
- The expansion joint cover in the stairwell adjacent to the main lobby is loose and bent on all three sides (ceiling and two walls).

F:Equipment and Furnishings

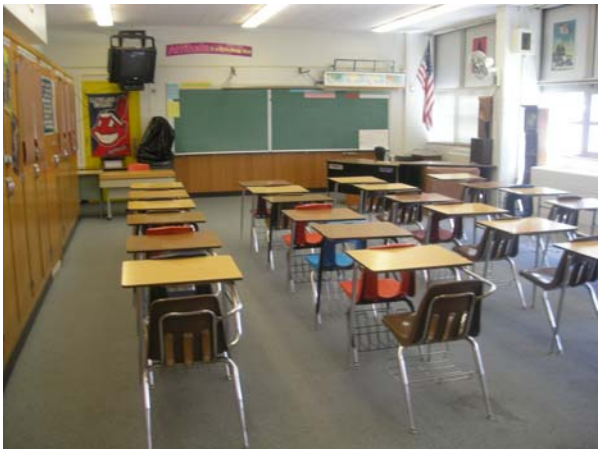

Damaged Science Casework and Table


Typical Classroom Furniture


Teacher's Desk


Plastic Laminate at Metal Locker Tops


Computer Classroom


Typical Classroom Furniture


Gymnasium Bleachers


Damaged Gymnasium Wall Pads


Kitchen Equipment


Kitchen Equipment

F: Equipment and Furnishings

Student Furniture

- Most of the student desks are in fair condition. They are not new, but generally holding up well.

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.
- Typical science tables are in poor condition, with bases very worn and vandalized. The plastic laminate tops are deteriorating.
- Free standing storage shelving is typically older, but still functional.

Gymnasium Equipment and Furnishings

- The Gymnasium partition should be replaced, along with the housing around it.

Auditorium Equipment and Furnishings

- The Auditorium and adjacent spaces were renovated in 2004. Auditorium seating and stage equipment are in good to very good condition.

Kitchen Equipment

- Kitchen equipment at Wiley Middle School is in fair-to-poor condition. Most kitchen equipment should be replaced within the next six 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.

	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?	✓			Must travel through lot to get to curb cut
4.	Does signage exist directing users to a wheelchair accessible parking and an accessible building entrance?			✓	Not needed
5.	Is there a ramp from the parking to an accessible building entrance?		✓		See note at item 3
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	
1.	Is the path of travel free of obstructions and wide enough for a wheelchair (at least 60" wide)?		✓		Second floor, Lower level 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)?			✓	
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?	✓			
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 Wiley 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	$1,655,697
Priority 2: next 3-4 years	$1,731,424
Priority 3: next 5-6 years	$1,317,519
Total Priority 1-3 next 6 years	**$4,704,640**

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

$241,339

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA - Parking lot signage	lump	4	$ 200.00	$ 800.00	
Subtotal Priority 1:				$800	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Asphalt replacement	s.f.	47584	$ 2.90	$ 137,993.60	
Asphalt restriping	lump	1	$ 4,500.00	$ 4,500.00	
Concrete drive replacement	s.f.	2685	$ 8.00	$ 21,480.00	
Concrete walk replacement	s.f.	10433	$ 5.00	$ 52,165.00	
Concrete curb replacement	l.f.	500	$ 15.00	$ 7,500.00	
Chain link fence mesh replacement	s.f.	4000	$ 3.00	$ 12,000.00	
Repaint and Replace chain link baseball backstop mesh	each	1	$ 2,900.00	$ 2,900.00	
Subtotal Priority 2:				$238,539	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace bike rack	each	4	$ 500.00	$ 2,000.00	
Subtotal Priority 3:				$2,000	

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 Wiley Middle School

D: Building Envelope

Total Priority 1-3: next 6 years

$158,510

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
ADA					
Install power door operator	each	2	$7,500.00	$15,000.00	Provide exterior door & vestibule door with assisted operation
Wall Openings					
Replace Hollow Metal (exterior) doors & hardware	each	2	$1,500.00	$ 3,000.00	Replace with FRP doors and aluminum frames at east elevation - doors to outdoor storage
Roofing					
Gutters / Downspouts at entry canopy	l.f.	10	$20.00	$ 200.00	South elevation - replace damaged downspout at Kitchen entry canopy
Reroof Entry Canopy & replace soffit	s.f.	150	$25.00	$ 3,750.00	At south elevation - Kitchen entry
Replace Entry Canopy structure & roofing	s.f.	120	$50.00	$ 6,000.00	At lower level entry - southwest. Currently braced with wood "shoring"
Subtotal Priority 1:				$27,950	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Soffits					
Soffit -main entry	s.f.	200	$5.00	$ 1,000.00	Spot replace damaged "tile" & paint soffit at main entry-south elevation
Soffit - south elevation	s.f.	350	$6.00	$ 2,100.00	Replace soffit above windows

Masonry					
Repair / rebuild retaining wall at planters	lump	1	$ 7,500.00	$ 7,500.00	30 inch high retaining wall (adjacent to main entry, south elevation)
Minor masonry repair & tuckpointing	lump	1	$1,400.00	$ 1,400.00	Minor tuckpointing at south wall of north classroom wing
Wall Openings					
Replace exterior wall louvers	lump	1	$ 1,500.00	$ 1,500.00	Misc. small louvers
Replace Hollow Metal & Wood (exterior) doors & hardware	each	11	$1,500.00	$ 16,500.00	Replace with FRP doors and aluminum frames
Subtotal Priority 2:				$30,000	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Wall Openings					
Replace Aluminum entry "storefront"	s.f.	820	$ 45.00	$ 36,900.00	Replace single glazed storefront with new thermally broken & insulated glass system.
Replace Aluminum doors & Hardware	each	17	$ 1,500.00	$ 25,500.00	Replace doors at the single glazed storefront
Roofing					
Rebuild Entry Canopy	s.f.	200	$25.00	$ 5,000.00	Entry Canopy at northeast Classroom Wing entry. Repair standing seam roofing, reinforce structure (replace pipe columns), replace soffit panels
Recondition, recoat, repair BU roofing	s.f	6,632	$5.00	$ 33,160.00	Graveled BUR roof areas (Tremco roof area designations "L & O") - Roof areas appear in good condition. Warranty expired in 1995.
Subtotal Priority 3:				$100,560	

E: Building Interior

Total Priority 1-3: next 6 years

$1,500,862

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	5	$ 17,000.00	$ 85,000.00	Reconfigure/expand existing small toilet room to provide accessibility; includes sink and toilet
ADA - Provide accessible restroom sink	ea	6	$ 750.00	$ 4,500.00	Where accessible stalls are provided in existing group toilet rooms
ADA - Provide accessible drinking fountains	ea	7	$ 2,500.00	$ 17,500.00	Quantity as required per ADA
ADA - Replace interior signage	bldg sf	153712	$ 0.11	$ 16,908.32	Typical throughout building
ADA - Replace inaccessible door hardware	bldg sf	120	$ 450.00	$ 54,000.00	Typical where knobs exist at required accessible spaces
ADA - Install elevator	ea	1	$ 165,000.00	$ 165,000.00	Access Second floor, Lower level.
ADA - Provide chair lift	ea	4	$ 18,000.00	$ 72,000.00	
Repair and paint concrete floor, fair condition (3)	sf	12228	$ 5.50	$ 67,254.00	
Replace VCT	sf	7599	$ 2.50	$ 18,997.50	
Remove/abate VAT	sf	31139	$ 3.50	$ 108,986.50	Asbestos Containing Material
Replace expansion joint cover	lf	30	$ 15.00	$ 450.00	

Repair/patch plaster wall - poor condition (4)	room sf	156	$	7.50	$	1,170.00	
Spot replace/patch masonry wall	sf	513	$	10.00	$	5,130.00	
Replace partition wall	lf	165	$	5.50	$	907.50	New metal stud partition with gypsum board each side
Repair and repaint plaster ceiling - poor condition (4)	sf	1320	$	12.50	$	16,500.00	
Replace 12x12 acoustical ceiling	sf	19463	$	3.25	$	63,254.75	
Spot replace 12x12 acoustical ceiling	sf	550	$	4.00	$	2,200.00	
Replace ACT lay-in ceiling	sf	466	$	2.75	$	1,281.50	
Spot replace ACT tile only	sf	293	$	1.50	$	439.50	
Spot repair ACT grid only	sf	5	$	1.50	$	7.50	
Replace metal ceiling	sf	330	$	5.50	$	1,815.00	
Scrape/prep structural ceiling	sf	1100	$	7.50	$	8,250.00	
Replace door hardware - poor condition (4)	ea	0	$	450.00	$	-	
Replace shelving under windows	lf	940	$	300.00	$	282,000.00	
Replace base cabinet w/ countertop	lf	160	$	350.00	$	56,000.00	
Replace tall cabinet	lf	44	$	450.00	$	19,800.00	
Science: Replace base cabinet with countertop	lf	413	$	400.00	$	165,200.00	
Replace utility shelving	lf	45	$	5.00	$	225.00	

Replace toilet partition	stall	11	$ 1,000.00	$ 11,000.00	Typically deteriorated metal partitions
Replace damaged handrail	lf	37	$ 50.00	$ 1,850.00	
Secure handrail to wall	ea	2	$ 35.00	$ 70.00	Music rooms, stairwells
Subtotal Priority 1:				$1,254,897	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace vinyl sheet flooring	sf	1065	$ 2.50	$ 2,662.50	
Replace carpet	sy	1307	$ 27.00	$ 35,301.00	Includes replacement of adjacent base
Spot repair terrazzo base	lf	10	$ 11.00	$ 110.00	
Spot repair terrazzo floor/ tread	sf	1090	$ 16.00	$ 17,440.00	Entrance lobbies
Refinish wood floor	sf	5600	$ 3.00	$ 16,800.00	Includes striping at gymnasium areas
Replace vinyl base	lf	802	$ 2.50	$ 2,005.00	Typical in most areas throughout the school, included in flooring replacement cost where applicable
Repair/patch plaster wall - fair condition (3)	room sf	2833	$ 2.50	$ 7,082.50	
Repair and repaint masonry wall - fair condition (3)	room sf	6421	$ 4.50	$ 28,894.50	
Repair and repaint plaster ceiling - fair condition (3)	sf	2810	$ 3.00	$ 8,430.00	
Replace wood door and hardware	ea	41	$ 750.00	$ 30,750.00	

Replace metal door and hardware	ea	2	$ 650.00	$ 1,300.00	
Replace wood door, frame and hardware	ea	1	$ 865.00	$ 865.00	
Remove unused door frame, replace with cased opening	ea	1	$ 400.00	$ 400.00	
Rekey doors to master key system	ea	347	$ 95.00	$ 32,965.00	
Subtotal Priority 2:				$185,006	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace damaged carpet	ea	10	$ 1.00	$ 10.00	
Spot replace SGFT	sf	207	$ 40.00	$ 8,280.00	
Replace chalkboard with markerboard	sf	900	$ 12.50	$ 11,250.00	
Replace tackboard	sf	1920	$ 8.50	$ 16,320.00	
Replace locker trim	lf	1315	$ 1.00	$ 1,315.00	
Install rigid top on lockers	lf	120	$ 1.00	$ 120.00	
Remove existing gymnasium partition, replace with divider curtain	sf	1416	$ 16.50	$ 23,364.00	
Replace vinyl stair treads and nosings	sf	20	$ 15.00	$ 300.00	
Subtotal Priority 3:				$60,959	

F: Equipment & Furnishings

Total Priority 1-3: next 6 years
$534,280

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Kitchen equipment replacement *	lump	1	$ 25,000.00	$ 25,000.00	
Subtotal Priority 1:				$25,000	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Selective replacement of loose furnishings	bldg sf	153,712	$ 2.50	$ 384,280	Includes student, teacher and administrator desks and chairs, classroom storage not listed in Category E, and tables
Kitchen equipment replacement *	lump	1	$ 50,000.00	$ 50,000.00	
Subtotal Priority 2:				$434,280	

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Kitchen equipment replacement *	lump	1	$ 75,000.00	$ 75,000.00	
Subtotal Priority 3:				$75,000	

* 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

$443,500

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.	125,000	$ 3.50	$ 437,500.00	
Fire Service Double Detector Check Valve Assembly	L.F.	1	$ 6,000.00	$ 6,000.00	
Subtotal Priority 3:				$443,500	

H: Plumbing

Total Priority 1-3: next 6 years

$51,800

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Add Building Backflow Preventer	Lump	1	$ 5,000.00	$ 5,000.00	
Replace Faucets & Hose Bibs	each	100	$ 450.00	$ 45,000.00	
Add Dielectric Water Flanges	each	6	$ 300.00	$ 1,800.00	
Subtotal Priority 1:				$51,800	

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

$604,500

Priority 1: next 0-2 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Remove Water Heater Flue & Gas Pipe	Lump	1	$ 500.00	$ 500.00	
Add Fire Dampers in Ductwork	Each	88	$ 500.00	$ 44,000.00	
Subtotal Priority 1:				$44,500	

Priority 2: next 3-4 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Subtotal Priority 2:					

Priority 3: next 5-6 years

Item	*Unit*	*Qty.*	*Unit Cost*	*Assessed Cost*	*Comments*
Replace Toilet Exhaust Systems	Lump	1	$ 90,000.00	$ 90,000.00	
Replace Unit Ventilators	Each	30	$ 7,000.00	$ 210,000.00	
Replace auditorium HVAC system	Lump	1	$ 140,000.00	$ 140,000.00	
Replace Cafeteria AHU	Lump	1	$ 60,000.00	$ 60,000.00	
Restore relief air for Indicated areas	Lump	1	$ 60,000.00	$ 60,000.00	
Subtotal Priority 3:				$560,000	

J: C.E.I. Service

Total Priority 1-3: next 6 years

$51,250

Priority 1: next

Item	*Assessed Cost*	*Comments*
Remove Existing Abandoned Oil Switch and Operator	$ 750.00	CEI Equipment
Must Inventory CEI Equipment and Assess Existing Conditions and Existing Loads	$ 500.00	Mission Critical Info.
Subtotal Priority 1:	$1,250	

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Consolidate and Upgrade	$ 50,000.00	Must Package with Item "K"
Subtotal Priority 2:	$ 50,000.00	

K: Main Power Distribution Equipment

Total Priority 1-3: next 6 years

$700,000

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Consolidate and Upgrade	$ 700,000.00	Obsolete, Potbound, and without SCA protection. Package with Item "J"
Subtotal Priority 2:	$700,000	

L: Emergency Power Distribution Equipment

Total Priority 1-3: next 6 years

$150,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Upgrade existing Generator and Feeder, additional Emergency Power Panels, and backfeed select equipment	$150,000.00	Should Package with Item "R"
Subtotal Priority 1:	$150,000	

M: Branch Circuit Panels and Wiring

Total Priority 1-3: next 6 years

$33,200

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Replace 6 Obsolete Branch Panels	$ 24,000.00	
Install GFCI Receptacles	$ 6,000.00	
Replace Ungrounded Duplex Receptacles	$ 3,200.00	
Subtotal Priority 2:	$33,200	

N: Kitchen Lighting and Power

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

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Replace Light Switches with New	$ 1,500.00	Old and Tired
Replace Exhaust Fan Switch with New	$ 200.00	Long Overdue
Subtotal Priority 1:	$1,700	

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Replace 10 Incandescent Fixtures	$ 3,500.00	Long Overdue
Upgrade Pantry Lighting	$ 800.00	Long Overdue
Subtotal Priority 3:	$4,300	

O: Exterior Lighting

Total Priority 1-3: next 6 years
$13,300

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Two Additional Wallpacks	$ 3,600.00	
Three Additional Canopy Mounted Fixtures	$ 3,300.00	

Eight Canopy Retrofits	$ 6,400.00	
Subtotal Priority 2:	$13,300	

P: Interior Lighting

Total Priority 1-3: next 6 years

$114,500

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Replace Classroom Light Switches	$ 9,000.00	Badly Worn
Replace Broken Fixture Lense	$ 7,200.00	CHUHS to Install
Replace All Twin-Tube Fixtures	$ 7,500.00	
Subtotal Priority 1:	$23,700	

Priority 2: next 3-4 years

Item	*Assessed Cost*	*Comments*
Upgrade Lower Level (East) Lighting	$ 10,000.00	Overdue
Upgrade Corridor Lighting (800 L.F.)	$ 25,000.00	Inadequate
Upgrade Storage Worklights	$ 3,600.00	
Upgrade Classroom 112 Lighting	$ 6,000.00	
Subtotal Priority 2:	$44,600	

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Upgrade Lower Level (West) Ltg. & Switches	$ 11,000.00	Obsolete
Replace Media Center Mercury Cylinders	$ 13,200.00	Obsolete
Upgrade Cafeteria Lighting	$ 22,000.00	Tired and Worn
Subtotal Priority 3:	$46,200	

Q: Gymnasium Lighting

Total Priority 1-3: next 6 years

$0

Satisfactory
pendant mounted

R: Exit Signs and Emergency Egress Lighting

Total Priority 1-3: next 6 years

$50,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Replace Fluor. & Incandescent Exit Signs	$ 5,000.00	
Extend Emergency Egress Lighting	$ 45,000.00	
Subtotal Priority 1:	$50,000	

S: Fire Alarm System

Total Priority 1-3: next 6 years

$0

Satisfactory

T: Security System

Total Priority 1-3: next 6 years

$15,000

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Three (3) Additional Key Fobs	$ 4,500.00	

Two (2) Additional CCTV Cameras	$ 10,500.00	
Subtotal Priority 1:	$15,000	

U: Public Address System

Total Priority 1-3: next 6 years

$9,100

Priority 1: next 0-2 years

Item	*Assessed Cost*	*Comments*
Retrofit with Best-Grade UPS Module	$ 2,000.00	
Upgrade Obsolete Console Components	$ 2,500.00	
New SW-25 Bank #4	$ 1,600.00	
Twenty (20) Replacement Speakers	$ 3,000.00	
Subtotal Priority 1:	$9,100	

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

$25,000

Priority 3: next 5-6 years

Item	*Assessed Cost*	*Comments*
Wireless Clock System	$ 25,000.00	With P.A. System Interface
Subtotal Priority 3:	$25,000	