

# Facilities Assessment of School Buildings

City of Portland and Portland Public Schools

**VOLUME 1** 

February 28, 2017

# Table of Contents

Acknowledgements	3	Locker Room Privacy Accommodations	197
Project Goals	5	Capital Plan	209
		Methodology and Basis of Costs	211
Executive Summary	7	Twenty Year Capital Plan	213
		Capital Plan Detailed Scope of Work	215
Process	13	Cliff Island Elementary School	217
		East End Community Elementary School	225
Existing Conditions Documentation and Findings	15	Longfellow Elementary School	233
Cliff Island Elementary School	17	Harrison Lyseth Elementary School	251
East End Community Elementary School	25	Ocean Avenue Elementary School	263
Longfellow Elementary School	35	Peaks Island Elementary School	269
Harrison Lyseth Elementary School	45	Presumpscot Elementary School	283
Ocean Avenue Elementary School	53	Reiche Elementary School	295
Peaks Island Elementary School	63	Riverton Elementary School	307
Presumpscot Elementary School	71	King Middle School	331
Reiche Elementary School	79	Lincoln Middle School	341
Riverton Elementary School	89	Lyman Moore Middle School	363
King Middle School	99	Casco Bay and Portland Arts & Technology High School	379
Lincoln Middle School	111	Deering High School	399
Lyman Moore Middle School	125	Portland High School	421
Casco Bay and Portland Arts & Technology High School	135	District Office and Bayside Learning	441
Deering High School	147	Central Kitchen	453
Portland High School	163	General District Items	461
District Office and Bayside Learning	177		
Central Kitchen	189	Appendix - Abbreviations	463

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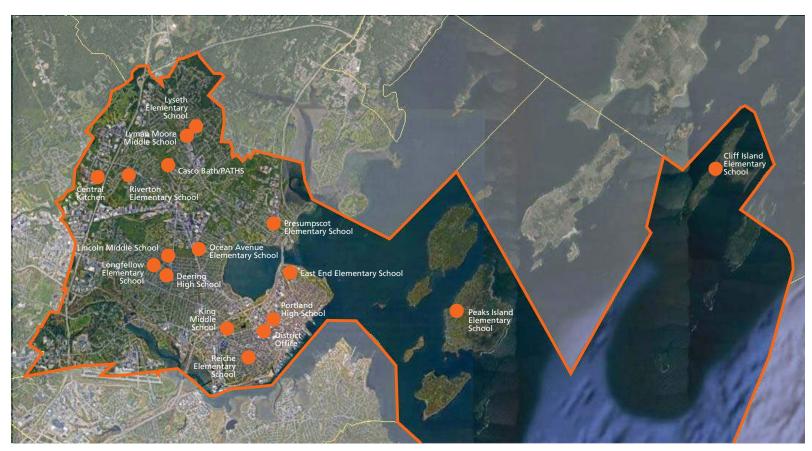
# **Project Goals**

The goal of this study is to provide building condition evaluations to identify, estimate the cost and prioritize the repair, renovation, or replacement of systems and components of structures, and associated property improvements to facilities owned by Portland Public Schools.

This report shall seek to understand the existing conditions of the subject facilities, identify deficiencies, and recommend improvements as part of a long term capital spending plan.

To accomplish these goals, this study shall:

- Evaluate existing conditions including architectural features, code compliance, the building envelope, structural systems, security, food service equipment, and mechanical, plumbing, fire protection, electrical, communications, and data systems.
- Identify deficiencies to be addressed.
- Provide Recommendations to:
  - Address identified deficiencies
  - Improve Security
  - Improve communications and technology
  - Enhance energy efficiency and identify opportunities for rebates and incentives
  - Maximize cost savings in maintenance and operations costs
  - Improve accessibility
  - Improve locker room facilities privacy
- Establish budgets for the recommendations
- Develop a final report consisting of:
  - Facility Condition Assessment
  - Twenty-Year Capital Plan for each facility to implement the recommendations.



Portland Schools Aerial View

# **Executive Summary**

#### Introduction

The City of Portland and its Public Schools occupy multiple buildings of different generations ranging in 5 to 149 years of age. Over this period of time, security requirements, technology, sustainability, building codes, and accessibility requirements, have all greatly changed and evolved. All of these have an impact on the ability of a facility to function as it was intended and as it needs to, in order to serve its occupants into the future.

In the Fall of 2016, Portland Public Schools engaged Sebago Technics and its consultants to develop a Comprehensive Facilities Assessment and Capital Spending Plan for the City's seventeen school facilities.

The scope was two-fold:

- Perform a physical assessment of the facilities to identify the deficiencies
- Develop a comprehensive twenty-year Capital Plan for each facility to implement recommended repairs and improvements.

The assessment included evaluations and documentation of the existing conditions of the seventeen buildings included in the study. Our team reviewed the overall condition of the structures and compliance with federal, state, local and accessibility codes. We investigated all components of the structural systems and exterior envelopes to assess rain, air, heat, and vapor control. Furthermore, we evaluated all building systems and utilities including HVAC, automatic temperature controls (ATC), electrical, plumbing, fire protection, communications, security, food service equipment, water and septic systems.

Please note that an existing conditions assessment of the educational program of these facilities was not included in the scope of this study.

The development of the Capital Plan started with a comprehensive analysis of the facility conditions identified in the previous step followed by recommendations to enhance efficiency, achieve cost savings, address critical upgrades and improvements, and improve security and accessibility. Recommended repairs, replacements, modifications, and improvements for each building were prioritized into a phased plan over a twenty-year period, including options for bundling projects to achieve additional savings.

This report focuses on establishing goals for the study, assessing existing building conditions of seventeen facilities, and developing a twenty-year capital plan for the City based on this collective information.

This study is meant to be big picture and is just the starting point for Portland, as the plan will continue to evolve once other stakeholders weigh in during subsequent years, including the Maine Department of Education (MDOE). In addition, since this capital plan was developed for the entire school district, site specific educational programming with each school user group was not included in this assessment.

The goal of the report is to develop a twenty-year capital plan that the City may use to make long term decisions and prepare needs-appropriate Rating Cycle Applications for submission to the MDOE. The preferred solutions are designed to be fluid as factors such as land availability, ongoing building needs, enrollment projections and dates of construction commencement may change over the life of this capital plan.

Following the completion of this study, we recommend that additional due diligence for the individual schools be developed before completion of any Preferred Schematic Design. If the schools are invited into the MDOE Major Capital Improvement program, these issues, as well as many others, will be addressed during that process.

- 1. For schools slated for renovations and additions, we recommend that:
  - The proposed student population at each school be reviewed, documented and acknowledged by all involved.
  - Multiple-day, educational space programming sessions with groups of users be provided. Users include school and district administration, staff, and faculty.
  - Special education goals and the district-wide educational vision be addressed.
- 2. For schools slated for renovations and additions OR repairs only, we recommend that:
  - Destructive testing by a licensed contractor of features noted in the individual conditions reports, be performed to understand the extent of the issues needing repair or removal.
  - City-wide or neighborhood forums be provided to discuss building design options and solutions.

#### **Organization**

This report is organized into 2 volumes as follows:

#### Volume 1

- Participants, Project Goals, Process
- Existing Conditions Documentation
- Locker Room Privacy Accommodations
- Capital Plan

#### Volume 2

Detailed existing conditions documentation

Each section has a short overview followed by narratives, graphics, charts, and other descriptive information. Following is a summary of each section of the report.

#### **Volume 1**

#### Participants, Project Goals, Process

These sections document the goals and objectives for the study, the process by which the study was conducted, and the parties involved.

#### **Existing Conditions Documentation**

This section includes graphic summaries and the full existing conditions reports for the six facilities considered in this study. These reports cover the characteristics and physical conditions related to site, building envelope, building interior, structural, mechanical, electrical, plumbing, fire protection food service, security, and code compliance as viewed through existing documentation provided by the school department and during site visits.

#### Locker Room Privacy Accommodations

This section provides short term and long term recommendations to provide more opportunities for additional privacy in school locker rooms for all students, regardless of sexual preference or gender identity.

#### Capital Plan

This section includes the proposed Capital Plan and scopes of work for the repairs based on immediate, short term and long term prioritization. The information is intended to aid the City of Portland and Portland Public Schools to incorporate the work into a capital improvement plan.

#### Volume 2

This volume contains reports for each facility including detailed existing conditions documentation comprising of the site, the building exterior and the building interior, and the structural, fire protection, plumbing, mechanical, electrical, and telecommunication systems.

#### **Existing Conditions Synopsis**

Sebago Technics and its consultants conducted site conditions review of the nine (9) elementary schools, three (3) middle schools, three (3) high school, and two (2) Portland School District support buildings located within Portland.

The following facilities were reviewed as part of this report:

	Enrollment	<b>Construction Dates</b>	<b>Building Age</b>	<b>Gross Square Footage</b>
Elementary Schools				
Cliff Island	5	1895, 1997	121 Years	1,017
East End Community	400	2006	10 Years	75,000
Longfellow	325	1952	64 Years	61,600
Lyseth	530	1958, 1965	58 Years	50,600
Ocean Avenue	419	2011	5 Years	70,315
Peaks Island	38	1869, 1950, 1953	147 Years	13,100
Presumpscot	250	1962	54 Years	25,394
Reiche	420	1972	44 Years	91,828
Riverton	426	1975, 2007	41 Years	106,500
Elementary Schools Subtotal	2,813			495,354
Middle Schools				
King	500	1950, 1996	66 Years	89,263
Lincoln	513	1867, 1913, 1962, 1994	119 Years	112,000
Moore	504	1954, 1959, 1996	62 Years	102,000
Middle Schools Subtotal	1,517			303,263
High Schools				
Portland Arts & Technology (PATHS)	900	1975	41 Years	237,000
Deering	943	1923, 1982	93 Years	173,000
Portland	738	1867, 1923, 1990	149 Years	250,580
High Schools Subtotal	2,581			660,580
Other Buildings				
District Office / Bayside Learning	0	1900, 2014	116 Years	56,644
Central Kitchen	0	1998, 2013	18 Years	21,180
Subtotal	0			77,824
TOTAL	6,911			1,537,021

Given the diversity of age and characteristics of construction of the facilities included in this study, there was a variety of general condition levels observed. However, buildings of comparable age or type were found to be in similar condition. For example, buildings built during the 1990's era are in generally fair to good condition. Buildings among the oldest in the City have several aspects that are either poor or can be considered non-functional (accessibility, toilet rooms, building envelope, paving, MEP). As could be expected, the newest building, the Ocean Avenue Elementary School, is in good to excellent overall condition.

Refer to the individual existing conditions reports for each building in Volume 2 for more detailed information.

#### Site

The ages of the facilities vary from new construction within the last 6 years (Ocean Avenue Elementary) to century old construction (Lincoln Middle School and Portland High School). The developmental settings also vary from an urban/developed location at five (5) of the locations to a rural/residential setting at the remaining twelve (12) locations. The majority of the structures are brick/masonry construction with the two island schools being of stick construction.

Identified site deficiencies/concerns ranged from aesthetic and minor site amenities such as curb stops at the barrier free spaces at Ocean Avenue Elementary School to life/safety issues such as overhead utility lines which could be in conflict with students/pedestrians/vehicles at Cliff Island School and PATHS and failing structural elements such as the cast in place retaining wall at Portland High School and the access ramp at Reiche School. The cost variance of the corrective measures range from a few thousand dollars for additional signage and/or striping to hundreds of thousands of dollars for rehabilitation of failing pavement within parking lots and removal/reconstruction of failing structural elements as noted above.

A common deficiency noted at all the locations, with the exception of Ocean Avenue, is ADA compliant access and/or parking. Cliff Island and Peaks Island School do not have any designated ADA parking spaces and Lincoln Middle School has no to limited ADA accessible access points into the school. Additional deficiencies include no striped barrier free aisle for barrier free parking spaces, steep grades, and vertical obstructions/obstacles along the accessible route.

Observing student and vehicular circulation at the more urban school settings; Presumpscot, Reiche, King, Portland High, and District Office/Bayside Learning Center; Rectangular Rapid Flashing Beacons may be warranted due to the increased volume of students walking or cycling to school having interactions with vehicular traffic.

#### Structural Systems

The structural evaluations indicate that none of the buildings have any significant concerns at this time and are in generally good condition – although there are some repairs needed as detailed in the individual reports. Note that future building renovations meeting minimum thresholds could require upgrades to existing structural systems in order to meet current building code requirements as discussed below.

#### Building Envelope and Exterior

Exterior walls are typically in good to fair condition with noted exceptions. Most of the older masonry veneers are in need of cleaning, repair and either partial or full repointing. Windows and curtainwall systems are often serviceable but require sealant replacement, reglazing to address broken panes or plastic glazing, and hardware repairs. Complete window replacement is needed at some of the oldest schools. Exterior doors and entry systems are in fair condition, with several locations corroded and with problematic hardware.

Roofing conditions vary, with both routine maintenance and whole-roof replacements needed. Some roofs are nearing the end of their useful life, and membrane failures have started to emerge. Routine maintenance of roof drains to keep them clear is critical. Further structural investigations at several facilities is required to address issues with snow drifts.

#### **Building Interior**

Interior finishes can be considered in overall fair to good condition. Common needs include minor floor and wall repairs and repainting of gypsum wall board walls, ceilings, interior metal doors & frames and metal stair components. Wood trim and paneling often require refinishing. Replacement of water-damaged acoustical ceiling tiles is universal. Sources of water intrusion either via roof leaks, skylight leaks, ground water or building system piping should be resolved prior to finish repairs.

The casework condition is generally good with minor repairs required. Several schools have casework and sink cabinets that do not fully meet current accessibility standards. Older outdated casework should be replaced.

Interior door hardware condition varies, with some schools in good condition overall and compliant with current codes, while others have original and obsolete non-compliant hardware. Hardware typically requires minor repair and adjustment throughout the district.

Interior stairs often require replacement of worn finishes. Stairs at several schools do not comply with current codes for treads, risers, handrails and guardrails. Report recommendations include applicable modifications.

Toilet rooms are often non-accessible, and facilities at the oldest schools are in very poor condition and have plumbing code, non-compliance issues as well.

#### **Building Systems**

Fire protection systems are generally in good condition in the facilities equipped with such systems. Consideration should be given to installing fire protection systems in the buildings that are lacking them.

Plumbing systems are also in good condition, generally requiring only minor maintenance, with the exception of the oldest buildings. Several schools have either obsolete or non-accessible plumbing fixtures that should be replaced.

Mechanical systems district-wide are in fair condition overall. HVAC terminal components and automatic temperature controls are in poor condition for the many buildings. In a number of the buildings, the equipment is considered antiquated and not energy efficient.

Electrical systems are in fair condition typically, with some components at the older elementary schools in poor condition. Exterior lighting is fair to good and upgrading to LED fixtures is recommended for reduced maintenance and higher efficiency. The security and fire alarm systems, while functional, can be considered outdated by today's standards. Parts availability for these older systems will make repairs and maintenance challenging, and replacements are recommended.

Data systems are in fair to good condition and have been upgraded by the district to CAT 6 cabling.

The building system reports typically include recommendations to upgrade systems for greater performance efficiency. Please refer to the individual building reports for further details.

#### Code Compliance Factors and Thresholds

Code requirements governing modifications to existing buildings vary depending upon the nature of the work. Follows are typical scenarios per the 2009 International Building Code:

- Additions must comply with the requirements for new construction. The existing building and new addition together must be no less conforming.
- Alterations should be no less compliant than existing building (with limitations).
- Repairs with permit Must comply with applicable code at time of the original construction.
- Repairs without permit These are not subject to requirements of repair projects.

Structural code compliance for seismic and live load requirements are required when:

- The renovation exceeds 50% aggregate area of the building
- 30% of the floor and roof are involved in the structural alteration
- If work triggers one or more of the above, then the structural system must be upgraded to meet 75% of the code standard for new construction.

Note the following codes all have similar thresholds and requirements:

- Fire Code
- Fuel and Gas
- Mechanical and Plumbing
- Property Maintenance
- Sewage Disposal

11

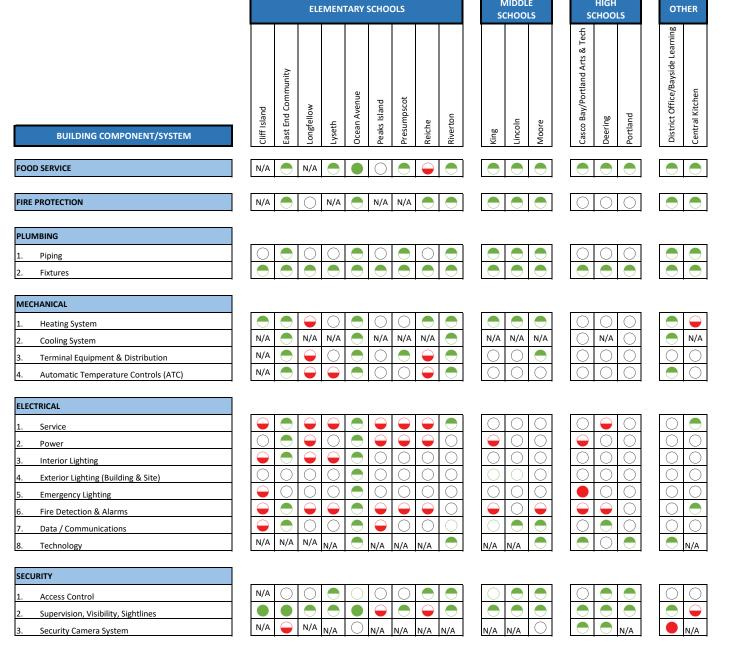
#### **Existing Conditions Graphic Summary**

The existing conditions summary chart below for architectural and engineering evaluation categories provides a consolidated, color-coded view of the primary elements and building systems for each school.

These have been organized in the same school groupings as is consistent throughout this report.

	ELEMENTARY SCHOOLS										MIDD		S	HIGH CHOO	OTHER	
BUILDING COMPONENT/SYSTEM	Cliff Island	East End Community	Longfellow	Lyseth	Ocean Avenue	Peaks Island	Presumpscot	Reiche	Riverton	King	Lincoln	Moore	Casco Bay/Portland Arts & Tech	Deering	Portland	District Office/Bayside Learning Central Kitchen
SITE																
Paved Surfaces / Parking Areas     Landscaping / Play Areas / Athletic Fields     Stairs / Ramps	N/A	•	<ul><li></li></ul>		•		• •						•		<ul><li>O</li><li>O</li><li>O</li></ul>	N/A O
STRUCTURE																
Visible Foundation	$\bigcirc$															
2. Floor Structure						$\bigcirc$	N/A									
3. Roof Structure	$\bigcirc$		$\bigcirc$			$\bigcirc$	$\bigcirc$	$\bigcirc$						$\bigcirc$	$\bigcirc$	
4. Exterior Wall Construction/Exterior Features	$\bigcirc$	$\bigcirc$	$\bigcirc$			$\bigcirc$	$\bigcirc$	$\bigcirc$		$\bigcirc$				$\bigcirc$	$\bigcirc$	$\bigcirc$
BUILDING EXTERIOR																
Doors & Entrance Systems	$\overline{}$		$\overline{}$			$\overline{}$						$\bigcirc$	$\bigcirc$	$\bigcirc$	$\bigcirc$	$\bullet$
2. Window Systems	$\bigcirc$		$\bigcirc$			$\bigcirc$					$\overline{}$	$\bigcirc$	$\bigcirc$	$\bigcirc$		
3. Exterior Walls	$\bigcirc$		<b>(</b>			<b>—</b>								$\bigcirc$	$\bigcirc$	
4. Roofing Systems									$\bigcirc$						$\bigcirc$	
5. Exterior Perimeter & Joint Sealants	N/A		<b>—</b>	$\bigcirc$		$\bigcirc$		$\bigcirc$	$\bigcirc$		-	$\bigcirc$		$\overline{\bullet}$	$\bigcirc$	
BUILDING INTERIOR																
1. Floor Finishes	$\bigcirc$		$\bigcirc$			$\bigcirc$					-			$\bigcirc$	$\bigcirc$	
2. Wall Finishes	<u></u>	0					0			0	-		Ō	$\overline{\bigcirc}$	<b>—</b>	0
3. Ceiling Finishes	$\bigcirc$		$\bigcirc$			$\bigcirc$			$\bigcirc$		-		$\bigcirc$	$\bigcirc$	$\bigcirc$	
4. Doors & Frames	$\bigcirc$		$\bigcirc$	$\bigcirc$		$\bigcirc$		$\bigcirc$	$\bigcirc$		$\bigcirc$		$\bigcirc$	$\bigcirc$		
5. Stairs & Elevators	N/A		$\overline{\bigcirc}$				N/A	<b>—</b>	N/A	$\bigcirc$	<u>-</u>				$\bigcirc$	O N/A
6. Toilet Rooms			<b>—</b>			<b>—</b>	$\bigcirc$					$\bigcirc$				$\bigcirc$
7. Locker Room Privacy	N/A		N/A	N/A		N/A	N/A	$\bigcirc$		$\bigcirc$		$\bigcirc$	$\bigcirc$	$\bigcirc$		N/A N/A
8. Casework / Fixed Furniture / Equipment	$\bigcirc$		$\overline{}$	$\bigcirc$		$\overline{}$	$\overline{}$	$\overline{}$	$\overline{}$	$\circ$	-	$\bigcirc$	$\bigcirc$	$\bigcirc$	$\overline{\bullet}$	O N/A
9. Signage	N/A											$\bigcirc$				
10. Accessibility	$\bigcirc$						$\bigcirc$	$\overline{}$	$\bigcirc$		$\overline{}$			$\overline{\mathbf{Q}}$	$\bigcirc$	

LEGEND										
	Excellent - New									
	Good - Functional & Maintained									
$\bigcirc$	Fair - Functions, Service Required									
	Poor - Failure Anticipated									
	Failed - Not Functional									
N/A	Not Applicable (component not present)									
MI	DDLE	HIGH	OTHER							



#### Process

The assessment of the facilities and development of the Capital Plan was conducted with a three-step process:

#### Step 1: Information Gathering

Building conditions assessments for all seventeen facilities were carried out between during October of 2016. Our team reviewed the overall condition of the structures and compliance with federal, state, local and accessibility codes. We investigated all components of the structural systems and exterior envelopes to assess rain, air, heat, and vapor control. Furthermore, we evaluated all building systems and utilities including mechanical, automatic temperature controls (ATC), electrical, plumbing, fire protection, communications, security, and food service equipment.

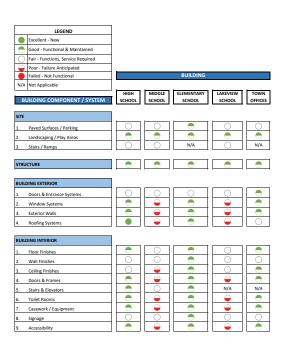
The assessments also included the following:

- Review of available construction drawings and facilities reports as provided by the Town. The completeness of drawings varied from building to building, with some buildings having limited or no existing drawings available.
- Touring the existing sites and buildings, recording observations and taking photographs.
- Interviews with head custodial staff for information on building history and current issues.

The information gathered was presented in three formats in increasing degrees of detail to communicate the existing conditions:

- Existing Conditions Summary
- Descriptive Narratives
- Detailed Existing Conditions Facility Matrix including action items, condition levels, and age factors.

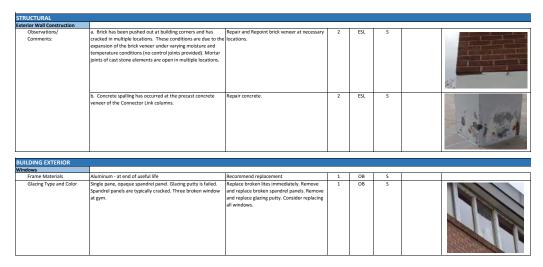
Please note that an evaluation of the education program nor educational planning of the existing facilities was included in the scope of this study.



Existing Conditions Summary



Descriptive Narrative



Detailed Existing Conditions Facility Matrix

#### Step 2: Information Analysis

A high level assessment of the deficiencies identified in the previous step was conducted. Using an Existing Conditions Facility Matrix, the Portland Public Schools facilities were evaluated starting with a general overview and then with a focus on specific action items. Particular problems that needed attention were identified, isolated, and prioritized based on a set of evaluation criteria including condition level, age, code compliance, energy and operating efficiency, sustainability, impact on the learning environment, and extending the building life.

				EGEND					EVA	LUATION CRIT	TERIA				<u> </u>
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	AGE FACTOR	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA / ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATING EFFICIENCY	IMPACT ON LEARN, ENV.	AESTHETICS & APPEARANCE	* OPINION OF PROBABLE COST
hort Term Re	pairs (Years 2 to 5)														
TRUCTURAL															
oundations/Drainage:															
Observations/ Comments:	Tiles in cafeteria between column lines were cracked and reportedly need to be replaced foren (tripping hazard), suggesting a moisture problem at the slab on grade. Damaged tiles were also observed at slab on grade construction joints, slab shrinkage may also be a contributing factor at these locations.	underslab piping in this area to determine if there leakage is the cause of the moisture	1	ESL	Investigative work						•			•	\$6,01
		issue													
dditional Observations								1						1	
Observations/ Comments:	Grade slopes down to exterior stairs leading to basement, causing potential drainage issues.	Continuous maintenance of drains is essential.	2	ESL	Under Maintenance Budget						•				,
		*													
BUILDING EXTERIOR															
ntrance Door Systems															
Doors and Hardware	Aluminum pulls, exit devices, door closers appear in good condition, (1) motorized door opener at each line of doors  No electrified hardware or door access control	Recommend replacing doors and hardware with a new system of electrified door hardware to implement door access control	2	ОВ	Budget provided by Town	•					•			•	\$23,85
ascia, Trim, Soffits &		l			-	-		+							
Materials	Cementitious soffit material at side entrance (west facade) is cracked and possibly delaminated. This represents a fall hazard.	Remove and replace all loose material.	2	ESL	30 SF						•			•	\$2,736
xterior Stairs and Ladders											•				
	Concrete landing at east gymnasium exit have pitted and spalled (potential tripping hazard).	Repair concrete.	1	ESL	60 SF		•				•			•	\$6,84
	Grade and drainage slopes down to exterior staris leading to basement locker corrost; combined with wear from atti- cleats, concrete landings have spalled and are deteriorating	Recommend: - repairing concrete landings - Continuous maintenance of drains is essential - adding a roof canopy over the area to divert some of the water away	1	ESL	250 SF concrete 450 SF of standing seam metal roof canopy, (4) pipe columns		•				•			•	\$76,38

Recommendations Matrix

For each recommended action item, a general scope of work was identified which in turn was used to establish an estimated budget for that item.

Recommended action items were further grouped based on the urgency of the repair or upgrade:

- Immediate (to be addressed within the next year)
- Short Term (to be addressed within the next 5 years)
- Long Term (to be addressed within the next 6 to 20 years)

#### Step 3: Twenty-Year Capital Plan

The development of the Capital Plan started with a comprehensive analysis of the facility action items identified in the previous step. Recommended repairs, replacements, modifications, and improvements for each building were further prioritized into a phased plan over a twenty-year period, including options for bundling projects to achieve additional savings.

The Capital Plan was organized by building and by five-year increments. For each five-year period, estimated budgets were identified for each building.

The Capital Plan also provides an implementation road map for phasing and sequencing the recommended projects. Access to grant programs, bundling projects by trade, by individual buildings and multiple buildings, and by scheduling were all taken into consideration when scheduling the projects over the ten-year period.

This plan will provide the City of Portland and Portland Public Schools with the schedule and budget information it needs to not only maintain its facilities over the next two decades, but also to methodically upgrade and enhance them to serve the City's citizens into the future.

	Immediate Recommendations		Re	Short Term commendation	ins		Long Term Recommendations										
	Year 0 2017	Years 1 - 5 2018 - 2022					Years 6 - 10 2023 - 2027		Years 11 - 15 2028 - 2032	Years 16 - 20 2033 - 2037	TOTALS						
Elementary Schools Page No.		CIP	CIP (Major Renovation)	Maintenance	City Expense	Sub Total	CIP	CIP (Major Renovation)	Maintenance	City Expense	Sub Total						
Cliff Island 9	ŚO	\$218.878	kenovation) \$0	\$3,752	cxpense \$0		\$0	Kenovation)	\$133,519	\$0	\$133,519	\$55,036	\$229,727	\$640.912			
East End Community 17	\$59,600	\$148.869	\$0 \$0		\$42.632	\$203.525	\$0	\$0 \$0		\$0 \$0	\$53,519	\$7.059.349	\$8.052.379	\$15.428.424			
Longfellow 25	\$0	\$3,450,296	\$0		\$941	\$3,491,973	\$0	\$6,378,111	\$0	\$0	\$6.378.111	\$2,628,980	\$2,365,473	\$14,864,537			
Lyseth 43	\$0	\$2,080,855	\$0		\$0		\$3,188,500	\$7,593,746		\$0	\$10,840,339	\$1,789,681	\$2,469,917	\$17,185,198			
Ocean Avenue 55	\$0	\$57,780	\$0	\$0	\$0	\$57,780	\$0	\$0	\$13,281	\$0	\$13,281	\$3,674,105	\$6,671,830	\$10,416,996			
Peaks Island 61	\$0	\$808,655	\$0		\$5,440	\$833,160	\$0	\$2,011,217		\$0	\$2,035,133	\$685,244	\$775,595	\$4,329,132			
Presumpscot 75	\$0	\$844,575	\$0		\$0		\$0	\$5,478,512		\$0	\$5,478,512	\$1,050,202	\$1,033,918	\$8,424,694			
Reiche 87	\$0	\$2,431,435	\$0		\$68,009	\$2,505,418	\$198,668	\$14,090,541	\$0	\$0	\$14,289,209	\$4,356,036	\$2,431,142	\$23,581,805			
Riverton 99	\$1,505	\$1,298,762	\$0		\$68,124	\$1,378,435	\$132,333	\$8,930,255	\$317,158	\$210,031	\$9,589,777	\$2,900,612	\$5,032,503	\$18,902,832			
Elementary Schools Subtotal	\$61,105	\$11,340,105	\$0	\$114,993	\$185,146	\$11,640,244	\$3,519,501	\$44,482,382	\$599,538	\$210,031	\$48,811,452	\$24,199,245	\$29,062,484	\$113,774,530			
Middle Schools			,														
King 123	\$0	\$1,111,089	\$0		\$196,228	\$1,382,810	\$136,912	\$10,973,498		\$0	\$11,136,035	\$4,030,117	\$2,456,825	\$19,005,787			
Lincoln 133	\$1,500	\$1,606,739	\$0		\$9,005	\$1,691,222	\$0	\$10,555,989		\$0	\$10,555,989	\$4,558,534	\$4,556,994	\$21,364,239			
Moore 155	\$3,600	\$1,092,471	\$0		\$0	\$1,113,643	\$0	\$10,917,590		\$0	\$10,922,265	\$4,900,754	\$4,904,587	\$21,844,849			
Middle Schools Subtotal	\$5,100	\$3,810,299	\$0	\$172,143	\$205,233	\$4,187,675	\$136,912	\$32,447,077	\$30,300	\$0	\$32,614,289	\$13,489,405	\$11,918,406	\$62,214,875			
High Schools										,							
Portland Arts & Technology (PATHS) 171	\$66,500	\$5,992,703	\$0	\$76,363	\$0	\$6,069,066	\$0	\$22,182,276	\$0	\$0	\$22,182,276	\$8,303,498	\$2,345,323	\$38,966,663			
Deering 191	\$0	\$6,490,744	\$0	\$31,220	\$0	\$6.521.964	\$1,383,723	\$19,684,741	\$74,544	ŚO	\$21.143.008	\$8,250,822	\$7,291,011	\$43,206,805			
Portland 213	\$4,515	\$3,149,159	\$0	\$17,936	\$43,898	\$3,210,993	\$81,804	\$21,713,483	\$48,034	\$0	\$21,843,321	\$13,991,904	\$8,199,137	\$47,249,870			
High Schools Subtotal	\$71,015	\$15,632,606	\$0	\$125,519	\$43,898	\$15,802,023	\$1,465,527	\$63,580,500	\$122,578	\$0	\$65,168,605	\$30,546,224	\$17,835,471	\$129,423,338			
Other Buildings			l	<u> </u>													
District Office / Bayside Learning 233	\$27,083	\$588,555	\$0	\$0	\$0	\$588,555	\$3,360,684	\$0	\$0	\$0	\$3,360,684	\$2,946,547	\$1,177,419	\$8,100,288			
Central Kitchen 245	\$0	\$72,444	\$0	\$28,177	\$0	\$100,621	\$445,518	\$0	\$469,627	\$0	\$915,145	\$452,520	\$408,197	\$1,876,483			
Subtotal	\$27,083	\$660,999	\$0	\$28,177	\$0	\$689,176	\$3,806,202	\$0	\$469,627	\$0	\$4,275,829	\$3,399,067	\$1,585,616	\$9,976,771			
General District Items			l														
General District Items* 253	\$0	\$6,337,065	\$0	\$0	\$0	\$6,337,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,337,065			
* Non-building specific items from PPS 5-yr CIP)			, .										, ,				
TOTAL	\$164,303	\$37,781,074	\$0	\$440,832	\$434,277	\$38,656,183	\$8,928,142	\$140,509,959	\$1,222,043	\$210,031	\$150,870,175	\$71,633,941	\$60,401,977	\$321,726,579			

Capital Plan Overview

# Existing Conditions Documentation and Findings

#### Introduction

The reports for each school are organized into several major categories - general building information, overview, detailed narratives and summary of findings, site analysis, and floor plans.

Please note the reports in this section assess the existing physical building conditions only and do not address any space program concerns.

For more detailed existing conditions documentation, please refer to Volume 2 of this report.

These existing conditions evaluations provide clear and comprehensive information about the current state of the Portland Public school buildings and provide the City of Portland with critical information for prioritizing and budgeting the repair work necessary to maintain and upgrade the facilities.

This information was instrumental for understanding these facilities as a whole, informing the master plan options and recommendations, and determining the scope of work and scheduling of projects for the proposed twenty-year capital plan.





Main Entry

#### **General Building Data**

Aerial View

Address: P.O. Box 8, Church Road, Cliff Island

Serving Grade Levels: K - 5

Number of Students: 5

Number of Faculty and Staff: 1

Original Construction Date: 1895

Date of Addition(s): 1997

Building Age: 121 Years

Building Footprint: 1,017 Square Feet

Number of Stories: 1

Building Area: 1,017 Gross Square Feet

Total Site Area: 0.1046 Acres (additional garage site 1.1885 Acres)

Zoning Designation: IR-1 Island Residential

#### **Overview**

Cliff Island Elementary, built in 1895, is one of the few remaining one-room schoolhouses in the country. It is the smallest school facility in the Portland Public Schools district.

The building does not have a fire sprinkler system.

The few plumbing fixtures appear to have been updated some time back and are not original vintage. Piping systems appear to be around 1950s vintage.

This building does not have a central heating plant due to its area of 1,017 square feet. Heating is served by a floor mounted (Laser 730) fuel fired heater (similar to a Monitor heater).

Electrical systems are generally at or near the end of their anticipated useful lives.

#### **Site Analysis**

The Cliff Island School is located on a 0.1 acre parcel of land within the IR-1 Island Residential zone.

#### Accessibility

ADA ramp in good condition, access is needed to connect the ramp to the roadway.

#### Circulation

The school is accessible via Church Road. There is very little vehicle traffic. Children walk or ride bikes to school.

#### Safety/Security

Overhead electric is dangerously close to playground equipment. There are a number of damaged and fallen trees in close proximity to the building as well as piles of lumber and debris. The grounding rod from the electric box is exposed near the building entry. A concrete foundation is visible on the playground which introduces a tripping hazard.

#### Recommendations

- Relocate overhead electric away from playground.
- Install fence between playground and Church Road.
- Construct path from ADA ramp to roadway.
- Tree removal.
- Protect grounding rod.
- Remove concrete tripping hazard and cover playground area with wood chips.
- Clean out culvert, install rip rap forebay at inlet side.

#### **Structural System Analysis**

Structural System Description:

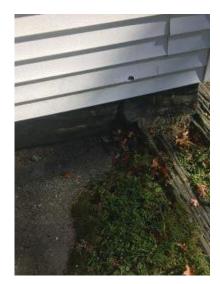
Wood frame on stone foundation; appears portions may be turn of the century.

#### Lateral Framing Resistance System:

Wood sheathing acting as shear walls.

#### Exterior Wall System Description:

Mix of vinyl and wood clapboards.



Hole in foundation



High-Low Roof

#### **Fire Protection Analysis**

There is not an automatic fire sprinkler system installed.

Recommend installing a NFPA 13 automatic sprinkler system—may require a fire pump and storage

#### **Plumbing Systems Analysis**

The building is served by a well pump system, inline filters and does not appear to have a water treatment. The copper piping system appears to be 19 50s or 60s vintage with lead soldered joints. The domestic hot water is served by a 20 gallon electric water heater; age is not determined but a typical electric water heater has a service life of 15 years.

The sanitary system is cast iron within the building and may be cast iron or PVC outdoors to the septic system. The indoor cast iron piping is most likely vintage to the 1950s or 60s and appears in fair to good condition.

The plumbing fixtures appear to be 20 years old or so. The toilets are tank type due to the well pump system.

The existing distribution piping and cast iron sanitary piping is beyond its expected service life of 30 years and should be replaced; especially the copper distribution system which appears to have questionable solder joints. The electric water heater is most likely nearing the end of its expected service life and should be replaced.



Electric Water Heater



Well Pressure Tank

#### **Mechanical Systems Analysis**

The building does not have a central heating system other than a floor mounted 40,000 BTU fuel oil heater (Laser 730 --) which is similar to the kerosene Monitor Heater. Previous to the fuel oil heater were electric baseboard strips that have been abandoned in place.

There is no mechanical ventilation for the building other than operable windows. The toilet room did not appear to have a mechanical exhaust fan.

Although teachers at the school stated that he floor mounted Laser 730 heater is all that is used and heats the building comfortably it is recommended to install a central heating system, such as a condensing gas ducted furnace which also provides fresh air from a small energy recovery unit (ERU). The ERU will also provide exhaust air from both bathrooms.



Laser 730 Floor Fuel Fired Heater



Abandoned Electric Baseboard

#### **Electrical Systems Analysis**

#### **Electrical System Distribution**

The school has an overhead 240/120-volt singlephase, 3-wire service terminating at a residential/ light-commercial grade Crouse-Hinds load center that appears to be 1980's vintage and is at or near the end of its anticipated useful life. The service entrance cable and main circuit breaker are 200amp rated, but meter enclosure appears to be rated only 100 amps. The routing of the service entrance cable to the line side of the meter enclosure permits water to infiltrate the cable, potentially causing excessive corrosion within the meter enclosure. The service should be updated with a modern 200amp rated meter enclosure, service entrance cables routed such that the weatherhead can be mounted vertically, and modern panelboard.

A small shed located behind the building has a very old fuse box. The wiring in the shed appears to be disconnected and no longer in use. We recommend removing any abandoned wiring and equipment. The school is equipped with an electrical inlet mounted to the building exterior and a Reliance 240/120 volt, 10-position manual transfer device to facilitate connecting a portable generator to operate the water system and selected lighting and receptacles.

Based on what can be seen from a visual inspection, branch-circuit wiring appears to be mostly type NM non-metallic sheathed cable (romex). Building wire in conduit and surface metal raceway has been installed in some areas where outlets have been added. Extension cords are in use in some areas due to a lack of appropriately located receptacles. It was noted that in some areas extension cords are located too close to electric baseboard heaters. Receptacles should be added to eliminate the need for extension cords.

It was also noted that electrical cords are routed in close proximity to electric baseboard heaters. In order to avoid damage to the cords, keep electrical cords at least six inches away from electric baseboard heaters.



Service entrance and meter enclosure



Generator transfer device



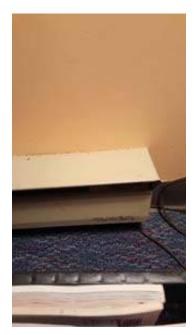
Load center



Old fuse panel in shed



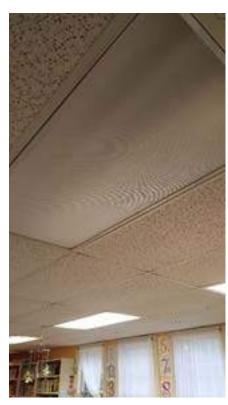
Generator inlet



Electrical cords routed near baseboard heater

#### Interior Lighting

Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas. T12 fluorescent lamps are obsolete and the fixtures are at the end of their anticipated useful lives. We recommend updating the interior lighting to LED fixtures with high performance optics as part of any planned facility renovations.



Typical interior lighting

#### **Exterior Lighting**

Exterior lighting consists of incandescent luminaires at building entrances and one two-lamp medium based utility lamp hol Outdoor flood fixture der. The fixtures are in fair condition and are at or near the end of their anticipated useful lives. Outdoor lighting should be updated to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.



Outdoor luminaire at entrance



Outdoor flood fixture

#### Emergency Lighting System

An emergency battery unit with integral incandescent heads is located in the classroom. Incandescent internally-illuminated exit signs are located appropriately to mark exits, but the units are obsolete and one is not currently working. It is not clear whether or not the exits signs have a backup power source. There is No outdoor emergency lighting. We recommend providing outdoor emergency lighting and replacing existing exit signs with LED units that include integral battery backup.



Exit sign



Emergency lighting unit

#### Fire Alarm System

The fire alarm control panel is an ESL 1500 series conventional zoned control panel. It was noted that the backup batteries are not connected. Smoke detectors are located in all rooms. Manual pull stations are located at exits, but are located higher than permitted by ADA. Occupant notification does not comply with ADA. The system should be updated to a fully addressable ADA compliant fire alarm system.



Fire alarm horn/strobe



Interior of fire alarm control panel

#### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service is overhead to utility network interfaces. Telephone handsets are consumer-grade non-system style. Data system service is overhead via telephone lines. The school is not connected to a fiber-optic wide-area network. We recommend providing voice-over- internet-protocol (VOIP) phones that are connected to the district-wide network.

The school is not equipped with a clock System.

#### Security Systems Analysis

The school has no intrusion alarm or security camera alarm system.



Existing telephone



Data network switch

# **SITE ANALYSIS**



# FIRST FLOOR PLAN







Main Entry

#### **General Building Data**

Aerial View

Address: 195 North Street, Portland ME 04101

Serving Grade Levels: K - 5

Number of Students: 400

Number of Faculty and Staff: 54

Original Construction Date: 2006

Date of Addition(s): None

Building Age: 10 Years

Building Footprint: 50,000 Square Feet

Number of Stories: 2

Building Area: 75,000 Gross Square Feet

Total Site Area: 6.2633 Acres

Zoning Designation: R3 Residential

#### **Overview**

The East End Community School is an elementary school serving Portland's diverse and growing East End neighborhood, located on the far east end of the Portland peninsula. The school is positioned on a hill overlooking beautiful Casco Bay, offering students and staff views of a picturesque ocean and the prominent Portland skyline.

The school was constructed in 2006 and is home to more than 400 students in grades K-5. With modern educational needs in mind, the school was designed from the ground up to be a warm, welcoming and enriching environment for learning and teaching. Large windows allow natural light to pour in classrooms, solar panels on the roof provide the school with electricity, and three two-story "houses" provide community-like learning spaces for children based on their ages and needs.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25.

Plumbing piping systems and fixtures are comprised of the original 2006 vintage.

The HVAC systems are comprised of the original 2006 vintage systems, most all well within their expected service life.

Electrical systems are generally in good condition and well within their anticipated useful lives, although updates are recommended for the security camera system and outdoor lighting.

#### **Site Analysis**

East End Community School is located on a 6.3 acre parcel of land within the R3 residential zone.

#### Accessibility

Building entrances and ramps are in good condition. An additional ADA parking space is required and the spaces should be painted and signs installed to meet ADA requirements.

#### Circulation

East End Community School is accessible via North Street or the Eastern Promenade. There is good separation between the bus loop and parent drop off at the street.

#### Safety/Security

Full fire lane access available; however parking was observed along the fire lane. Observed a parent enter the playground area with children, for student security playground access should be limited.

#### Recommendations

- Additional ADA space needed. Ada spaces to be painted and signs installed.
- Brick detectable warning panels to be replaced.
- Restrict playground access from the public.
- Enforce parking restrictions.
- · Additional parking needed.
- Repair brick sidewalks where heaved from frost. Loam and seed visible edging along brick sidewalk and where necessary along bituminous sidewalk to reduce drop off edge.

#### **Structural System Analysis**

Structural System Description (per original drawings, circa 2004):

- Foundations: cast-in-place concrete isolated and strip footings.
- First Floor Slab: 4 in thick concrete slab on grade, reinforced with #3@18.
- Second Floor Slab: 3½ in. thick slab on 1 in. deep, 24 GA form deck with WWR. Slabs bears on steel bar joists that span to steel beams and steel columns.

 Roof Construction: 1½ in. metal deck bearing on steel bar joists that span to steel beams and steel columns.

# Lateral Force Resisting System (per original drawings, circa 2004):

• Steel Concentric Brace frames.

#### Exterior Wall System Description:

• 4 in. CMU low with metal panels above both with light gage backup walls.

#### Structural Conditions and Concerns:

- Cracks in the slab on grades.
- Systematic issue noted at the end of long steel lintels bearing on the CMU, where the CMU block is rotating, crack or both.

#### **Additional Notes:**

First Floor Construction: The school's head custodian reported the crack came from the floor settling. He reported the crack in the main lobby started 8 years ago (and have been developing) and the ones at the end of the hallway toward the cafeteria started to developed 4 years ago. He also reported a couple doors that where now hitting at the top jamb. Settling could not be confirmed.

Exterior Wall Construction: The school's head custodian also reported mortar failing with spacer behind visible. We surveyed the outside façade but could not find the condition.

<u>Site Conditions</u>: We noted that some of the nearby sidewalk were uneven (others to comment). We further noted one wood planter wall starting to tip over. Repair (minor).



Chimney



Lintel Condition



Lintel Condition



Cracks in First Floor

#### **Fire Protection Analysis**

The 6" sprinkler entrance to 4" riser is supplied by municipal water and has a testable backflow preventer. The sprinkler system is a complete automatic wet system, single riser, with a 4" storz fire department connection. There has been a sprinkler backflow tests performed annually. The piping system is in good condition. There is a sprinkler cabinet with wrench and spare heads.



Automatic Sprinkler Entrance

#### **Plumbing Systems Analysis**

The 3" water entrance has (2) double check RPS backflow preventers in parallel. A 3" line off the entrance serves the lawn irrigation system; this system has a booster pump and RPZ backflow protection located in the same mechanical space.

Domestic hot water is generated instantaneously via boilers' tankless coils during the heating season. The DHW is tempered by (2) mixing valves (hi/lo) located in the boiler room. The Bradford White (300MBH input) gas fired condensing DHW maker/storage was replaced in 2013; this DHW unit is used for summer use when boilers are off line.

Plumbing fixtures are in good operating condition and well maintained. The fixtures are low flow type, vitreous china, mostly wall hung. Water coolers are ADA bi-level located in most hallways. Eye wash stations are located in Janitor closet mixing stations.

Plumbing piping consists of copper domestic and PVC sanitary and rainwater and are in very good condition and well insulated. Storm water and sewer are separated systems.

Natural gas services the building.

The existing plumbing systems and fixtures are well maintained and in good condition. At this present time a continued maintenance program would be the only requirement.



Gas Fired Summer DHW



DHW Tempering Valves



Typical Split DX RTU Serving Gym

#### **Mechanical Systems Analysis**

The central boiler plant serving the school consists of (2) HB Smith 28HE – 7 sections, 1722 MBH gross output. The burners are dual fuel gas/#2 oil. The #2 oil storage tank is 4,000 gallons above ground and transfers oil to a day tank in the boiler room. Combustion air is supplied thru (2) large louvers ducted high and low within the boiler room, it appears of adequate size to serve the boilers. Hot water boiler injection pumps inject boiler HW into the main building loop which main pumps operate thru VFD controllers lead/lag. The boilers also have blend pumps to prevent low temperature water shock. The boilers and equipment are within their service life 25 to 30 years.

The (6) packaged Trane RTUs (Intellipaks) with DX cooling supply approximately 8,000 cfm each. The supply air provides both ventilation air and heating/cooling based on the conditions in the spaces served. The units' condensing units are integral to the RTU for (4) units and split DX for (2), the gym and cafeteria. The fans have VAV speed control. The RTUs have been maintained well and have about half of their service life left out of a 20 year service life.

Space cooling and heating is accomplished thru the (6) RTUs VAV reheat terminals, fin tube, and CUHs, which have about half of their service life left out of a 20 year service life.

Rooftop exhaust fans serve toiler rooms, janitor closets, and other areas requiring exhaust and have about half of their service life left out of a 20 year service life.

Temperature are full DDC electric with graphics front end.

In general most HVAC systems are in or nearing their mid service life with 10 to 15 years expected service life remaining. Other than continued maintenance there are no immediate recommendations.



Building Loop Heating Pumps



Dual Fuel Boilers



Typical Packaged RTU & Typical Exhaust Fan

#### **Electrical Systems Analysis**

#### **Electrical System Distribution**

Primary service originates at a utility pole on North Street and is routed underground in two 5" conduits to a 225-kVA utility-owned padmount transformer located on the northeast side of the building. The secondary service entrance consists of building wire in underground conduit run from the padmount transformer to a 1200-amp, 480/277-volt 3-phase, 4-wire Square D switchboard that is fully utilized. The equipment is in good condition and well within its anticipated useful life.

Square D branch-circuit and distribution panelboards are located appropriately for the current program. Feeders are single conductors in conduit. Based on what can be seen from a visual inspection, branch circuits are a mix of MC cable and single conductors in conduit. The power distribution system is in good condition, well within its anticipated useful life, and offers a reasonable number of available spare circuits.

It was noted that some areas that house electrical panels are also used for storage. Care should be exercised to ensure that 30" wide, 36" deep area in front of each electrical panel is clear of stored materials.



Padmount transformer



Utility riser pole



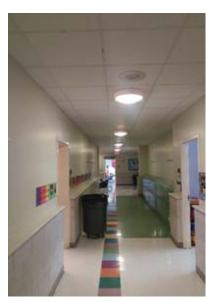
Main distribution switchboard



Branch-circuit panelboards

#### **Interior Lighting**

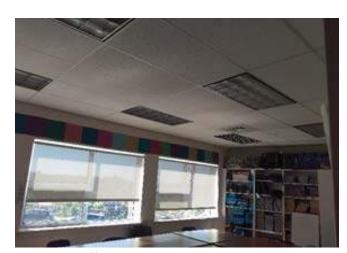
Classrooms are illuminated by dimmable pendant mounted fixtures with direct/indirect distribution. Recessed fixtures with parabolic diffusers are installed in Offices. Toilet rooms are illuminated by recessed lens troffers and mechanical and storage rooms are have a mixture of strip lights and surface mounted wraparound fixtures. Fixtures in classrooms, offices, toilets, and mechanical and storage rooms all are equipped with T8 fluorescent lamps. Corridors have recessed and surface mounted compact fluorescent fixtures. The gym is illuminated by T5 fluorescent high-bay fixtures. The interior lighting is in good condition and has approximately 10 years of anticipated useful life remaining.



Corridor lighting



Classroom lighting



Parabolics in office area



Gymnasium lighting

#### **Exterior Lighting**

Site lighting consists of metal Halide "shoe-box" style pole lights. There are also some metal halide bollard fixtures installed along a pedestrian that leads to Eastern Promenade, but these have been abandoned due to failures. Building mounted exterior lighting is a mix of LED and metal halide wall packs. Based on a visual inspection it appears that the existing exterior lighting will provide illumination levels consistent with IES recommendations except where the bollard fixtures are not functioning and at the area in front of the building to the west of the main entrance, where we recommend adding lighting. We recommend updating the exterior lighting to LED with full cutoff optics as the existing metal halide units fail.



Abandoned bollard lights



Typical pole lights



Area to west of main entrance – Additional outdoor lighting is recommended here.



LED full-cutoff wall pack



Metal halide wall pack

#### Emergency Lighting System

Emergency battery units with integral and remote heads provide emergency lighting for means of egress. The heads are a mixture of LED and incandescent. Emergency lighting includes the areas at the exterior of exits. The LED emergency lighting units are in good condition and offer more than 10 years of anticipated useful life provided they are properly maintained and batteries are replaced as needed. Incandescent units should be replaced with modern LED units as they fail.

LED illuminated exit signs with integral battery backup are located appropriately to mark means of egress.



Outdoor emergency lighting unit



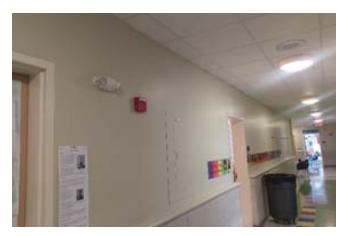
Emergency battery unit and exit signs

#### Fire Alarm System

The fire alarm control panel is a 2006 vintage FCI addressable control panel. Alarms are initiated by manual pull stations at building exits, smoke and heat detectors in selected areas, and by activation of the building's sprinkler system. The fire alarm system appears to comply with current codes and standards except that current City of Portland fire alarm standards require smoke detection in egress paths, which this school does not have; existing installations are not required to be updated unless the system is replaced or the facility undergoes major renovations.



Fire alarm control panel



Fire alarm notification in corridor

#### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

Data and telephone services originate at the utility riser pole on North Street and are routed to the building underground in four 4" conduits. One conduit is for telephone service, one conduit is for fiber optic data service, one is for cable TV and one is spare.

The school has an NEC analog phone system that is not connected to the district-wide network. Intercommunication is provided by a Dukane intercom system that is not integrated with the telephone system. Classrooms do not have access to outside phone lines. We recommend providing VOIP phones that are connected to the district-wide network.

The school is equipped with a Sapling master clock system that synchronizes satellite clocks. The system is in good condition and within its anticipated useful life.

Telephone and data infrastructure is a Category 6 horizontal cable plant for both voice and data with a fiber optic backbone cable. Network electronics and patch panels are rack mounted in spaces dedicated to telecommunications. WIFI is available throughout.

Projectors on carts are utilized for Audio/visual presentations in classrooms.



Telecommunications utility demarcation



Main Distribution Frame (MDF)

#### Security Systems Analysis

The school is equipped with a DSC Series PC4020 intrusion alarm control panel. Alarms are initiated by motion detectors. There is no panic alarm sytem. The system has about 5 years of anticipated useful life remaining. The Intrusion detection system should be updated to a system that is integrated with the district-wide network system.

The school has an analog Honeywell security Camera System. The cameras reported do not work well and the system is not tied to the district-wide DVR recording system. We recommend providing digital cameras that are connected to the district servers.

The Main entrance has a line-of-sight with intercom and electric access control at the main office. There is video intercom between the playground entrance and main office with electric access control.



Security keypad

# **SITE ANALYSIS**



## FIRST FLOOR PLAN



# **SECOND FLOOR PLAN**



#### LONGFELLOW ELEMENTARY SCHOOL





Main Entry

#### **General Building Data**

Aerial View

Address: 432 Stevens Ave, Portland, Maine 04103

Serving Grade Levels: K - 5

Number of Students: 325

Number of Faculty and Staff: 51

Original Construction Date: 1952

Date of Addition(s): None

Building Age: 64 Years

Building Footprint: 24,700 Square Feet

Number of Stories: 3

Building Area: 61,600 Gross Square Feet

Total Site Area: 2.3434 Acres

Zoning Designation: R5 Residential

#### **Overview**

Built in 1952, Longfellow Elementary School serves over 300 students in grade levels K through 5.

The sprinkler system installation date is unknown, however, the existing system only provide coverage to hallways with a single riser wet system.

Plumbing systems are vintage to the original building, with recent plumbing fixture upgrades.

HVAC systems are vintage to the original building with most equipment and piping beyond their useful service life. Heating steam is supplied to Longfellow Elementary from the Deering High School's boiler plant.

Electrical systems are generally at or near the end of their anticipated useful lives.

#### **Site Analysis**

Longfellow Elementary School is located on a 2.3 acre parcel of land within the R5 residential zone.

#### Accessibility

ADA accessibility throughout site is fair, some repairs are needed to conform to standards.

#### Circulation

Longfellow Elementary School is accessible via Stevens Avenue and faculty parking is accessible via Concord Street West. Buses and parents drop off along Stevens Avenue at front of building.

#### Safety/Security

The beehive catch basin cover near the basketball court introduces a tripping hazard.

#### Recommendations

- Repair pavement at Stevens Avenue sidewalk transition to reduce lip to 1/4" or less.
- Install ADA signs at all ADA spaces and repaint spaces to include parking aisle.
- Relocate dumpster out of ADA parking. Install screening around dumpster.
- Install wheel stops where parking is adjacent to ADA ramp.
- Adjust parking lot grade to direct ponding at ADA spaces to the nearest catch basin.
- Pavement overlay needed.
- Repaint parking lines.
- Install additional storage space at load area to avoid storage within the ADA ramp.
- Install School Zone sign on Concord Street West.
- Slope stabilization needed at playground. Reestablish grass areas.
- Install lighting at sides and rear of building.

#### **Structural System Analysis**

Structural System Description: (partial 1951 drawings available as well as 1994 and 2000 drawings of roof work)

- Foundations:
  - Partial finish basement below the south third of the school: foundation not visible, walls are cast in place concrete.
  - Tall crawl space below the northern two third of the school: sand floor, cast in place concrete foundation walls and cast in place interior concrete columns (18"x18" or 24"x24") bearing on spread footings (visible below the north wing).
- First Floor Construction (per the original drawings): elevated concrete slab, 6 to 6.5" thick. Slab is a two way slab in the north wing, one-way slab to concrete beams in the south wing and two way slab with thickened slab at the column in the center.
- Second Floor Construction Central section only (per the original drawings): 2½ in. concrete slab bearing on steel bar joists spanning to steel beams and columns at the corridor and to masonry at the exterior walls. The corridor is a 6 in. concrete slab spanning to steel beam
- Roof:
  - Wing roofs: not observed due to plastered ceiling. Per 1951 drawing and 1994 reroofing drawings:
    - west end of the wings: original construction of "Kaylo" roof deck supported on structural tee's supported by steel joists. At the south wing the joists bear into the masonry. At the north wing (wider) there joists bear to masonry and to an internal line of steel beams and columns.
    - east end of the wings rebuilt as part of the 1994 work with 1½ in. metal deck bearing on steel joists.
  - Central section roof: 1½ in. metal roof bearing on steel joists spanning to brick walls and steel beams and columns. Additionally there is



Entry Canopy



Retaining Wall



Cast Stone



Cast Stone



Lintel

a layer of steel tie beams to tie the columns to each other and to the outer walls just above the ceiling. The 2000 roof repair drawings show removal of the existing decking and installation of new 1½in. metal roof deck with joist remained however the existing drawings show steel beam not joist – it is unknown when the joist were installed.

#### Lateral Force Resisting System:

Unknown - assumed to be outside brick walls.

#### Exterior Wall System Description:

Mass-masonry/brick with steel beam embedded and steel columns at the longer opening. The façade has a bends of cast stones

#### Structural Conditions and Concerns:

- Façade, specifically the cast stone bands
- Covering at the roof steel beam
- Entrance canopies in the Poet's garden
- Some of the site features
- Roof not designed for drift



Central Roof Beam Cover

#### **Fire Protection Analysis**

The 4" sprinkler entrance is supplied by municipal water and does not have a backflow preventer. The sprinkler system cover the hallways only and the stage with an automatic wet system from a single 4" riser; there may be a dry system serving the second floor per documentation at the sprinkler entrance. There is a 4" fire department connection. The piping system appears in good condition however it is an aged system (exact year not known but assuming at least 40 years). Recommend that a new, 100% coverage NFPA 13 sprinkler system be installed.



Sprinkler Entrance



Recent Fixtures Upgrade

#### **Plumbing Systems Analysis**

The building is served by a 3" municipal water entrance no backflow preventers.

Domestic hot water is generated by a 65 gallon electric water heater with mfg. date of 2003. There is no master mixing valve to temper the hot water delivered to the building. The original steam to DWH maker/storage unit failed in 2012.

Plumbing fixtures have been recently updated with low flow type, vitreous china, wall hung and floor mount. Water coolers are ADA bi-level located in most hallways.

Plumbing sanitary, vent, and rain water piping consists of cast iron original building. Water distribution piping is copper. Most piping is in fair to good condition, however the 1950s piping systems are beyond their useful life of 30 years. Storm water and sewer exit the building as separated systems.

The existing plumbing systems are in fair to good condition considering the age of the original systems. Replacement plumbing fixtures are in near new condition. The original piping systems are beyond their service life of 30 years but in fair to good condition as witnessed in the crawl space. However these system should be upgraded with new PVC and copper piping systems; the copper piping will have lead free solder, a current code requirement.



3" Water Entrance



Cast Iron Rain Water Piping



Cast Iron Sanitary Piping

#### **Mechanical Systems Analysis**

The building is served by the steam boiler plant at Deering High via underground piping. Most all steam and condensate return piping is original to the building, 1952, and is beyond its expected service life of 30 years. Sections of the steam piping is covered with the original asbestos insulation. Maintenance on the steam system has been ongoing as evidence of the recently replaced condensate return pumps, less receiver.

Heating is accomplished by steam to floor mount unit ventilators, convectors, and fintube. All the steam heating and ventilating equipment and ducted systems are well beyond their expected service life.

Ventilation is accomplished via gravity relief ventilators (GRVs), many original to the building. The GRVs relieve air as OA is introduced thru the unit ventilators.

Existing temperature controls are pneumatic and beyond their expected service life. There is some newer DDC electric but it is nearing 20 years old. The existing HVAC systems are simple, comprised mostly of unit ventilators which are generally in fair operating condition given their age. The 65 year old underground steam and condensate return piping is very aged and most likely nearing failure. How and when to replace the equipment depends on whether there are planned building renovations or replace systems as a major HVAC upgrade. The best recommendation is to convert the original building to heating hot water and eliminate the aged steam equipment and steam / condensate piping. Install a hot water heating plant dedicated to Longfellow. All heating and ventilating equipment would need to be replaced/upgraded with new systems at the time of the steam to HW conversion. Also, coordinate the temperature controls DDC electric upgrade at the time of conversion. Basi-

cally, there are no intermediate steps with upgrading the HVAC at Longfellow without replacing all the HVAC systems.



Temperature Controls



Original Steam Piping with Asbestos Insulation



Unit Ventilators in Gym



Classroom Unit Ventilators

#### **Electrical Systems Analysis**

#### Electrical System Distribution

The electrical service is an underground utility primary to a utility transformer vault located within the building; the vault is only accessible to utility company personnel and was not inspected during our visit to the school. The secondary feeder from the transformer vault is installed in a wireway and supplies a series of very old fusible switches that have a combined rating of 600 amps at 208/120 volts, 3-phase, 4-wire. The current service entrance arrangement with the utility transformer vault within the building is an obsolete design. The service should be updated to a modern design with a pad mounted utility transformer.

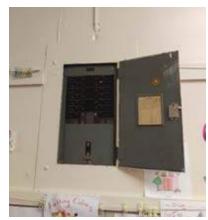
Power is distributed throughout the building via a mixture of fuse and circuit-breaker type Panelboards. Most of the distribution system is very old and has exceeded its anticipated useful life, except for a couple of residential-grade loadcenters that have been added over the years. Power distribution wiring is building wire in conduit. Like the equipment, the wiring has exceeded its anticipated useful life and should be replaced throughout.



Service disconnect switches



An old fuse panel.



Any old circuit breaker panel – a plastic cover has been field fabricated to cover live parts within.



A newer, residential-grade load center

#### Interior Lighting

Most interior areas are illuminated by fluorescent fixtures that utilize T8 lamps. Classrooms and corridors have very old louvered fixtures. Offices, toilets, mechanical and storage rooms are equipped with wraparound style fixtures. The Gym is illuminated by high-bay pendant luminaires. The lighting should be updated to LED fixtures with high-performance optics as part of any planned facility renovations.



Typical classroom lighting



Corridor lighting

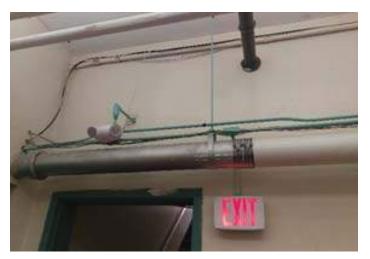
#### Exterior Lighting

Site lighting is provided by utility-owned pole lights. Building-mounted exterior lighting is a mix of LED and metal halide wall packs. The metal halide fixtures should be replaced with LED fixtures as the metal halide units fail. All of the existing fixtures will reach the end of their anticipated useful lives within 20 years.

#### **Emergency Lighting System**

Emergency lighting is provided by emergency battery units with integral and remote heads. The heads are a mixture of LED and incandescent. The LED emergency lighting units are in good condition and offer more than 10 years of anticipated useful life provided they are properly maintained and batteries are replaced as needed. Older incandescent units should be replaced with modern LED units as they fail. Outdoor emergency lighting should be provided at building exits.

LED illuminated exit signs with integral battery backup are appropriately located to mark means of egress.



An LED emergency light and exit sign



An incandescent emergency lighting unit

#### Fire Alarm System

The fire alarm control panel is a conventional zoned FCI control panel. Occupant notification does not comply with ADA or current standards in some areas; the classrooms are not equipped with visual notification appliances. The system has exceeded its anticipated useful life and should be updated to a fully addressable system.



Fire alarm control panel



Fire alarm horn/strobe unit

#### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service enters building below grade in what appears to be a 3" conduit. It is not clear where this conduit originates. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via an Atlas Sound paging amplifier.

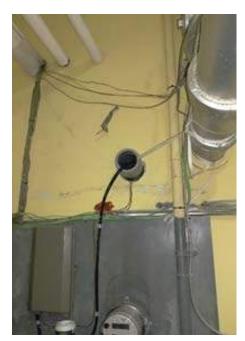
Data infrastructure is a Category 6 horizontal cable plant. WIFI is available throughout.

The school does not have a clock system. Battery clocks are utilized throughout and a network-connected programmable relay operates program bells.

Projectors on carts are utilized for audio/visual presentations in classrooms.



Paging amplifier



Telephone utility demarcation point



Data network cabinet

#### **Security Systems Analysis**

The school is equipped with a DSC intrusion alarm control panel. Alarms are initiated by motion detectors in corridors. There is no panic alarm system. The Intrusion detection system should be updated to a system that is integrated with the district-wide network system.

The school is not equipped with a security camera system, but there is an Aiphone video intercom system in place between the interior of the main entrance vestibule and the office. We recommend providing web-based digital cameras that are connected to the district servers.



Security alarm control panel

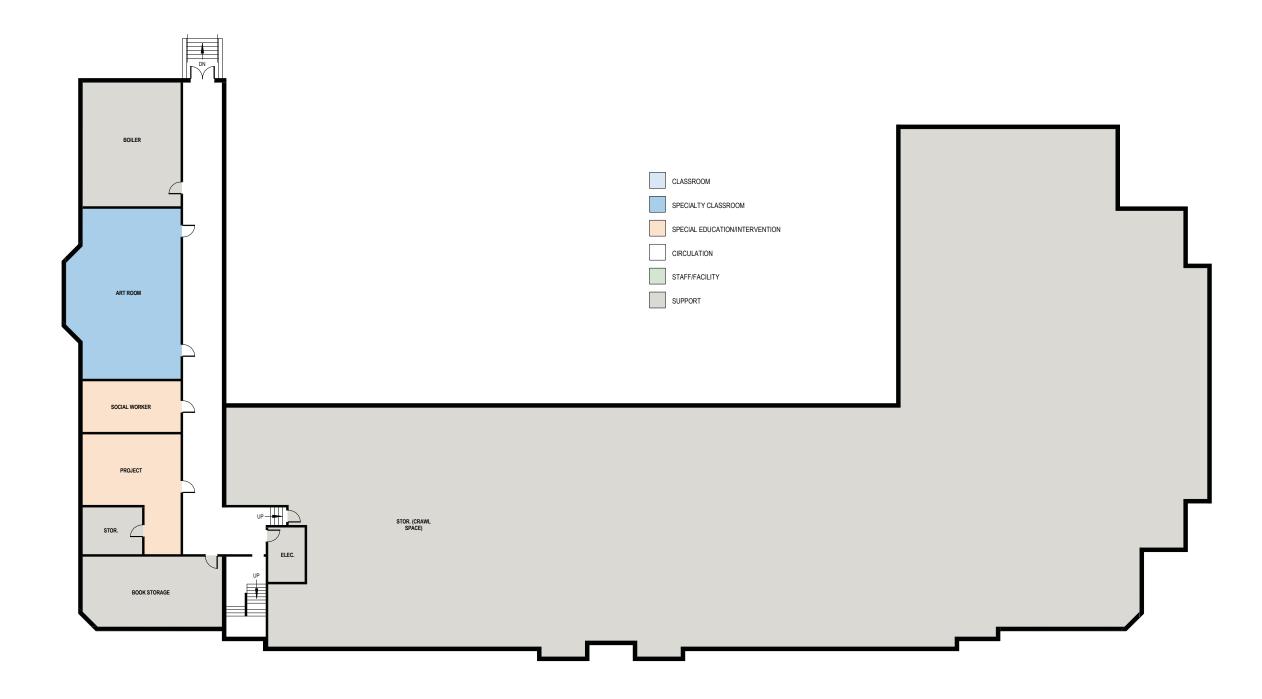


A corridor motion detector

# **SITE ANALYSIS**



# **BASEMENT FLOOR PLAN**



# FIRST FLOOR PLAN



# **SECOND FLOOR PLAN**







Main Entry

#### **General Building Data**

Address: 175 Auburn Street, Portland, Maine 04103

Serving Grade Levels: K - 5

Number of Students: 530

Number of Faculty and Staff: 66

Original Construction Date: 1958

Date of Addition(s): 1965

Building Age: 58 Years

Building Footprint: 50,600 Square Feet

Number of Stories: 1

Building Area: 50,600 Gross Square Feet

Total Site Area: 25.1178 Acres (Lyseth & Moore same parcel)

Zoning Designation: R2 Residential/ROS Recreation Open Space

#### **Overview**

Lyseth Elementary school was built in 1958 with additions in 1965. It serves over 500 students in grade levels K through 5 in the North Deering Neighborhood.

The building is not equipped with an automatic fire sprinkler system.

Lyseth domestic water is served by Lyman Moore's water entrance. Plumbing systems are vintage to the original building, with recent plumbing fixture upgrades.

Heating steam is supplied to Lyseth Elementary from Lyman Moore's boiler plant. HVAC systems are vintage to the original building with most equipment and piping beyond their useful service life.

Much of the power distribution system is at the end of its anticipated useful life. Some new panelboards have been recently installed to replace obsolete equipment, but they appear to have been connected the old wiring infrastructure.

Most interior lighting fixtures are at the end of their anticipated useful lives.

The fire alarm control panel is obsolete and the system does not comply with current standards for new facilities.

#### **Site Analysis**

Lyseth Elementary School is located on a 25.1 acre parcel of land shared with Lyman Moore Middle School within the R2 residential zone and ROS Recreation Open Space zone.

#### Accessibility

ADA accessibility throughout the site is poor. ADA parking spaces and ramps are not compliant. There are no detectable warning strips on site. The paved surfaces throughout the site are in poor condition and in need of replacement.

#### Circulation

Lyseth Elementary School and Lyman Moore Middle School are located along Lyseth Moore Drive which is accessible from Auburn Street and Jr Street. There is delineation between bus and parent drop off but the circulation, particularly along the shared access drive, could be improved. More permanent pedestrian ion protection is needed along the parent drop off loop.

#### Safety/Security

Improved security is needed: Students and faculty were observed entering and existing through multiple entries. A door at the rear of the school was propped open

#### Recommendations

- Confirm ADA ramp grades at front entry.
- Secure doors as necessary.
- Remove excessive paved area at the rear of the school and replace with an adequate fire lane and green space.
- Remove dirt pile at crosswalk.
- Mill an repave access drive, faculty parking lot, sidewalks and pavements in the service/loading area.
- Replace bituminous curb within interior loop.
- Install wheel stops and paint a parking aisle at ADA parking space that adjoins the sidewalk.
- Replace faded fire lane sign.

- Reconfigure signage, paint and install curb to improve parent and bus circulation.
- Install sidewalk, curb and guardrail at parent drop off loop.
- Install detectable warning panels at all crosswalks.
- Install screening around dumpsters.
- Delineate public trail and separate with fencing.
- Replace paved site stabilization with retaining walls at rear of school (possibly combine with Portland trail delineation).
- Remove winterberry bush from taste section of sensory garden as these berries are toxic.
- Remove remnants of guardrail at faculty parking lot.
- Relocate bicycle racks closer to main entry.
- Add catch basins to address ponding and erosion issues in loop.
- Adjust existing catch basin covers to grade where applicable.
- Potential stormwater treatment area at the front planting area.

#### **Structural System Analysis**

#### Structural System Description:

Roof is Tectum roof deck spanning to steel bar joists. Joists are supported at interior by CMU walls in double-loaded corridor format. Joists are supported at the exterior by structural steel beams and columns.

#### Lateral Force Resisting System (LFRS):

Most likely consists of interior CMU bearing walls. However, roofs are generally not well connected to walls, so it's unlikely there is a load path to bring lateral forces from the diaphragm to the walls.

#### Exterior Wall System Description:

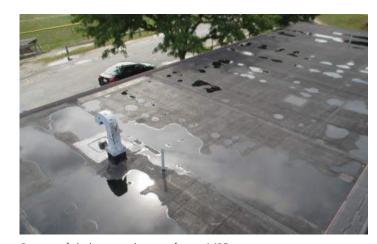
Structural walls consist of brick veneer tied to CMU walls.

#### Foundation System Description:

Frost protected, shallow foundations assumed.

#### **Structural Conditions and Concerns:**

- Drift zones around multi-purpose room have been reinforced with additional framing. Therefore, no concerns at these locations. However, there are two canopies that snow can drift onto, and it is unlikely these canopies have been design for such loads.
- Window and door lintels are rusting. Recommend replacing them in the near future.
- Foundation wall control joint sealants are in poor shape and should be replaced.
- The low roof beyond the far wall of the multi-purpose room does is very flat and does not shed water well. Recommend providing additional materials to improve roof slope and drainage.
- The clerestory windows in the multi-purpose room are susceptible to wind-driven rain and snow. Leaks in these windows can cause damage to the roof structure over time. The beginning signs of rust/ corrosion were observed in the roof joists at these locations. Recommend monitoring this area, and replacing any damaged windows or sealants to prevent moisture infiltration.
- The ladders used to access the high roof at the MPR are not anchored to the exterior walls at the top.
   This creates a potentially unsafe condition.



Poor roof drainage at low roof near MPR



Clerestory windows to MPR - monitor for leaks



Foundation wall sealant to be replaced

#### **Fire Protection Analysis**

No existing fire sprinkler system. Recommend a new 100% coverage NFPA 13 sprinkler system be installed.

#### **Plumbing Systems Analysis**

Lyseth is served domestic water from Lyman Moore; there is no meter or backflow preventer at Lyseth's entrance.

Domestic hot water is generated by a 40 gallon electric heat pump water heater with mfg. date of 2016. There is an existing DHW tempering valve and pumped recirculation from the building. Plumbing fixtures have been recently updated with low flow type, vitreous china, wall hung and floor mount.

Plumbing sanitary, vent, and rain water piping consists of cast iron original building. Water distribution piping is copper soldered joints. Plumbing piping systems have an expected useful life of 30 years. Storm water and sewer exit the building as separated systems.

The existing plumbing systems are in fair to good condition considering the age of the original systems. The original piping systems are beyond their service life of 30 years and complete replacement is recommended. New piping will be PVC and copper systems; the copper piping will have lead free soldered joints, a current code requirement.



Recent Fixtures Upgrade



New Heat Pump Water Heater

#### **Mechanical Systems Analysis**

The building is served by the steam boiler plant at Lyman Moore via underground piping (recently replaced piping). Most all steam and condensate return piping is original to the building, 1960, and is beyond its expected service life of 30 years. Maintenance on the steam system has been ongoing to replace traps and update some controls from manual operation.

Heating is accomplished by steam to floor mount unit ventilators, convectors, and fintube. All the steam heating and ventilating equipment and ducted systems are well beyond their expected service life.

Ventilation is accomplished via gravity relief ventilators (GRVs), many original to the building. The GRVs relieve air as OA is introduced thru the unit ventilators. The gym has a large H&V air handler that also is original to the building and beyond its expected service life.

Existing temperature controls are pneumatic and beyond their expected service life. There is some newer DDC electric but it is nearing 20 years old. The existing HVAC systems are simple, comprised mostly of unit ventilators which are generally in fair operating condition given their age. How and when to replace the equipment depends on whether there are planned building renovations or replace systems as a major HVAC upgrade. The best recommendation is to convert the original building to heating hot water and eliminate the aged steam equipment and steam / condensate piping. Install a hot water heating plant dedicated to Lyseth. All heating and ventilating equipment would need to be replaced/upgraded with new systems at the time of the steam to HW conversion. Also, coordinate the temperature controls DDC electric upgrade at the time of conversion. Basically, there are no intermediate steps with upgrading the HVAC at Lyseth without replacing all HVAC systems.



Temperature Controls



Original Steam Piping



Classroom Unit Ventilator



H&V Air Handler in Gym Mezzanine

#### **Electrical Systems Analysis**

#### Electrical System Distribution

The service is supplied by an underground primary in (2) 5" conduits from overhead utility lines to a utility transformer vault located within the building. The secondary feeder from the transformer vault is installed in conduit and terminates at a 1960-vintage, 800-amp, 208Y/120-volt, 3-phase, 4-wire GE switchboard. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts. The current service entrance arrangement with the utility transformer vault within the building is an obsolete design, and the switchboard has exceeded its anticipated useful life. The service should be updated to a modern design with a pad mounted utility transformer. Further investigation by the utility company is required to determine the cause of shorts due to squirrel activity.

It was also noted that the switchboard is located in a room that is shared with program space. The area in front of the switchboard should be kept clear for a depth of at least 36 inches to provide code-required access to the equipment.

Most branch-circuit panels have been recently updated to modern Square D panelboards. It appears that the new panels were connected to the existing feeders, the conductors of which have exceeded their anticipated useful lives. Four 1960-vintageGE panelboards that are obsolete remain in place. The obsolete GE Panelboards should be updated and the distribution wiring system replaced throughout.

Classrooms generally lack appropriately-located receptacles. We recommend adding receptacles and associated branch circuits throughout to satisfy program needs and eliminate the need for extension cords.



Interior of transformer vault



Service entrance switchboard



An old GE panelboard



A recently installed Square D panelboard



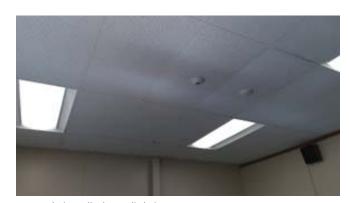
Old louvered fluorescent fixtures.



A classroom with fluorescent lens troffers

#### Interior Lighting

Most classrooms are illuminated by fluorescent lens troffers that utilize T8 lamps, although some very old louvered linear fluorescent luminaires were noted. Three classrooms have been updated to LED. Individually addressable LED fixtures with Acuity Brands N-Light control are installed in one classroom as a test. Offices and corridors are also illuminated by T8 Fluorescent lens troffers, and T8 fluorescent high-bay fixtures are installed in the gym. Incandescent lighting is still in use in the basement mechanical room. Lighting throughout should be updated to LED with high performance optics as part of any planned facility renovations. All existing fixtures will reach the end of their anticipated useful lives within 20 years.



Recently installed LED lighting



Gym lighting

#### **Exterior Lighting**

Site lighting consists of utility-owned, pole mounted flood lights. Building-mounted exterior lighting is a mixture of LED wall packs and LED downlights installed at canopies. The fixtures are nearly new and in good condition. They will reach the end of their anticipated useful lives within 20 years.

#### Emergency Lighting System

Emergency battery units with integral and remote incandescent heads provide illumination for means of egress. LED illuminated exit signs with integral battery backup are appropriately located to mark means of egress. All existing units will reach the end of their anticipated useful lives within 20 years. We recommend update the emergency lighting units to LED and providing outdoor emergency lighting at building exits.

#### Fire Alarm System

The fire alarm control panel is an FCI conventional zoned panel. Occupant notification appears generally to have be updated to comply with ADA, but the system is currently in trouble, reportedly due to a defective circuit board in control panel. A replacement circuit board is reportedly on order. We recommend updating the fire alarm throughout to an addressable system.



An LED downlight at an entrance canopy



Emergency lighting unit



Typical classroom fire alarm strobe



An LED wall pack



Typical exit sign



Typical classroom fire alarm strobe

#### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service to the building is installed in an underground 2" conduit that originates at the utility riser pole and terminates at a backboard located in a custodial/storage room. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via an amplifier. The VOIP phone system is utilized for intercom. The system is relatively new and in good condition.

The school has no central clock system; battery clocks are in use throughout. A network-connected programmable relay operates program bells.

The data system is served by an overhead fiber optic cable that terminates at the Main Distribution Frame (MDF), which is located in a custodial/storage room and housed in an exposed floor mounted rack. We recommend providing an enclosed cabinet in lieu of exposed rack at the MDF.

WIFI is available throughout the school.



Telephone utility demarcation



Utility riser pole



MDF

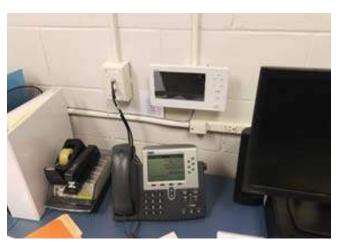
#### **Security Systems Analysis**

The intrusion alarm system consists of a 2012 vintage Bosch networkable control panel. Alarms are initiated by motion detectors. The system is in good condition but will reach the end of its anticipated useful life within 15 years. The building is not equipped with a panic alarm.

There is no security camera system, but an Aiphone video intercom provides communication with visual imaging and electric access control between the main entrance and the office. There is also an access control keypad at the exterior of the main entrance. We recommend providing digital cameras that are connected to the district servers.

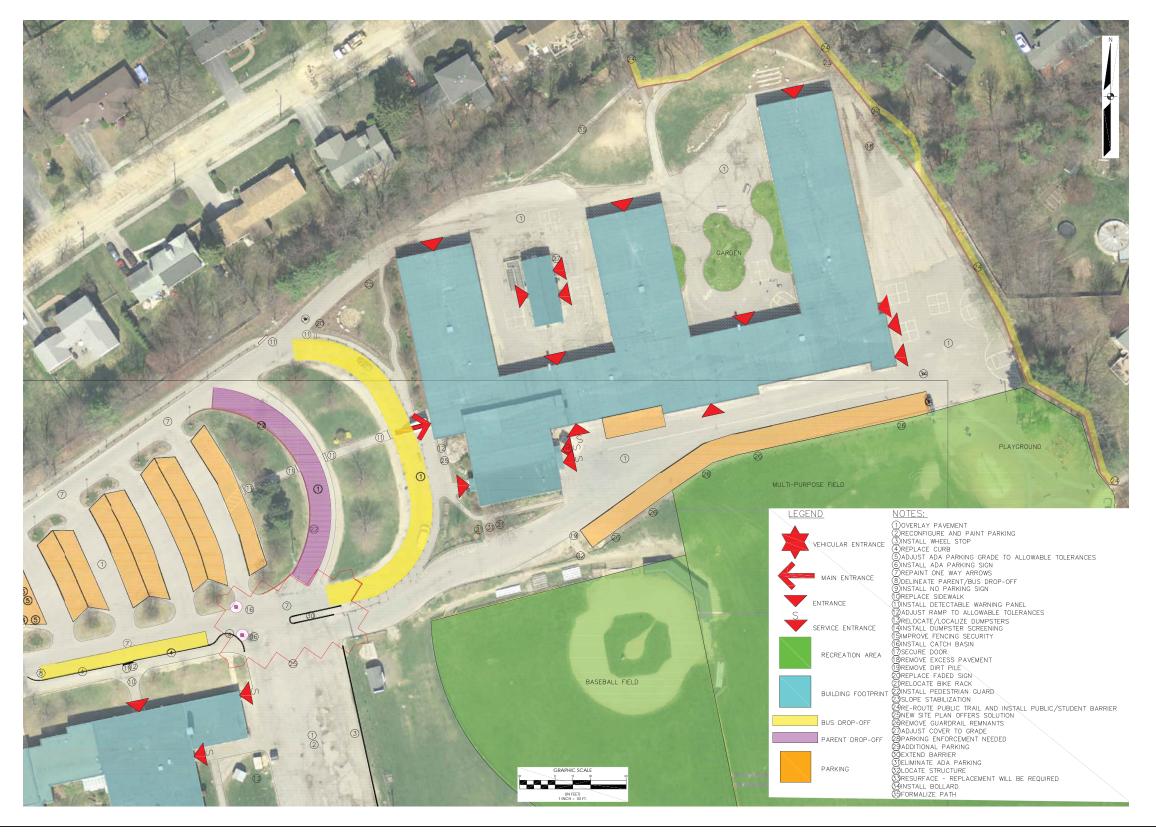


Security system keypad



Video intercom unit at main office

# **SITE ANALYSIS**



# **FIRST FLOOR PLAN**







Aerial View Main Entry

#### **General Building Data**

Address: 150 Ocean Avenue, Portland, ME

Serving Grade Levels: K - 5

Number of Students: 419

Number of Faculty and Staff: 83

Original Construction Date: 2011

Date of Addition(s): None

Building Age: 5 Years

Building Footprint: 45,051 Square Feet

Number of Stories: 2

Building Area: 70,315 Gross Square Feet

Total Site Area: 11.96 Acres

Zoning Designation: R5 Residential

#### **Overview**

Ocean Avenue Elementary School is the newest school in Portland opening to 440 students in 2011. It has 23 classrooms, including two district-wide, self-contained special education programs.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25.

Plumbing piping systems and fixtures are low flow fixtures original to the building.

The HVAC systems are original to the building with a remaining expected service life of 15+ years for most equipment.

The electrical systems are generally in excellent condition and have at least 15 years remaining in their anticipated useful lives.

The Intrusion Alarm system is not connected to the district-wide network. Updating the system to one that is capable of network access is desirable.

#### **Site Analysis**

Ocean Avenue School is located on a 12.0 acre parcel of land within the R5 residential zone.

#### Accessibility

Overall the site has great ADA access. There are a few missing wheel stops and one location that needs a detectable warning panel.

#### Circulation

Ocean Avenue School is accessible via Ocean Avenue for parent drop off and via Walton Street for bus drop off. There is a through connection between the two loops via mountable curb for emergency access. The only concern with circulation is the amount of available parking seems to be maxed out.

#### Safety/Security

No safety concerns.

#### Recommendations

- Replace missing wheel stop and install one additional
- Install detectable warning panel at ADA parking ramp.
- Reconfigure parking lot to allow for more spaces.
- Recommend curb around entrance to playground to remediate erosion.
- Adjust grade of pavement and/or sidewalk for ramp at service entrance to be flush.
- Install curbing and catch basin to mitigate ponding at landscape island.

#### **Structural System Analysis**

# Structural System Description (per original drawings, circa 2011):

- Foundations: cast-in-place concrete isolated and strip footings.
- First Floor Slab: 4 in. thick concrete slab-on-grade with #3@20.
- Second Floor Slab: 3½ in. 3 in. thick concrete slab on 2 in. metal deck, supported on steel beams spanning to column. Mechanical area near stage is 4 in thick concrete slab on 9/16" metal deck bearing on cold formed joists spanning to cold formed walls.
- Roof Construction: 1½ in metal roof deck bearing on steel beams or joist and spanning to steel columns. In some areas the deck is cellular acoustic type.

# Lateral Force Resisting System:

Steel concentric brace frames.

#### Exterior Wall System Description:

Masonry Veneer with metal stud back up

#### Structural Conditions and Concerns:

• Mortar at top of chimney



Mortar at top of chimney

#### **Fire Protection Analysis**

The 6" sprinkler entrance is supplied by municipal water and has a testable backflow preventer. The sprinkler system is a complete automatic wet system, (2) 4"risers, with a 4" Knox storz w/guard, fire department connection. There has been sprinkler backflow tests performed annually. The piping system is in good condition. There is a sprinkler cabinet with wrench and spare heads.



Sprinkler Entrance

#### **Plumbing Systems Analysis**

The building has municipal water, sewer, and storm water services. The 4" water entrance has a double check RPZ backflow preventer that was recently inspected.

Domestic hot water is generated indirectly by boiler water to Cemline DHW maker/storage unit. This unit has an expected service life of 15 years left. DHW is also generated by a separate Cemline DHW maker/storage unit from solar thermal heating water. This unit also has an expected service life of 15 years left.

Plumbing fixtures are in good operating condition and well maintained. The fixtures are low flow type, vitreous china. Water coolers are ADA bi-level (no bottle fill) and are located in most hallways.

Plumbing piping consists of copper domestic and PVC sanitary and rainwater and are in very good condition and well insulated. Storm water and sewer are separated systems.

Natural gas service the building.

The existing plumbing systems and fixtures are well maintained and in very good condition. At this present time, continue with maintenance would be the only requirement.



Water Entrance w/RPZ Backflow Preventer



Domestic Hot Water Makers/Storage

#### **Mechanical Systems Analysis**

The central boiler plant serving the school consists of (2) Superior model 4-X-205 firetube boilers, 1,339 MBH gross output (mfg. 2010). The burners are natural gas. Combustion air is supplied via variable speed supply fan located just inside from the wall louver. Hot water is circulated throughout the building by base mount pumps operate thru VFD controllers with lead/lag operation. The boilers and equipment are within their expected service life 20 years.

The cooling plant serving the limited air conditioning in the building consists of an air cooled 30 ton Trane CGAM 030F (mfg. 2011) chiller mounted at grade outside of the boiler room. Inline chilled water pumps circulate chilled water thru VFD controllers with lead/ lag operation to air handlers providing air conditioning to limited spaces.

Space ventilation air is provided to classrooms thru indoor air handlers (AHUs / heating Energy Recovery only) that have VFD fan operation. The classroom displacement ventilation systems have VAV terminals (no reheat) which operate in sequences with the respective AHU fan speed as the VAV terminals modulate. Ventilation air is provided to other spaces such as administration thru air handlers (AHUs/heating & chilled water cooling) that have VAV fan operation. Zone heating and cooling VAV terminals (with reheat) operate in sequence with the respective AHU fan speed as the VAV terminal modulate. Built up indoor AHUs have an expected service life of 25 years.

Space heating is accomplished thru the indoor AHUs (heating/ERU) with VAV reheat terminals, fin tube, radiant ceiling panels and CUHs. Most of this terminal heating equipment has a 15 year expected service life with hydronic radiant ceiling panels at 20 years. Space cooling (limited areas) is accomplished thru the indoor AHUs (Heating/Cooling/ERU) that supply cooling air thru VAV cooling terminals.

Other than the kitchen and dishwasher hoods which have separate exhaust fans, most other areas are exhausted thru the AHUs with energy recovery wheels. EFs have an expected service life of 20 years.

Temperature controls are DDC electric with full graphics front end.

In general most HVAC systems are well within their expected service life where the systems where installed/commissioned in 2011. Other than continued maintenance there are no immediate recommendations.



Heating Plant - (2) Boilers



Cooling Plant—Air Cooled Chiller



Air Handler with Heating & Cooling



Air Handler Heating Only—Displacement Ventilation



Heating Pumps



Chilled Water Pumps

#### **Electrical Systems Analysis**

#### **Electrical System Distribution**

The service is underground, with a primary feeder from overhead utility lines terminating at a 500 kVA utility-owned pad-mount transformer. The service entrance conductors from the transformer are building wire in underground conduit and terminate at the main circuit breaker of a 1200-amp, 480/277-volt 3-phase, 4-wire GE main distribution panelboard. Branch-circuit and distribution panels throughout the building are 2011 vintage GE circuit-breaker type panelboards.

Based on what can be seen from a simple visual inspection the feeders and exposed branch-circuit wiring are building wire installed in conduit. We anticipate that concealed branch-circuits wiring is type MC cable. Receptacles throughout the school appear to be located appropriately for the current program.

The service entrance and power distribution equipment and wiring have greater than 20 years remaining in their anticipated useful lives.



Utility Pad Mount Transformer



Main Distribution Panelboard



A Typical Branch-Circuit Panelboard



An Electrical Room

#### Interior Lighting

Interior areas are illuminated by fixtures of various styles generally utilizing a mixture of linear fluorescent T8 and T5 lamps and compact fluorescent lamps, although the Stage performance lighting is quartz halogen. Classrooms have pendant mounted linear direct/indirect T8 fixtures with daylight responsive dimming. Luminaires in offices are recessed T8 with direct/indirect distribution. Toilets are equipped with T8 wrap-around style fixtures. Mechanical and storage areas have T8 fluorescent strips with wire guards. Highbay fixtures with T5 lamps illuminate the Gym. Corridors are illuminated by decorative compact fluorescent sconces. Compact fluorescent pendant luminaires are used in the Cafetorium and Library. The existing light fixtures will reach the end of their anticipated useful lives within 15 years.



Typical Classroom Lighting



Library Lighting



Gym Lighting



Cafetorium Lighting

#### **Exterior Lighting**

Exterior areas are illuminated by metal halide "shoe-box" style, pole mounted fixtures and building mounted metal halide wall packs. Based on what can be seen from a simple visual inspection, it appears that the exterior lighting system provides illumination levels as recommended by IES. The existing fixtures will reach the end of their anticipated useful lives within 15 years.



Typical Pole Light



Typical Wall packs

#### Emergency Lighting System

Emergency battery units with integral and remote DC heads and self-diagnostics provide emergency lighting for means of egress. Emergency lighting includes the areas at the exterior of exits. LED illuminated exit signs with integral battery backup are located appropriately to mark means of egress. The emergency lighting units and exit signs are in good condition and offer approximately 15 years of anticipated useful life provided they are properly maintained and batteries are replaced as needed.



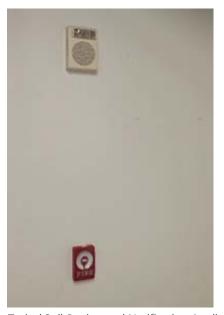
An Exit Sign and Emergency Light Heads



Typical Outdoor Emergency Lighting

#### Fire Alarm System

The fire alarm control panel is a 2011 vintage Gamewell FCI E3 Series addressable control panel. Alarms are initiated by manual pull stations at building exits, smoke and heat detectors in selected areas, and by activation of the building's sprinkler system. The fire alarm system appears to comply with current codes and standards. The system will reach the end of its anticipated useful life within 15 years.



Typical Pull Station and Notification Appliance



Fire Alarm Control Panel

#### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

Data & telecommunications services enter the building in an underground duct bank that originates at the utility riser pole. The duct bank consists of four 4" conduits: telephone, data, cable television, and spare.

The school is equipped with a Rauland Telecenter Intercom/Paging System as well as Cisco Voice-over-internet-protocol (VOIP) Telephones that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building.

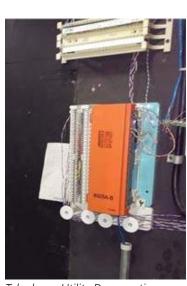
Data infrastructure is a Category 6 horizontal cable plant for both voice and data with a fiber optic backbone cable. Network electronics and patch panels are rack mounted in spaces dedicated to telecommunications. WIFI is available throughout.

A master clock system was installed when the school was constructed, but the original clock system has failed and battery clocks are currently in use.

All classrooms are equipped with ceiling mounted projectors and smart boards.



Main Distribution Frame



Telephone Utility Demarcation

#### **Security Systems Analysis**

The intrusion alarm system in controlled by a Honey-well control panel that is not capable of being connected to the district-wide network. Alarms are initiated on the system by motion detectors located in corridors and classrooms. A panic alarm system with activation buttons located at the reception desk in the main office is part of the intrusion alarm/access control system. We recommend providing an intrusion alarm control panel that can be integrated with the district-wide network.

A Lenel access control system with card readers located at all exterior doors provides exterior door monitoring. The system has two control panels, one of which is not currently in use and appears to have been installed to provide expansion capability.

The main office has a clear line of sight to the main entrance. An Aiphone intercom system provides audio communication between the main entrance vestibule interior door and main office.

A security camera System with 8 cameras monitors the grounds behind school. The City is reportedly in the process of replacing the existing cameras with units that will be connected to the district-wide video insight network system.



Main Office Entry Intercom and Access Control and Intrusion Alarm Keypads



Unused Access Control Panel

# **SITE ANALYSIS**



# FIRST FLOOR PLAN



CLASSROOM

CIRCULATION

STAFF/FACILITY

SUPPORT

SPECIALTY CLASSROOM

SPECIAL EDUCATION/INTERVENTION

# **SECOND FLOOR PLAN**



CLASSROOM

SPECIALTY CLASSROOM



SPECIAL EDUCATION/INTERVENTION



STAFF/FACILITY







Aerial View Main Entry

#### **General Building Data**

Address: 4 Church Street, Peaks Island, ME 04108

Serving Grade Levels: K - 5

Number of Students: 38

Number of Faculty and Staff: 23

Original Construction Date: 1869

Date of Addition(s): Additions in 1950 and 1953

Building Age: 147 Years

Building Footprint: 10,300 Square Feet

Number of Stories: 2

Building Area: 13,100 Gross Square Feet

Total Site Area: 0.9605 Acres

Zoning Designation: IR-2 Island Residential

#### **Overview**

Peaks Island Elementary School was built in 1869 with additions in 1950 and 1953. It serves a small population of students in grade levels K through 5.

The building does not have a fire sprinkler system.

Most all plumbing fixtures have been upgraded recently to low flow fixtures. Most piping systems are vintage to the 1950s with some upgrades thru repairs.

The steam boiler and condensate return pump are new (2016) and the remaining steam system appears to be vintage 1950s.

Electrical systems are generally at the end of or have exceeded their anticipated useful lives.

There is no intrusion alarm or security camera system.

#### **Site Analysis**

Peaks Island School is located on a 1.0 acre parcel of land within the IR-2 Island Residential zone.

#### Accessibility

Only one ADA accessible entrance. A switch back ADA ramp is recommended at the rear of the school to provide an additional ADA accessible emergency exit. There is no defined parking area as most students and staff walk or bike to the school. At least one ADA parking space is recommended.

#### Circulation

There is minimal traffic on the island during the school year. There is no bus transportation. A drop-off and pick-up area is designated across the street from the school on Church Avenue.

#### Safety/Security

Observed smoking on school grounds. Observed multiple gates open around playground area. Recommend gates to be closed during school hours for security.

#### Recommendations

- Secure playground area.
- Designate at least one parking space for ADA.
- Handrail needed at rock steps at rear of school.
   Regrade slope or install stairs.
- Install detectable warning panels at crosswalk.
- Install additional school zone signage.
- Install switch back ramp at rear of school for emergency ADA exit.
- Benches at playground need replacement.
- Mulch side slope with woven fabric is bare. Remove fabric and install riprap or other slop stabilization. Remove knot weed.
- Install check dam at gate on Pleasant Avenue to eliminate scour/erosion of footpath.

#### **Structural System Analysis**

Structural System Description:

Access limited to basement areas; exterior brick masonry with wood & timber framing

Lateral Framing Resistance System:
Unreinforced brick masonry, multi wythe

#### Exterior Wall System Description:

Multi wythe brick masonry construction; gym appeared to be load bearing CMU with brick façade.



Wall in boiler room



Fire escape



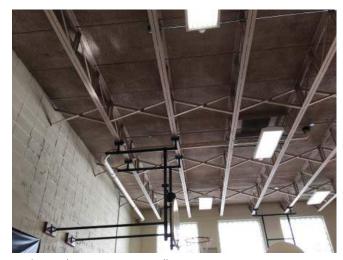
Checked wood in basement



Fire escape



Fire escape



Moisture damage at Gym wall



Lintel

#### **Fire Protection Analysis**

No fire sprinkler system installed.

Recommend installing a NFPA 13 complete automatic sprinkler system—may require a fire pump and tank.

#### **Plumbing Systems Analysis**

The building is served with a 2" municipal water entrance with no backflow preventer. Domestic hot water is provided via (1) electric dual 4500w elements, 40 gallon water heater was installed in 1998; the typical service life for an electric water is 15 years. There is (1) 15 gal electric water heater (recently installed) located in the small kitchen adjacent to the pot sink.

The existing distribution, sanitary and storm water piping systems appear to be 1950s era; although most piping insulation did not have asbestos meaning that either the insulation was replaced or piping and insulation were replaced in different areas of the building. The rain water piping system has been replaced with PVC piping. The storm and sewer are separated systems.

Many plumbing fixtures have been upgraded recently with low flow fixtures, including an ADA water cooler with bottle fill.

The existing plumbing systems in general appear mostly vintage (with the exception of fixture upgrades) and appear to be functioning with required maintenance. The distribution piping is beyond its typical useful service life of 30 years. A water distribution piping replacement project would provide a piping system with lead free solder, a current code requirement. The 40 gallon water heater is beyond its useful service life and should be replaced.



Municipal Water Entrance



Lavatory With Vintage Piping

#### **Mechanical Systems Analysis**

The heating plant consists of a new (2014) steam boiler (approx. 650 MBH) and condensate/feed pump unit. Most all steam and condensate return piping appears 1950s vintage, beyond the useful service life of 30 years. Some piping is bare (asbestos removal) while other piping has been reinsulated with fiberglass insulation.

The only ventilation systems in the school are unit ventilators (UVs) that have direct wall louvers for outside air (OA). Roof top gravity ventilators relieve OA brought in thru the UVs. Other than roof top wind turbines serving toilet areas there are no mechanical rooftop exhaust fans. UVs are 1950s vintage and beyond the useful service life of 20 years.

Spaces are heated additionally with fin tube radiation and cast iron radiators, original 1950s vintage.

The temperature controls are partially pneumatic (boiler & UVs) and manual or thermostatic for fintube and CI radiators. The system is beyond its useful service life of 18 years.

The existing HVAC equipment, other than boiler plant are beyond their useful service life and should be replaced. Although the steam boiler is new it is recommended to replace the steam boiler with a hot water boiler to simplify the boiler plant (no HX or condensate pump) for the given size of the building. The building heating would be fin tube radiation throughout with CUHs at vestibules. Building ventilation would be (1 or 2) ERUs to supply fresh air to occupied space and exhaust toilet rooms and other odor producing spaces. The temperature controls should be upgraded at the time of steam to HW conversion, in lieu of its own upgrade project. Heating system conversion can be performed without major building renovations.



Typical Classroom Unit Ventilator



Gravity Ventilator and Wind Turbine



Cast Iron Radiation



Typical Classroom Fintube Where Installed



Vintage Steam Piping Insulated and None



Pneumatic Thermostats

#### **Electrical Systems Analysis**

#### Electrical System Distribution

The school has a 200-amp, 240/120-volt single-phase, 3-wire overhead service that terminates at a 1950's vintage fuse panel. The service entrance conductors and fuse panel have exceeded their anticipated useful lives. We recommend upgrading to a 3-phase service.

Branch circuit panels in the school are a 1970's vintage Cutler Hammer residential-grade load center, two 1960's vintage or older GE panelboards, and one modern residential-grade Siemens load center. Most of the feeders are very old building wire in conduit. The equipment and wiring are at the end of or have exceeded their anticipated useful lives and should be replaced with modern panelboards and feeders.

Branch-circuit wiring is a mix of old cloth-covered non-metallic sheathed cable (romex), old BX armored cable, modern romex cable, surface metal raceway, and single conductors in conduit. Extension cords are in use in some places due to a lack of appropriately located receptacles. Much of the wiring is over 40 years old and should be replaced. We also recommend adding receptacles and associated branch-circuit wiring to alleviate the need for extension cords, but the power distribution system must be updated as described above in order to facilitate this action.



Service Entrance Panelboard



Old Cutler-Hammer Load Center



Very Old Branch Circuit Wiring



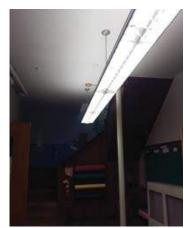
A 1960's vintage panelboard

#### **Interior Lighting**

Classroom on the first floor are illuminated by 2011 vintage T8 fluorescent lens troffers; second floor classrooms have old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps. Offices and corridors have a mixture of T8 fluorescent wraparound style luminaires and old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps. The gym is equipped with T8 Fluorescent high-bay fixtures. Old incandescent fixtures retrofitted with self-ballasted compact fluorescent lamps illuminate mechanical and storage rooms. We recommend updating the lighting to LED luminaires with high performance optics as part of any planned facility renovations. All existing fixtures will reach the end of their anticipated useful lives within 15 years.



Typical First Floor Classroom Lighting



Old Louvered Fixtures in First Floor Corridor

#### Exterior Lighting

Most outdoor luminaires are LED wall packs, although one HID wall pack and a couple of old recessed incandescent fixtures at entrance canopies were noted. There are no pole mounted fixtures. HID and incandescent outdoor luminaires should be updated to LED fixtures with full-cutoff optics. All fixtures will reach the end of their anticipated useful lives within 20 years.



An LED Wall Pack



An HID wall pack

#### Emergency Lighting System

Emergency lighting is provided by emergency battery units with integral and remote heads. There is no emergency lighting outdoors at the exterior of exits. Illuminated exit signs with integral battery backup are appropriately located to mark means of egress. We recommend replacing existing units with LED units as they fail and providing emergency lighting at the exterior of exits.



Emergency Battery Unit



An Exit Sign and Newer Emergency Lighting Unit

#### Fire Alarm System

The fire alarm system has a 4-zone conventional FCI control panel. The control panel is obsolete and does not comply with current standards for new systems. The system should be updated to a fully addressable system.



Fire Alarm Control Panel



Typical Horn/Strobe Unit

#### Lightning Protection System

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

The telephone service is overhead and enters the basement via an adjacent crawl space. The telephone system is a Nortel Analog system that is approximately 20 years old and at the end of its anticipated useful life. Classrooms are not equipped with telephones. The school is also equipped with a Dukane intercom/paging system that appears to be more than 25 years old. We recommend providing voice-over-internet-protocol (VOIP) telephones that are part of the district-wide network, and providing paging and intercom that are integrated with VOIP phone system.

The data service is a utility fiber-optic cable that enters the building overhead and is routed with the telephone service through a crawlspace and into the basement. Horizontal cabling is category 5 and terminates at a patch panel in the basement. We recommend updating the cable plan to current BICSI standards.

The school has no central clock or functioning bell system.



Telecommunications Backboard



Intercom System Head End

#### Security Systems Analysis

There is no Intrusion Alarm System. We recommend providing an intrusion alarm system that is connected to the district-wide network.

There is no security camera system, but there is an Aiphone video intercom that provides communication with video imaging between the main entrance and office. A web-based security camera system that is part of the district-wide network DVR system is recommended.



Video Intercom at Entrance

# **SITE ANALYSIS**



# FIRST FLOOR PLAN

# DN = OFFICES 05 06 STAGE GYMNASIUM STOR. CLASSROOM CLASSROOM 01 04 02 03

#### SECOND FLOOR PLAN



#### PRESUMPSCOT ELEMENTARY SCHOOL





Main Entry

#### **General Building Data**

Address: 69 Presumpscot Street, Portland, ME

Serving Grade Levels: PreK - 5

Number of Students: 250

Number of Faculty and Staff: 43

Original Construction Date: 1962

Date of Addition(s): (3) Portables in 2002

Building Age: 54 Years

Building Footprint: 25,395 Square Feet

Number of Stories: 1

Building Area: 25,394 Gross Square Feet

Total Site Area: 7.0417 Acres

Zoning Designation: R5 Residential/IM Industrial - Moderate Impact

#### **Overview**

Presumpscot Elementary School serves of population of 250 students in grade levels pre-kindergarten through 5. The facility was constructed in 1962 and three portable classroom buildings were added in 2002.

The building is not equipped with a fire sprinkler system.

Plumbing systems are vintage to the original building, with recent plumbing fixture upgrades.

The existing steam boiler plant (boiler replaced in 2012) supplies steam to HVAC systems which are vintage to the original building with most equipment and piping beyond their useful service life.

Electrical systems are generally at or past the end of their anticipated useful lives.

The intrusion alarm system has approximately 8 years remaining in its anticipated useful life, but is not capable of being connected to the district-wide network.

#### **Site Analysis**

Presumpscot Elementary School is located on a 7.0 acre parcel of land within the R5 residential zone and IM moderate industrial impact zone.

#### Accessibility

ADA accessibility throughout the site is poor. ADA parking spaces and ramps are not compliant. There are no detectable warning strips on site. The paved surfaces throughout the site are in poor condition and in need of full depth reconstruction. Paved ramps at doors should have handrails and vertical lip.

#### Circulation

Presumpscot Elementary School is accessible via Presumpscot Street. Circulation through the staff parking area and bus drop off is a one-way access drive with an exit onto Sherwood Street. Bus and staff parking circulation is poor but could be improved with xyz circulation plan which would also improve fire lane access.

#### Safety/Security

The chain link fence surrounding the site is in poor condition. The mulch barrier around the playground equipment introduces a trip hazard. Recommend relocating bike racks closer to front entry away from dumpster area and loading zone. There is curerntly 3/4 fire lane access with modular classrooms reducing the fire lane width at the back of the school.

#### Recommendations

- Provide ADA compliant route from ADA parking area to building, as none currently exist.
- Relocate bike racks closer to front entry.
- Provide ADA signage at parking stalls.
- Mill/remove existing bituminous pavement and repave bituminous surfaces.
- Improve fire lane access at north and northeast faces of the building.

- General site improvements for ADA compliance at doors.
- Provide one way signage on access to Sherwood Street.

## **Structural System Analysis**

## Structural System Description:

- Roof: Tectum planks bearing on steel joists spanning to steel beams and CMU walls. Some Steel columns are used at the high roof (above the gymnasium) original construction circa 1961 (date on original drawings).
- Ground floor: (per original drawings) 4 in. slab on grade (one area has a crawl space below)

## Lateral Load Resisting System (LFRS):

Masonry walls (assumed to be minimally unreinforced)

### Exterior Wall Construction:

Brick veneer with masonry back up.

### Structural Conditions and Concerns:

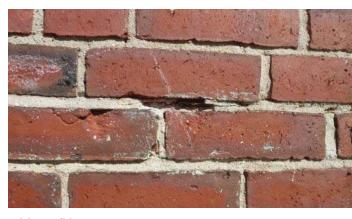
- The original roof was not design for snow drifts.
- One location was noted as having a beam stopping short of its support.
- One lintel is deflecting and needs replacement.



Lintel condition



Brick condition



Brick condition



Lintel condition



Beam condition



Tectum plank



Tectum plank

### **Fire Protection Analysis**

No complete coverage automatic fire sprinkler system is installed.

Recommend that a new, 100% coverage NFPA 13 sprinkler system be installed.

### **Plumbing Systems Analysis**

The 2" water entrance does not have backflow prevention, there are only isolation valves and a water meter.

Domestic hot water is generated by a 40 gallon electric heat pump water heater with mfg. date of 2003 and is nearing the end of its expected service life of 15 years. There is an existing DHW tempering valve and pumped recirculation throughout the building.

Most all plumbing fixtures have been recently updated with low flow type, vitreous china, wall hung and floor mount. Water coolers with bottle fills have also recently been installed.

Plumbing sanitary, vent, and rain water piping consists of cast iron original to the building. Water distribution piping is copper. All existing piping systems have an expected useful life of 30 years. The storm water and sewer exit the building as separated systems.

The existing plumbing systems are in fair to good condition considering the age of the original 1960's systems. The original piping systems are beyond their service life of 30 years and replacement is recommended. The existing sanitary and distribution systems should be upgraded with new PVC and copper piping systems; the copper piping will have lead free solder, a current code requirement.



Original Water Entrance



Upgraded Plumbing Fixtures



Electric Water Heater & Mixing Valve



Upgraded Lavatory Fixtures



Original Pneumatic Temperature Control Panel



Condensate Pump Unit

### **Mechanical Systems Analysis**

The building is served by a single Hurst steam boiler recently installed in 2112. The boiler is rated at 2,588 #/ Hr (2,500,000 BTU/Hr) with dual fuel #2 oil and natural gas. The fuel oil tank is 8,000 gallons. An original condensate boiler feed tank unit has had the duplex pumps replaced over the years. A firetube steam boiler has an expected service life of 30 years.

Most all steam and condensate return piping is original to the building (1960's) and is beyond its expected service life of 30 years. Maintenance on the steam system has been ongoing to replace traps and update some controls from manual operation to thermostatic. Heating is accomplished by steam to floor mount unit ventilators, convectors, fintube, and UHs. All the steam heating and ventilating equipment and ducted systems are well beyond their expected service life of 20-25 years.

Ventilation is accomplished via gravity relief ventilators (GRVs), many original to the building. The GRVs relieve outdoor air (OA) introduced thru the unit ventilators. The gym has a large H&V air handler that also is original to the building and beyond its expected service life.

Existing temperature controls are pneumatic and beyond their expected service life.

The existing HVAC systems are simple, comprised mostly of unit ventilators which are generally in fair operating condition given their age. How and when to replace the equipment depends on whether there are planned building renovations or to replace all systems as a major HVAC upgrade. The best recommendation is to convert the original building to heating hot water and eliminate the aged steam equipment and steam / condensate piping. Install a hot water heating plant based on gas fired condensing boilers. All heating and ventilating equipment would need to be replaced/upgraded with new systems at the time of the steam to

HW conversion. Also, coordinate the temperature controls DDC electric upgrade at the time of conversion. Basically, there are no intermediate steps with upgrading the HVAC systems at Presumpscot without replacing all the HVAC systems at the time of the hot water conversion.



Steam Boiler



Gravity Relief Ventilators

## **Electrical Systems Analysis**

### **Electrical System Distribution**

The utility primary is installed in underground conduits from a riser pole to a utility pad mount transformer. The transformer is closer to the building than current Central Maine Power Co. standards allow and the concrete transformer pad is smaller than CMP's current design standard. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts. Further investigation by utility company is required to determine cause of shorts due to squirrel activity, but considering the age of the service, it should be updated to current CMP standards.

The service entrance to the building runs underground in conduit from the pad mount transformer to a 1962 vintage 450-amp, 208/120-volt 3-phase, 4-wire Bulldog Electric switchboard. The service equipment and conductors have exceeded their anticipated useful lives and should be replaced. In the short term, we recommend performing an infrared scan to assess the condition of terminations and contacts.

Branch-circuit panels are a mix of early 1960's vintage ITE panelboards and residential/light commercial grade load centers, which are located in the boiler room and a in a corridor. Based on what can be viewed from a simple walk-through of the facility, most of the feeders appear to be building wire in conduit; the load center that is located in a corridor and supplies the modular classrooms is wired using type SE service entrance cable. We recommend updating the distribution system and wiring throughout.

Receptacles appear to be located appropriately for the current program. Based on what can be seen during a visual inspection, wiring methods used are building wire in conduit and surface metal raceway, as well as type MC cable.



Utility Pad Mount Transformer



An Original Panelboard



Load Center in Corridor – Feeds Modular Classrooms



Service Entrance Switchboard

### **Interior Lighting**

Interior luminaires throughout the school utilize linear T8 fluorescent lamps. The fixtures in most areas are recessed lens troffers, but pendant mounted high-bay fixtures are used in the Gym and mechanical and storage areas have strip lights. We recommend updating the lighting to LED luminaires with high performance optics.



Gym Lighting



Typical Classroom Lighting



Corridor Lighting



Boiler Room Lighting

## **Exterior Lighting**

Outdoor areas are illuminated by a mixture of utilityowned pole mounted flood lights and LED wall packs. Some areas are not illuminated to levels recommended by IES. The wall packs are fairly new and in good condition, but will reach the end of their anticipated useful lives within 20 years. We recommend providing full cut-off LED pole mounted fixtures to provide illumination as recommended by IES.



A Typical LED Wall Pack

## Emergency Lighting System

Emergency battery units with integral and remote incandescent heads provide illumination for means of egress. There is no emergency light at the exterior of building exits. Exit signs are appropriately located to mark means of egress, but some of the units are very old and do not have battery backup. All existing units will reach the end of their anticipated useful lives within 20 years. We recommend updating the emergency lighting units to and all exit signs to LED and providing outdoor emergency lighting at building exits.



Emergency Lighting Battery Unit



An Original Exit Sign

## Fire Alarm System

The fire alarm control panel is a 1980's vintage conventional 4-zone FCI control panel. Occupant notification does not comply with ADA or current standards. Some pull stations are not located as required by current standards. The system has exceeded its anticipated useful life and should be updated to a fully addressable system.



Fire Alarm Control Panel

### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

## Data/Telephone/Classroom Intercom/Clock Systems

Telephone service to the building is installed in an underground 1" conduit. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via a 2012 vintage amplifier. The VOIP phone system is utilized for intercom. The system is relatively new and in good condition.

The School has an overhead cable television service.

There is no central clock system. Battery clocks are in use throughout the school.

The Main Distribution Frame (MDF) is a wall mounted enclosed cabinet located in a shared space. WIFI network connectivity is available throughout the school. There is an abandoned exposed Category 5 patch panel and some horizontal cabling in a classroom that was once a computer lab. We recommend removing the abandoned Category 5 infrastructure and cabling and provide dedicated equipment spaces to house data networking terminations and equipment.



Main Distribution Frame (MDF)



Abandoned Data Patch Panel

### **Security Systems Analysis**

The intrusion alarm panel is controlled by a 2009 vintage GE security alarm control panel. Motion detectors are located in classrooms and corridors. There is no panic alarm system. The control panel has about 8 years remaining in its anticipated useful life, but is not capable of being connected to the district-wide network. We recommend updating the system to one that is integrated with the district-wide network.

The building is reportedly wired for network security cameras but the cameras were not yet installed at the time of our visit. We recommend providing web-based security cameras connected to the district-wide network.

Access Control keypads are installed at the main entry and the exits at end of corridors. Access control via a fob reader is provided at the entrance to the building from the modular classrooms.

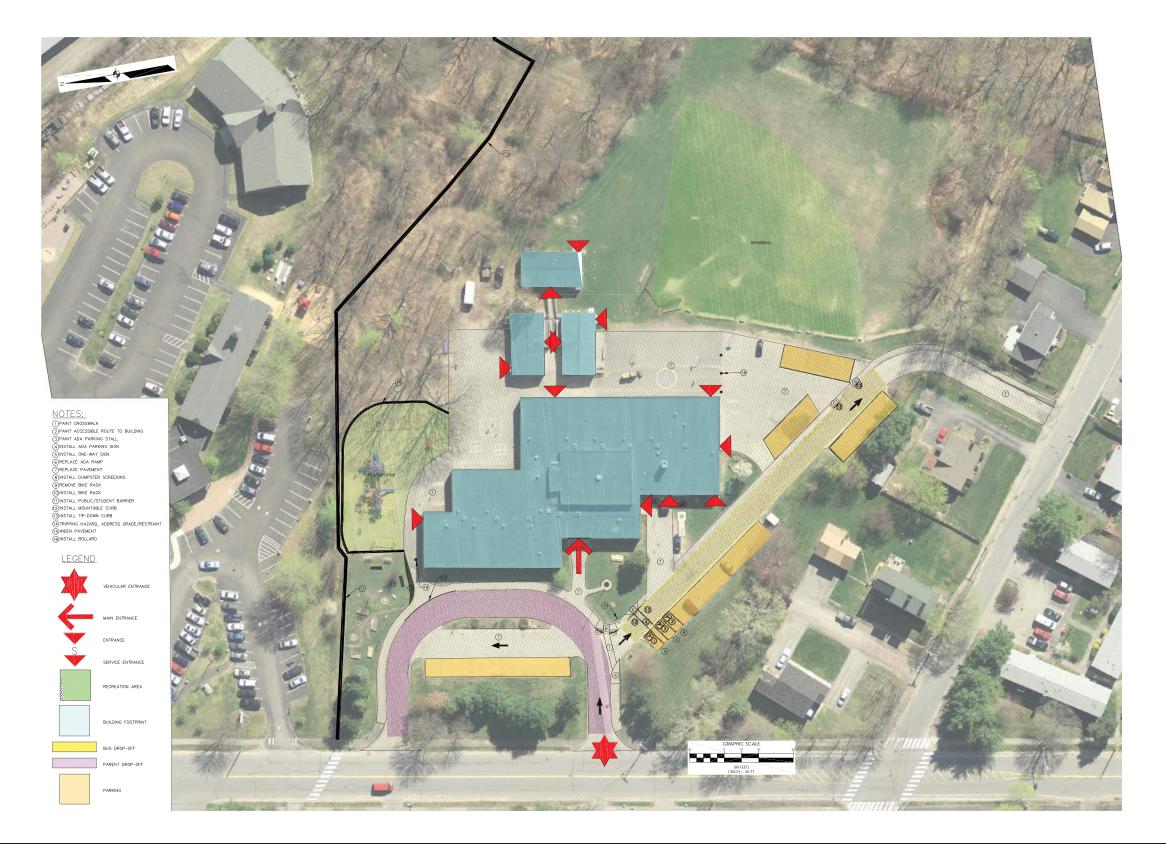


Intrusion Detection Keypad in Main Entrance Vestibule



Typical Access Control Key Pad

# **SITE ANALYSIS**



## FIRST FLOOR PLAN







Main Entry

### **General Building Data**

Aerial View

Address: 166 Brackett Street, Portland, ME

Serving Grade Levels: K -5

Number of Students: 420

Number of Faculty and Staff: 65

Original Construction Date: 1972

Date of Addition(s): None

Building Age: 44 Years

Building Footprint: 56,704 Square Feet

Number of Stories: 2

Building Area: 91,828 Gross Square Feet

Total Site Area: 5.3386 Acres

Zoning Designation: R6 Residential

### **Overview**

The Reiche Elementary School was constructed in 1972. Buildings in a four-block area were demolished to make room for the school, which was built according to an open-plan design.

The building also houses a community health clinic, a community swimming pool, a community gym and locker rooms, and other community center facilities

The only existing fire sprinkler system is a deluge system serving the resource area; the rest of the building does not have fire sprinkler coverage. There is an existing standpipe system with hose valve connections also at the resource area.

The majority of the plumbing piping systems are original to the building with some upgrades thru renovations. DHW is a vintage indirect steam heater/storage during the heating season and electric storage heaters for when the boilers are off line. Most plumbing fixtures have been upgraded recently.

With the exception of the boiler plant (2010), the majority of the HVAC equipment is 45 years old and beyond the end of its expected service life or 25 year.

Electrical infrastructure has generally exceeded its anticipated useful life, except for new equipment installed as part of an addition that is currently under construction.

The fire alarm system is at the end of its anticipated useful life and should be updated.

The intrusion alarm and data network cable plants have recently been updated, but some old data cabling and equipment was abandoned in place when the work was completed.

## **Site Analysis**

Reiche Elementary School is located on a 5.3 acre parcel of land within the R6 residential zone.

### Accessibility

ADA accessibility at this site is poor. The ADA ramp at the front of the building is in rough shape and is not ADA compliant or structurally sound. The ramp needs replacement. The grades at the building entrance are steeply sloping towards the entrance and do not conform to ADA standards. An ADA parking space is needed in the faculty parking lot.

#### Circulation

Reiche Elementary School is accessible via Brackett Street and Clark Street. Parents drop off at the street and buses drop off in the bus loop. Vehicular and pedestrian circulation is fair. Flashing pedestrian beacons are recommended on Brackett and Clark Streets.

### Safety/Security

The space underneath the ADA ramp behind the planting bed provides a hiding predators or an active shooter situation. The mulch barrier around the playground equipment introduces a trip hazard.

#### Recommendations

- Grading adjustments needed at front entrance to conform to ADA standards.
- Parking enforcement needed.
- At least one ADA space is needed in the employee parking lot.
- Install flashing pedestrian beacons at crosswalk on Brackett Street and Clark Street. Install crossing sign and bollard at Clark Street.
- Replace concrete sidewalks and ramps that are in poor condition.
- Replace ADA ramp at front entrance.
- Increase width of sidewalks around school to be used as a fire lane.
- Repair damaged sections of decorative fence.

## **Structural System Analysis**

### Structural System Description:

East Section: Two way waffle slab system for elevated floors and roof with post tensioned column strips West Section & Pool: Steel frame with wide flanged girders and CMU bearing walls, steel joist filler members and tectum roof decking.

## Lateral Framing Resistance System:

Combination of multi wythe brick masonry exterior walls, CMU bearing walls and concrete frame action.

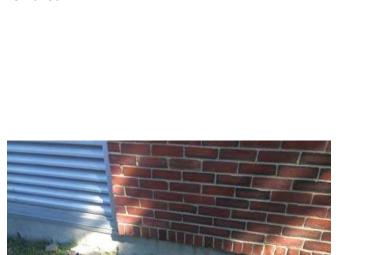
## Exterior Wall System Description:

East Section: Multi (two) wythe brick masonry vertical ribbons with storefront glazing infills; exposed structural concrete bands

West section: Exterior brick veneer with CMU backup.

## **Structural Conditions and Concerns:**

Ramp in poor condition and should be replaced or removed.



Spalling at foundation



Loading dock



Ramp



Ramp



Roof ducts



Stair crack

## **Fire Protection Analysis**

The only building sprinkler system coverage is a deluge system that serves the two story open resource area. The 6" sprinkler entrance is located in the boiler room and the deluge valve system control is located in a first floor office adjacent to the open resource room.

It is recommended to install a complete automatic sprinkler system with a new sprinkler entrance.



Deluge Control System for Open Resource Area

### **Plumbing Systems Analysis**

The building has a municipal water service as well as municipal sewer. The 3" water entrance has parallel testable double check backflow preventers that are original to the building. Domestic hot water is provided via indirect water heater/storage is of original vintage and at the end of is useful service life. There is a master DHW mixing valve and recirculation pump that have been upgraded over the years.

The water distribution, rain water piping and sanitary piping throughout the building is mostly original 1970's vintage and appears to be fair to good condition, however, they are at the end of their expected service life of 30 years.

Plumbing fixtures have recently been updated to low flow fixtures in kind.

The natural gas entrance is located at the boiler room serves the boilers and kitchen equipment.

It is recommended to do a complete replacement of all piping systems with PVC piping for storm water and sanitary piping, and copper piping with lead free solder for distribution. The timing of replacement would depend on rate of piping failures or proposed building renovation projects.



Recent Upgraded Plumbing Fixtures



Indirect DHW Tank – Original Vintage



Domestic Water Entrance



Vintage Domestic Plumbing Piping Systems

### **Mechanical Systems Analysis**

The existing central boiler plant consists of (2) Hydro-Therm KN-30 gas fired condensing hot water boilers installed in 2010-11. Each boiler has its own injection pump to supply HW to the building HW loop. The gross heating output per boiler is 2,781,000 BTU/HR. Condensing boilers of this capacity have an expected service life of 25 years. Combustion air is ducted directly to each boiler burner from outdoor.

Heating hot water is circulated throughout the building by (4) constant speed, base mount Taco pumps (2 recently replaced in 2012). Base mount pumps have an expected service life of 25 years.

Heating hot water (HW) is distributed throughout the building by schedule 40 steel piping (welded and threaded fittings) and copper piping systems. The HW distribution system serves indoor and rooftop H&V units, convectors, cabinet unit heaters, duct coils and fintube. Also served by the HW distribution piping is the DHW heat exchanger (HX) and the swimming pool water HX. The expected service life of the HW distribution piping is 35 years and 25 years for the water to water HX.

Air conditioning cooling is limited to areas with ductless and ducted split DX systems. These systems are within their expected service life of 15-18 years.

Ventilation air is supplied thru original vintage gas fired roof top H & V units and indoor H & V units which operate in sequence with inline or rooftop exhaust fans. Most floor mount H&Vs provide space heating as well as ventilating. The Natatorium H & V units supply 100% OA for ventilation and dehumidification. These units are original to the building and to appear to be operating well given their age. The Typical expected service life for gas fired roof top H & V units is 20 years depending unit case material gauge and paint coating. Typical expected service life for indoor H&Vs is 25 years. Typical expected service life for roof top exhaust fans is 20 years.

The existing HVAC systems in general (with the exception of the boiler plant) are in fair to good operating condition. However, most all H&V units, heating terminal units, ductwork systems, and piping systems are beyond their useful service life.

It is recommended to replace indoor H&V air handlers in kind with new efficient models with VFD fans. Replace existing rooftop H&V units with new high efficiency gas fired H&V units. The H&V unit serving the Natatorium should be replaced with a pool dehumidification air handling unit.

Heating pumps (except recent replacements) are at the end of their useful service life and should be replaced with new efficient pumps that operated thru a VFD.

HVAC piping system (45 years old) should be replaced where these systems are beyond their useful service life. Also Replace HX system serving the swimming pool.

HVAC exhaust fan systems that are beyond their useful service life should be replaced in kind, or a more energy efficient concept would be to replace with ERUs with a new ductwork distribution system if budget allows.

Most all of the BAS pneumatic and DDC electric system is beyond the useful service life and should be replaced with a new BAS. The new DDC system to include all 2-way HW control valves and provide VFD drives for new pumps and fan systems.



Base Mount Heating Pumps



Pneumatic & DDC Temperature Controls



Indoor H&V Unit At Gym Storage Room



Floor Mount Unit Ventilator



Vintage Gas Fired H & V Unit Above Resource Rm



Split AC Condensing Units



Cabinet Unit Heater



Swimming Pool Water HX Unit

### **Electrical Systems Analysis**

## Electrical System Distribution

The service is underground, with a primary feeder in one 5" primary underground conduit from overhead utility lines terminating at a 225kVA pad mount transformer. Current CMP standards require (3) 5" primary conduits for new installations.

The underground service entrance from the utility transformer is building wire installed in conduit and terminates at an early 1970's vintage 600-amp, 480/277-volt, 3-phase, 4-wire GE switchboard. The service entrance conductors and switchboard are at the end of their anticipated useful lives. We recommend updating the secondary service and updating the underground primary to current CMP standards in conjunction with secondary service update.

Panels and dry-type distribution transformers in most of the building are early 1970's vintage GE panelboards that have exceeded their anticipated useful lives. A 30-kVA transformer and panelboard were added in the boiler room in 2010, and a small addition currently in progress includes new panels and distribution transformers to serve the addition. Feeders are building wire in conduit; the wiring has exceeded its anticipated useful life. 1970's vintage equipment and its associated feeder conductors throughout the school should be replaced.

Branch Circuits Some Branch-circuit wiring in crawlspaces is type NM nonmetallic sheathed cable (romex), which would not be permitted by current code for new type I, II, or III construction. Other wiring in the crawlspaces is building wire in conduit. Conduits and cable trays in the crawlspaces are in poor condition due to moisture. Extension cords are in use in many areas due to a lack of appropriately located receptacles. Floor mounted outlets have been disabled and abandoned due to failures. Update branch-circuit wiring throughout as part of any planned renovations to the facility. We

recommend adding receptacles and associated branch circuits to eliminate the need for extension cords. Power distribution updates recommended above need to be performed in order to facilitate this work.



Typical 1970's Vintage Panelboard



Transformer Installation in Progress in Addition



Service Entrance Switchboard



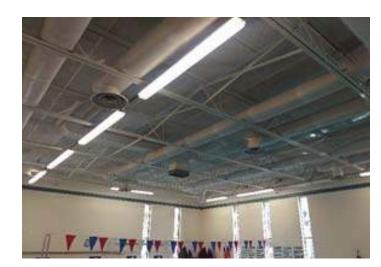
A 1970's Vintage Transformer

## Interior Lighting

Most interior areas are illuminated by fluorescent fixtures of various styles that utilize linear T8 lamps, but the boiler room and auditorium performance lighting is incandescent. The fixtures are at or near the end of their anticipated useful lives. We recommend update lighting to LED with high performance optics.



Open Classroom Area Lighting



Natatorium Lighting



Community Room Lighting



Gym Lighting

### **Exterior Lighting**

Outdoor areas are illuminated by a mixture of utilityowned pole mounted flood fixtures, LED wall packs, and high-intensity discharge (HID) wall packs. Some outdoor areas are not illuminated to levels recommended by IES. All fixtures will reach the end of their anticipated useful lives within 20 years. We recommend providing full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.



Typical LED Wall Pack

## Emergency Lighting System

Emergency battery units with integral and remote incandescent heads provide illumination for means of egress. There is no emergency light at the exterior of building exits. Illuminated exit signs are appropriately located to mark means of egress. The exit signs are mostly LED, but some older incandescent or compact fluorescent were noted. All units will reach the end of their anticipated useful lives within 20 years. We recommend replacing older units with LED as they fail, and providing outdoor emergency lighting at building exits.



An LED Combination Exit/Emergency Light



An LED Combination Exit/Emergency Light

### Fire Alarm System

The system has an early 1990's vintage conventional zoned FCI control panel that has reached the end of its anticipated useful life. Occupant notification and pull station placement do not comply with current code or ADA in many areas. A sprinkler valve in the boiler room has no tamper switch. The system should be updated to a fully addressable system.



Fire Alarm Control Panel



Abandoned Category 5 Infrastructure at MDF

### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service to the building is installed in an underground 2-1/2" to 3" conduit. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via a Bogen paging amplifier. The system is relatively new and in good condition.

The school has an overhead cable television service.

The school does not have a central clock system; battery clocks are in use throughout. A network-connected programmable relay operates program bells.

The building has an overhead fiber optic entrance that terminates within an enclosure in a second floor classroom. Intermediate distribution frame (IDF) equipment on second floor is located in an open wall mounted rack that is in a room shared with other program functions. Unused Cat 5 infrastructure is abandoned in place at the second floor IDF and other areas. WIFI network connectivity is available throughout the school. Old infrastructure that is no longer in use should be removed. We recommend providing enclosed cabinets to house infrastructure in shared-use areas.

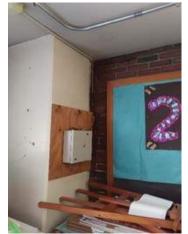
Portable projectors on carts are utilized for audio/ visual presentations in classrooms.



Main Distribution Frame (MDF) with Paging Amplifier



IDF on Second Floor in Shared Space



IDF on Second Floor in Shared Space Fiber Optic Termination in a Classroom

## **Security Systems Analysis**

Intrusion Alarm SystemBosch control panel that is integrated with the district-wide network. Motion detectors monitor corridors and entrances. There is no panic alarm system. The system will reach the end of its anticipated useful life within 15 years.

There is no Security Camera System. An Aiphone video intercom provides communication with video imaging between the main entrance and reception, which is equipped electric un-locking control. We recommend adding a security camera system with DVR via the district-wide network.

Access control keypads and electric door strikes were recently added to provide controlled access to the building from the playground area.

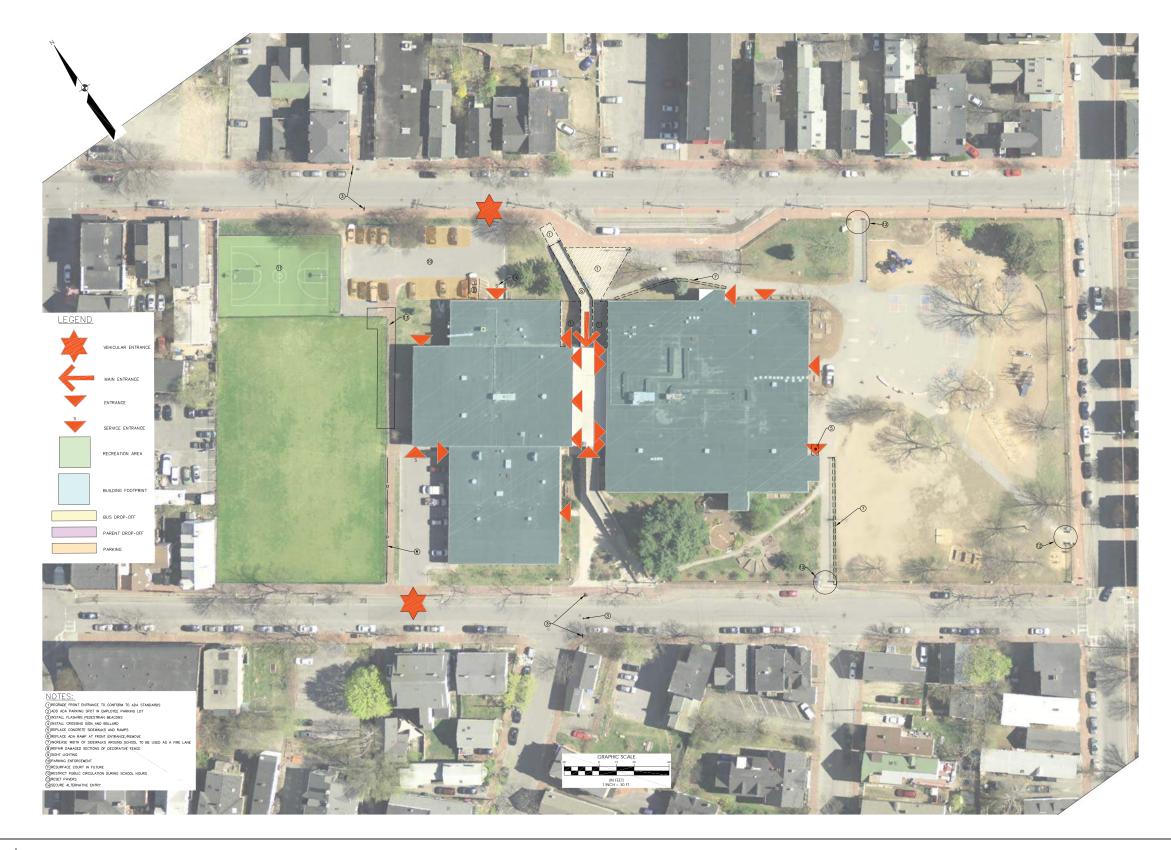


Intrusion Alarm Keypad

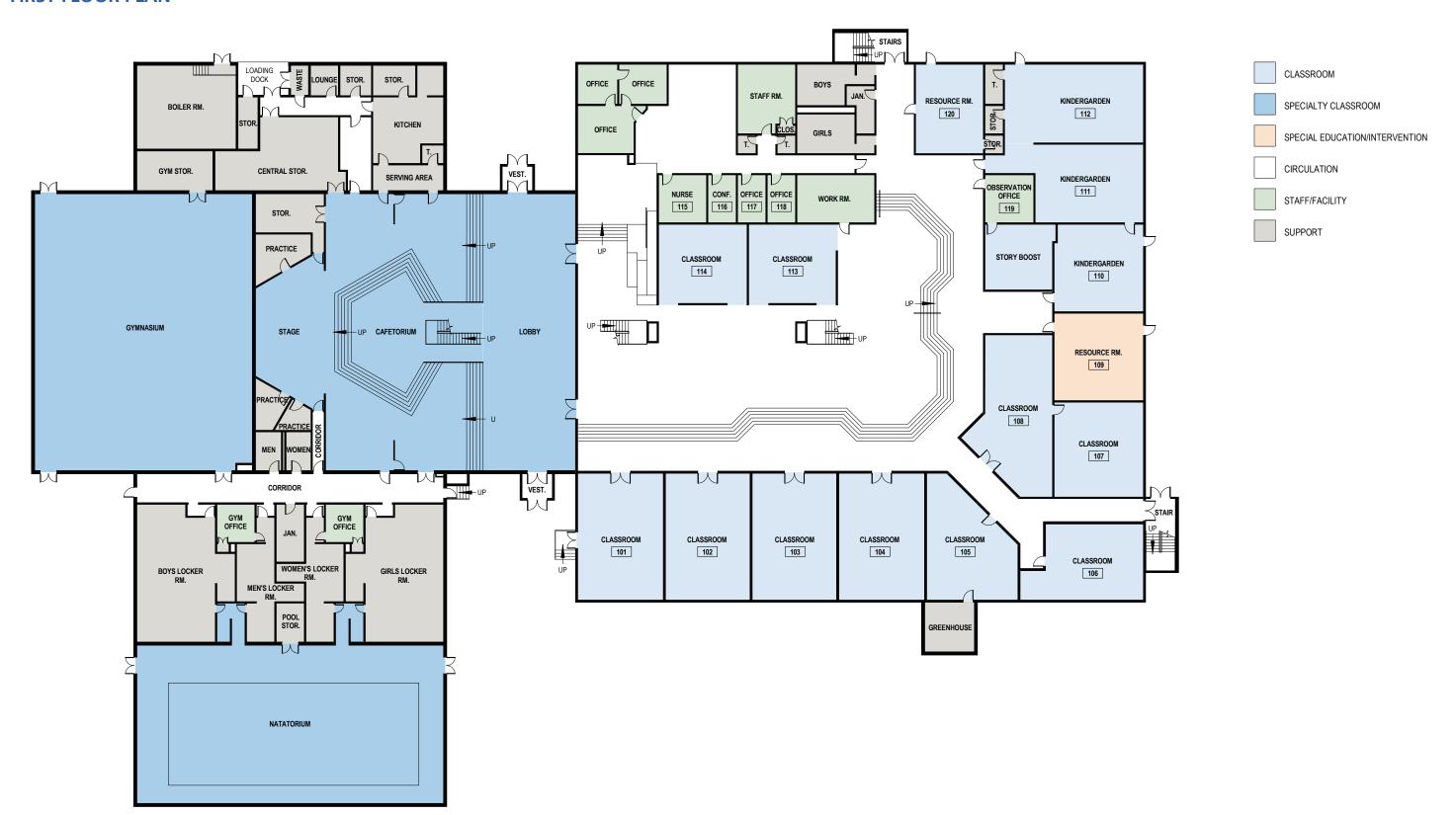


Access Control Keypad at Entrance from Playground

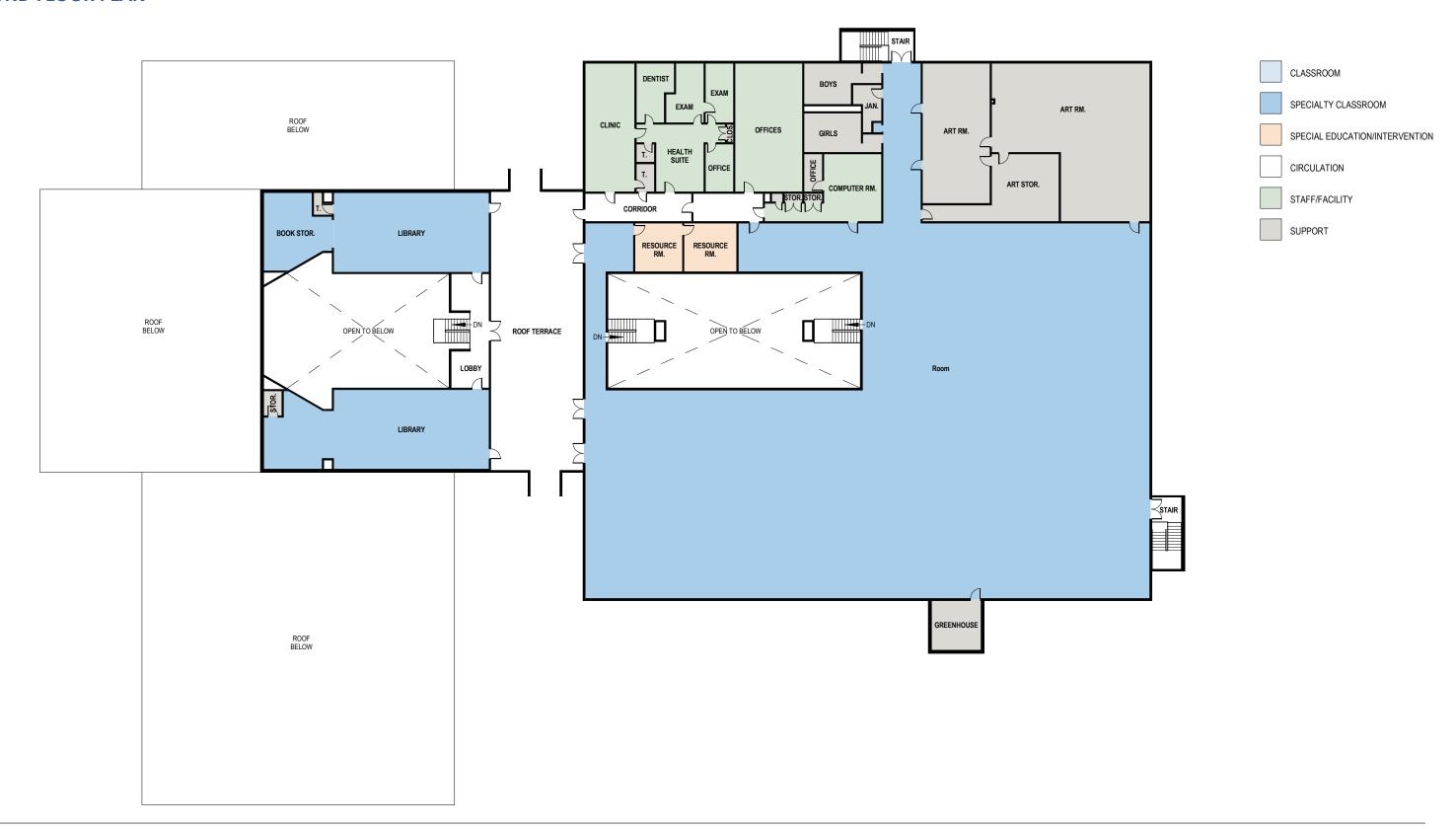
# **SITE ANALYSIS**

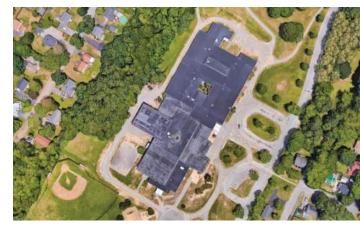


## FIRST FLOOR PLAN



# **SECOND FLOOR PLAN**







Main Entry

### **General Building Data**

Aerial View

Address: 1600 Forest Avenue, Portland ME 04103

Serving Grade Levels: PreK - 5

Number of Students: 426

Number of Faculty and Staff: 94

Original Construction Date: 1975

Date of Addition(s): 2007

Building Age: 41 Years

Building Footprint: 106,500 Square Feet

Number of Stories: 1

Building Area: 106,500 Gross Square Feet

Total Site Area: 33.0772 Acres

Zoning Designation: R3 Residential/B1 Neighborhood Business

#### **Overview**

Riverton Elementary School was built in 1975 with an addition added in 2007. It serves a population of 426 students in grade levels Pre-K through 5.

The building has a partial automatic sprinkler system with both wet & dry risers that appear well maintained and in good condition. No backflow protection is installed.

The majority of the plumbing piping systems are original to the building with partial system upgrades during renovation projects. DHW appears to be a vintage indirect HW heater/storage in used during the heating season while electric DHWs are used when boilers are off line. Most plumbing fixtures have been upgraded recently.

With the exception of the boiler plant (replaced in 2014), about 30% of the HVAC equipment is original to the building (40 years old) and beyond the end of its expected service life or 25 year; the remainder of the HVAC equipment is 15 years old or newer.

## **Site Analysis**

Riverton Elementary School is located on a 33.1 acre parcel of land within the R3 residential zone and B1 neighborhood business zone.

### Accessibility

ADA accessibility throughout the site is poor. There is no ADA ramp at the front bus loop. There are no detectible warning panels on the site. ADA access to athletic fields is poor. ADA parking is not compliant.

#### Circulation

Riverton Elementary School is accessible via Forest Avenue. There is good separation between bus and parent drop-off. Principal noted that there are parental confrontations at the pick-up/drop-off area due to access.

### Safety/Security

Principal noted that cars park in no parking zones and have blocked emergency vehicle access in the past. Parking enforcement is needed. Observed hopscotch and four square play areas designated within access drive for loading dock.

#### Recommendations

- Relocate speed table further back from access loop entrance.
- Pavement overlay needed at bus loop and access drive.
- Restripe ADA spaces at front loop and install/replace ADA parking signage.
- Signage needed at parent drop off area or possible reconfiguration.
- Parking enforcement needed.
- Replace faded traffic signs throughout site. Install no parking signs along access road.
- Install detectible warning panels at all crosswalks.
- ADA ramps throughout site need repair or replacement. Need an ADA ramp at front bus loop.
- Replace sidewalk and reduce grades for ADA access to athletic fields.

- Replace concrete at loading dock.
- Reroute loading access around school opposite the playground or restrict child access within loading access drive.
- Install screening around dumpster area.
- Replace fencing at rear baseball diamond and remove dilapidated bleachers.
- Reduce landscape hills to a maximum of 2' high.
- Repair cracks in tennis courts.
- Continue retaining wall to opposite side or stairs at Community Center entrance.
- Place trash and recycle receptacles at front entrance.
- Repair tipped stone bench and repair or replace wood benches.
- Install catch basin or regrade corner of basketball court to eliminate ponding.
- Remove filter fabric and replace with insert at drop off loop catch basin. Install catch basin at lower east corner of parking lot.

## **Structural System Analysis**

Structural System Description:

### Typical Roof:

Metal roof deck spanning to steel bar joists. Bar joists supported by CMU/brick bearing walls or structural steel beams and columns. All roofs are EDPM.

#### Mechanical Penthouse:

Roof is metal roof deck spanning to bar joists, with bar joists supported by perimeter CMU walls. Floor is concrete on form deck, supported by bar joists spanning to structural steel framing.

Mechanical Mezzanine at Community Center: Roof consists of metal roof deck spanning to bar joists, with bar joists supported by perimeter CMU bearing walls. Floor consists of a concrete topping slab cast on precast plank system (most likely Filigree or Hollow-core).

Ground Floor: Cast-in-place slab on grade.

### Lateral Force Resisting System (LFRS):

Most likely consists of interior and exterior CMU/brick bearing walls. However, roof is generally not well connected to walls, so it's unlikely there is a load path to bring lateral forces from the diaphragm to the walls.

### Exterior Wall System Description:

Structural walls consist of brick veneer tied to CMU walls.

### Foundation System Description:

Frost protected, shallow foundations assumed.

#### Structural Conditions and Concerns:

- There are (4) lintels over entries to the classrooms that span in excess of 25 feet. These lintels carry exterior brick weight, as well as roof weight and snow loads. The end reactions at the lintels due to all of the load are significant, and the bearings beneath the lintels are cracked.
- There are several snow drift zones created by high and low roofs around the building (occurs mostly at low roofs surrounding gymnasium and pool).
   It's unlikely the roof framing has capacity to resist these loads, since snow drifts were not well accounted for by the design codes at the time of construction.
- In older portions of the building, window and door lintels are rusting. Recommend replacing them in the near future. In newer portions, lintels are galvanized and do not require repairs at this time.
- At one of the exterior building corners at the gymnasium, some of the grading has been swept or washed away. It's likely the foundations at this corner do not have adequate frost protection. Signs of heaving/frost related damage were not observed.
- Recommend repairing the cracks and installing solid/grout filled CMU where possible to prevent future cracks and provide adequate load paths to the foundations.



Bearing cracks at long spanning lintels



Possible loss of foundation protection at Gym



Long spanning lintel

## **Fire Protection Analysis**

The sprinkler entrance is supplied by municipal water and does not have a testable backflow preventer. The sprinkler system is a partial automatic wet & dry system with (2) 4" risers. Original portions of this sprinkler system maybe 40 years old and would require sprinkler head replacement at a minimum. Typical expected service life of sprinkler heads is 25 years. It is recommended to extend the automatic sprinkler system to provide complete coverage for the entire building; a licensed sprinkler contractor will have to determine if the existing sprinkler entrance has adequate capacity to extend the system.



Current Sprinkler Entrance

### **Plumbing Systems Analysis**

The building has a municipal water service as well as municipal sewer. The 3" water entrance has parallel testable single check backflow preventer that appears original to the building. Domestic hot water is provided by an indirect water heater/storage which is beyond its useful service life of 25 years. There is a master DHW mixing valve and recirculation pump that have been upgraded over the years.

The water distribution, rain water piping and sanitary piping throughout the building is mostly original 1976 vintage and appears to be fair to good condition, however, they are at the end of their expected service life of 30 years. Some of these piping systems were modified with new piping during the 2006 renovation project and would not require replacement.

Plumbing fixtures have recently been updated to low flow fixtures in kind.

The natural gas entrance is located at the front side of the school and serves the boilers in the mezzanine.

It is recommended to do a complete replacement of all piping systems (less recent upgrades) with PVC storm and waste piping and copper distribution with lead free soldered joints that meet current Plumbing Code. The timing of replacement would depend on rate of piping failures or proposed building renovation projects. The indirect DHW unit is beyond its expected service life and should be replace in kind or with condensing gas fired DHW maker/storage units.



Indirect DHW Heater/Storage



Domestic Water Entrance



Upgraded Plumbing Fixtures



Water Cooler w/Bottle Fill

## **Mechanical Systems Analysis**

The existing central boiler plant consists of (2) dual fuel (gas-oil) Hurst Series 200 Scotch Marine Boilers, installed in 2014. The gross heating output per boiler is about 2,500,000 BTU/HR. Hot water firetube boilers of this capacity have an expected service life of 25 years. Combustion air is supplied directly from outdoors thru wall louvers.

Heating hot water is circulated throughout the building by (2) constant speed, base mount Taco pumps (1 recently replaced in 2015). A chilled water pump circulates water to AHUs located in the mechanical mezzanine. Base mount pumps have an expected service life of 25 years. The remaining base mount pump is beyond its expected service life and should be replaced with new lead/lag pumps that meets the energy code efficiency requirements.

Heating hot water (HW) is distributed throughout the building by schedule 40 steel piping (welded and threaded fittings) and copper piping systems. The HW distribution system serves indoor and outdoor (penthouse) H&V units, convectors, cabinet unit heaters, VAV reheat and fintube. Also served by the HW distribution piping is the indirect DWH and the swimming pool water HX. The expected service life of the HW distribution piping is 30 years and 25 years for the water to water HX.

Chilled water (CHW) is distribute to each of the central AHUs by schedule 40 steel piping (welded and threaded fittings). The expected service life of the CHW distribution piping is 30 years; recommend replacing all the CHW piping at time of chiller replacement.

Packaged rooftop air conditioning units (RTUs) and split AC provide cooling to areas (A &B). The RTUs serve music, computer, & counseling. These systems appear to be within their expected service life of 15-18 years, but will need replacement in the near

future. Air handlers in located in the mechanical mezzanine, area (C), use chilled water to provide cooling to areas such as administration, cafeteria, and special tutoring. Most air handlers in the mezzanine (except 6, 7, & 8) have been replaced over the past 11 years; this style air handler has an expected service life of 25 years.

A condenser-cooled chiller (estimated 30 tons) located in the mechanical mezzanine appears to be original to the building. This unit has a dedicated air handler (condenser), also original to the building, to reject heat to the outdoors. Both units are well beyond their expected service life of 20 years and should be replaced with an air cooled chiller plant.

Ventilation air is supplied thru centrally located H & V and AHU ducted units which operate in sequence with inline or rooftop exhaust fans. The H & V units were replace in 2006 and have an expected service life of 25 years. Most all AHUs (heating & cooling) located in the mezzanine were replaced in 2006 and 2008 and have an expected service life of 25 years. The remaining AHUs in the mezzanine (AHU-6, 7, & 8) are original to the building and beyond their expected service life of 25 years; they should be replaced in kind with new efficient AHU systems. The associated exhaust fans have an expected service life of 25 years. The Natatorium dehumidification ventilation unit was installed around 2003 and has an expected service life of 15 years. It has been stated that this dehumidification unit has not been performing as expected, therefore a replacement unit should be considered, especially where it is nearing the end of its service life.

Much of the ductwork systems and VAV terminals were installed during the 2006 renovation project and is well within its expected service life of 30 years. The remaining ductwork systems are original to the building. Ductwork has an expected service life of 30 years; the remaining ductwork systems should be replaced during upcoming renovation projects where it is beyond its useful service life.

Most all of the building automation system (BAS), both pneumatic and DDC electric is beyond the useful service life and should be replaced with a complete new BAS. The new DDC system should include 2-way HW control valves, a 3-way HW reset valve, and provide VFD drives for new pumps and fan systems.



Recently Installed Firetube Boiler Plant



AHU-8 Original Equipment To Be Replaced



AHU-4 Installed Around 2008



PRTU-1 Serving The 2006 Multipurpose Addition



Existing DDC Controls



Pool Dehumidification Unit

### **Electrical Systems Analysis**

### **Electrical System Distribution**

The service is underground, with a primary feeder in two 5" primary underground conduits from overhead utility lines and terminating at a utility-owned pad mount transformer. The underground service entrance from the utility transformer is building wire installed in conduit and terminates at a 2001 vintage 1200-amp, 480/277-volt, 3-phase, 4-wire Siemens panelboard. The service entrance conductors and equipment have approximately 25 years remaining in their anticipated useful lives.

Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do not have adequate clear working clearance in front of them. We recommend replacing the 1976 vintage panelboards and transformers, and relocating custodial items from the closet near gym to provide clear space in front of panels.

There are two 1976 vintage FPE motor control centers located in the Mechanical Mezzanine. These have exceeded their anticipated useful life and should be replaced.

Feeders are building wire in conduit. The wiring to 1976 vintage panelboards, transformers, and motor control centers has exceeded its anticipated useful life and should be updated in conjunction with equipment updates.

Based on what can be seen in a visual inspections, branch circuits are a mixture of building wire in conduit and MC cable. Some abandoned temporary lighting and wiring was observed at an open ceiling in an IDF closet. We recommend removing abandoned temporary lighting and wiring.



Service Entrance Panelboard



A Recently Installed Branch-Circuit Panelboard



A 1976 Vintage Panelboard and Transformer



A 1976 Vintage Motor Control Center



An Incandescent Fixture in the Mezzanine Mechanical Room

### Interior Lighting

Most interior areas are illuminated by fluorescent fixtures of various styles that utilize linear T8 lamps, but some auditorium and mechanical room lighting is incandescent. Classrooms and offices have a mixture of recessed lens troffers and luminaires with parabolic diffusers. Corridors are illuminated by recessed lens troffers. The auditorium has a mixture of incandescent downlights and recessed luminaires with parabolic diffusers. The Gym and Natatorium are equipped with pendant mounted high-bay style luminaires. We recommend updating the lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.



Natatorium Lighting



Parabolic Luminaires in the Library

### **Exterior Lighting**

Outdoor areas are illuminated by a mixture of utilityowned pole mounted flood fixtures, LED wall packs, and high-intensity discharge (HID) wall packs. Some outdoor areas are not illuminated to levels recommended by IES. All fixtures will reach the end of their anticipated useful lives within 20 years. We recommend providing full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES.



An LED Wall Pack

### Emergency Lighting System

Emergency battery units with integral and remote incandescent heads provide illumination for means of egress. There is no emergency light at the exterior of building exits. LED exit signs with integral battery backup are appropriately located to mark means of egress. All units will reach the end of their anticipated useful lives within 20 years. We recommend replacing older emergency lighting units with LED units as they fail, and providing outdoor emergency lighting at building exits.

## Fire Alarm System

The fire alarm system is an addressable system with a Faraday control panel. The system generally complies with current standards and ADA, although some notification circuit power supplies have batteries that have exceeded their anticipated useful life. Any system batteries that are older than five years old should be replaced. The entire system will reach the end of its anticipated useful life within 15 years.



Fire alarm Control Panel and Power Supplies



Current Fire Alarm Annunciator and an Abandoned Adjacent Annunciator



A Notification Power Supply with Old Batteries in a Mechanical Penthouse

## **Lightning Protection System**

The facility is not equipped with a lightning protection system.

### Data/Telephone/Classroom Intercom/Clock Systems

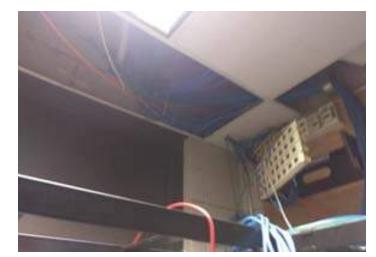
Telephone service to the building is installed in an underground 2" conduit. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Intercom & paging are provided by a 2007 vintage Rauland Telecenter intercommunications system. The phone system is relatively new and in good condition. The intercom system has approximately 10 years remaining in its anticipated useful life.

The school does not have a central clock system; battery clocks are in use throughout.

The data networking and telecommunications cable plant has been updated to Category 6, but the old cables and infrastructure were abandoned in place. The intermediate distribution frames (IDF's) are located in spaces shared with other program uses. WIFI network connectivity is available throughout the school. Abandoned cables and telecommunications infrastructure should be removed. Classrooms are equipped with ceiling mounted projectors for audio/visual presentations.



Telephone Utility Demarcation – Much of this equipment appears to be abandoned in place.



Abandoned Category 5 Patch Panel & Cable



An IDF

## **Security Systems Analysis**

The Intrusion Alarm System is controlled by a Bosch control panel that is integrated with the district-wide network. Motion detectors monitor corridors and entrances. There is no panic alarm system. The system will reach the end of its anticipated useful life within 15 years.

There is no security camera system. An Aiphone video intercom provides communication with video imaging between the entrance to the school from the community center and the main office. There is a direct line of site between the main entrance and the office, which is equipped with button to electrically unlock the entrance. We recommend adding a security camera system with DVR via the district-wide network.



Intrusion Alarm Keypad



An Intrusion Detection Motion Detector

# **SITE ANALYSIS**



## FIRST FLOOR PLAN







Aerial View Main Entry

### **General Building Data**

Address: 92 Deering Avenue, Portland, ME

Serving Grade Levels: 6 - 8

Number of Students: 500

Number of Faculty and Staff: 75

Original Construction Date: 1950

Date of Addition(s): 1996

Building Age: 66 Years

Building Footprint: 55,297 Square Feet

Number of Stories: 2

Building Area: 89,263 Gross Square Feet

Total Site Area: 20.7226 Acres (includes Hadlock Field)

Zoning Designation: R5 Residential/ROS Recreational Open Space/B2 Business Community

#### **Overview**

King Middle School was originally constructed in 1950 and added on to and renovated in 1996. The school is cited as one of the most racially diverse in the state of Maine: the student body totals 500, represents 22 countries and 29 languages.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25.

Plumbing systems are vintage to the original building and 1996 addition with recent plumbing fixture upgrades.

HVAC systems are vintage to the original building and 1996 addition, with the exception of the boiler plant (1991 circa).

Some of the power distribution system is at the end of its anticipated useful life. The remainder will reach it's the end of its anticipated useful life within 15 years. Most interior lighting fixtures are at the end of their anticipated useful lives. The fire alarm control panel is obsolete and the system does not comply with current standards for new facilities.

### **Site Analysis**

King Middle School is located on a 20.7acre parcel of land which includes Hadlock Stadium within the R5 Residential, ROS Recreational Open Space and B2 Business Community zones.

### Accessibility

ADA access throughout the site is in fair condition but there is room for improvement. Adequate ADA parking is needed as well as detectible warning panels an

#### Circulation

King Middle School is accessible via Deering Avenue and Park Avenue. Based on the number of vehicles parking outside of designated parking areas, parking availability seems to be an issue.

### Safety/Security

A flashing pedestrian beacon at the crosswalk by Deering Oaks is necessary due to high vehicle and pedestrian traffic.

### Recommendations

- Add ADA spaces with signage at faculty lot and striping and signage at ADA space at front loop.
- Install detectable warning panels.
- Additional parking needed.
- Mill and overlay faculty parking lot.
- Wheel stops needed at building parking.
- Replace faded/vandalized traffic signs.
- Repair concrete sidewalk and ADA ramp at front of building. Repair brick sidewalk and brick ramp.
- Flashing pedestrian beacon needed at crossing by Deering Oaks.
- Install dumpster screening.
- Install pedestrian trash bins.
- Add curbing at dumpster area.
- Install field inlet at front seating area and connect to existing drainage. Clean out field inlet at Fitz/ Deering. Replace catch basin cover in grass with beehive cover.
- Install concrete curb at check dam.

## **Structural System Analysis**

Structural System Description:

At new section:

Roof, joists and metal deck Elevated floors, Joists and form

### At original construction:

- Access limited: Believed to be concrete slabs and concrete beams or concrete encased steel beams
- In crawlspace below building: Concrete pan joists and concrete beams
- Gym area roof, Tectum decking and steel joists

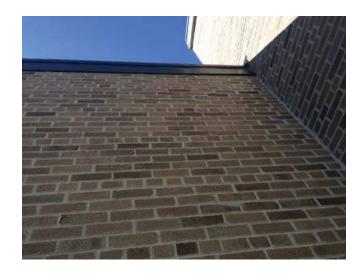
## Lateral Framing Resistance System:

Steel braces observed at front section (likely addition)

Original construction- Unknown, possible combination of concrete frame and CMU cores

## Exterior Wall System Description:

Mixed system: Brick, Kawall, Terracotta/Metal Panel/ Glass Block/EIFS



Wall of Boiler Room



Broken tectum planks



Chimney



Gym Settlement



Tectum planks at Gym



Lintel condition

## **Fire Protection Systems Analysis**

The sprinkler entrance (1996 circa?) is supplied by municipal water and has a testable backflow preventer. The sprinkler system is a complete automatic wet system with (2) 4" risers, with a 4" storz fire department connection. One loop is labelled "Glycol Loop" for freeze protection, however only a portion of the riser actually has a glycol loop. There has been a sprinkler backflow test performed annually. The piping system is in good condition. There is a sprinkler cabinet with wrench and spare heads.

Only action is to maintain and test sprinkler system.



Fire Sprinkler Entrance

### **Plumbing Systems Analysis**

The building is served by a 4" municipal water entrance which splits to (2) 3" lines with RPZ backflow preventers.

Domestic hot water is generated by 40 gallon electric water heaters and a steam to hot water maker storage tank located in crawl space under the gym. (1) Electric water heater is 2003 and the other in the kitchen is a recent installation. Both heaters are within their useful service life of 15 years. The steam to hot water maker is aged and beyond its useful service life of 18 years.

Plumbing fixtures are in good operating condition and well maintained. The fixtures are low flow type, vitreous china, mostly wall hung. Water coolers are ADA bi-level located in most hallways.

Plumbing piping consists of copper domestic and cast iron for the original building, and copper domestic and PVC for sanitary and rainwater for the 1996 addition. Most piping is in good condition and well insulated even though the 1950s piping systems are beyond their useful life of 30 years. Storm water and sewer are separated systems.

Natural gas services the building; entrance is at boiler room.

The existing plumbing systems and fixtures are well maintained and in good condition considering the age of the original systems. Continued maintenance on plumbing systems is required for the 1996 addition and consideration of plumbing piping systems upgrade of the original plumbing systems. The new piping system will have lead free solder, current code requirement. Replacing the steam generated DHW at the gym with a gas fired DHW, or indirect DHW via HW when a steam to HW conversion project is considered.



Steam generated DHW & Storage at Gym



Domestic Water Entrance



Recent Plumbing Fixtures Upgrade



Electric DHW at Kitchen

## **Mechanical Systems Analysis**

The existing central boiler plant consists of (2) Burnham Industrial steam boilers, 6695 MBH gross output, 1991 estimated mfg. date. Fire tube boilers typically have a useful service life of 28 years. The dual fuel burners are supplied by #2 fuel oil stored in a 10,000 gallon underground tank and by utility natural gas. Combustion air is supplied thru (2) large louvers ducted high and low within the boiler room, it appears of adequate size to serve the boilers. Steam is supplied to the original building heating systems and HW is supplied to the 1996 addition as well as 2nd floor C section of the original building. A steam to HW heat exchanger and constant speed base mount heating pumps are located in the boiler room and are vintage to the 1996 addition. The shell and tube HX and the base mount heating pumps have a typical useful service life of 24 years. All other HW appurtenances, e.g. expansion tanks, are vintage to the 1996 addition.

The HW piping system is in good condition and within its useful service life of 30 years. The steam piping system and components are in fair condition but beyond its useful service life of 30 years.

The original building is served by steam to floor mount unit ventilators in classrooms, cast iron radiators at vestibules, and fintube at miscellaneous areas. The larger spaces such as the gym and workout rooms have ducted H&V units, located in the crawl space below gym. Rooftop gravity ventilators provide relief to the UV and H&V units as the supply varying amounts of OA air. All the steam heating and ventilating equipment and ducted systems are well beyond their useful service life.

The 1996 addition is served by HW to (3) rooftop H&V units, (2) rooftop packaged AC units. All the rooftop H&V and AC units have duct heating coils for each zone (e.g. office). The rooftop exhaust fans exhaust from toilet spaces, kitchen hood, and other locations. Space heating in the 1996 addition is via duct heating coils,

fintube radiation, and CUHs. All heating, cooling, and ventilating equipment is original to the 1996 addition and at or near the end of their useful service life.

Temperature controls serving the heating system and equipment is mostly pneumatic with little DDC electric in the boiler room and 1996 addition. The pneumatic control system is aged and beyond its useful service life of 20 years. The DDC electric system is nearing the end of its useful service life if the existing equipment is of 1996 vintage.

The existing HVAC systems in general are poor to good operating condition, however, most all equipment is at or near the end of its useful service life (especially the steam side). How and when to replace the equipment depends on whether there are planned building renovations or replace systems as a major HVAC upgrades. It is recommended to convert the original building to heating hot water which will replace the aged equipment and steam / condensate piping. The most economical approach is to replace all heating and ventilating equipment with new efficient HW systems at the time of the steam to HW conversion. Also coordinate the temperature controls DDC electric upgrade at the time of conversion.



Steam to HW Heat Exchanger



Vintage Pneumatic Temperature Control Panel



Heating Pumps



Steam H&V in Crawl Space by Gym



Packaged AC Unit & Exhaust Fan 1996



Ceiling CUH

### **Electrical Systems Analysis**

### **Electrical System Distribution**

Two 5" underground primary conduits run from a utility riser pole to a 300 kVA utility-owned padmount transformer. The secondary service is building wire in underground conduit from the padmount transformer to three service disconnects located in the main electric room. The service disconnects are two 400-amp fusible switches plus the 800 amp Main circuit breaker of Main Distribution Panel MDP for a total service capacity of 1600 amps at 208/120 volts, 3-phase, 4-wire. The service equipment is 1996 vintage and has about 20 years remaining in its anticipated useful life, but the school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts. We recommend performing infra-red scanning of the service equipment to assess condition of contacts and terminations. Further investigation by the utility company is required to determine the cause of shorts due to squirrel activity.

The grounding electrode system is not properly connected at the domestic water entrance. Rather, a connection is made to an interior water pipe in the boiler room. The National Electrical Code (NEC) requires an underground metal water pipe that is electrically continuous and in contact with the earth for at least 10 feet to be utilized as part of the grounding electrode system for the building. We recommend providing a grounding electrode connection at the water main as required by code, and providing bonding for interior metal piping in accordance with code requirements.

Branch-circuit panels in the school are primarily a mixture of 1950 vintage Trumbull Electric panelboards that have exceeded their anticipated useful life and 1996 vintage Square D panelboards. A New Panelboard was recently added as part of the Health Center project, and a residential-grade Siemens load center is installed in the crawlspace beneath the Fitness Room. It was noted that panel P1A in the boiler room is mounted

higher than allowed by current NEC requirements. The load center located in the crawl space does not have adequate headroom by current code standards.

The anticipated useful life of branch-circuit and distribution panelboards is generally considered to be 30 years, although many environmental factors such as cleanliness, moisture, salt content, and temperature can impact the actual performance life of circuit breakers and electrical equipment. It is very common for electrical equipment to remain operational and in use for significantly longer. The biggest concern regarding older panelboards is whether or not the circuit breakers will operate as designed in the event of a fault in the circuit. While circuit breakers can be tested, the testing is generally more costly than simply replacing the circuit breakers when dealing with branch-circuit and smaller distribution-type devices. The existing Trumbull Electric panelboards should be replaced. We also recommend removing the residential grade panelboard from the crawl space and providing a panelboard located in accordance with NEC to supply the circuits currently fed from the load center. Infra-red scanning of the 1990's and newer panelboards should be performed to assess the condition of contacts and terminations.

A small 2010 vintage Briggs and Stratton single-phase generator that is located on the roof of the mechanical room provides backup power to the UPS at the City's network core rack via a residential/light-commercial grade automatic transfer switch and load center. This equipment is in good condition, but does not offer capacity to serve any building systems other than the data center it currently serves.

There is also a small grid-tied photovoltaic (PV) array mounted to the exterior of the building at the south side of the boiler room. The PV array

connects to the building's wiring system at Panel P1A in the boiler room via an inverter. The PV system has a capacity of 2020 watts at 208-volts 3-phase, 4-wire.

Most of the wiring that can be viewed from a simple walk-through of the facility is building wire in metal conduit. Some old type NM nonmetallic sheathed cable (romex) was noted in the crawlspace. The wiring varies in age as systems have been added and modified over the years. Much branch circuit wiring was updated in 1996, but some 1950's branch circuit wiring that has exceeded its anticipated useful life appears to still be active. Extension cords are in use in some areas due to a lack of appropriately located receptacles. We recommend replacing the 1950's feeder wiring in conjunction with replacement of 1950's vintage panelboards. Type NM cable should be replaced with building wire in conduit or type MC cable as part of any planned renovations to the facility. Receptacles located appropriately for the current program should also be provided.

It was noted that some receptacles near sinks in science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code. GFCI protection as required by current code should be provided in these areas.



Service disconnect switches and MDP



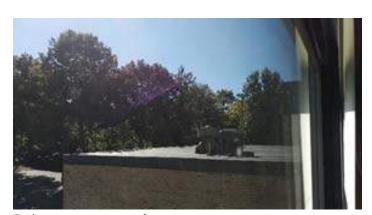
Utility riser pole



Padmount transformer and PV array



Automatic transfer switch and generator-backed load center



Backup generator on roof



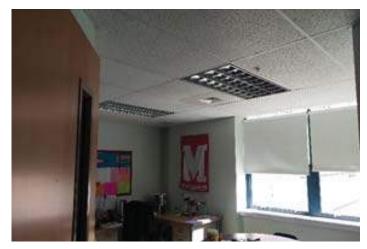
1950's vintage panelboard

### Interior Lighting

Most interior areas are illuminated by fluorescent fixtures that utilize T8 lamps. The classroom and corridor fixtures are recessed lens troffers, offices have recessed fixtures with parabolic diffusers, the gym has pendant mounted high-bay fixtures, toilet rooms utilize a mix of recessed lens troffers and wraparound style fixtures, and mechanical and storage room are illuminated by strip fixtures. There are also some decorative fixtures that appear to use compact fluorescent lamps in stairways. Performance lighting on the stage is incandescent fixtures controlled by manual dimmers. The lighting should be updated to LED fixtures with high-performance optics as part of any planned facility renovations. LED performance lighting and an architectural dimming system should be provided for the stage.



Typical classroom lighting



Parabolic fixtures in administration areas



Gym light fixtures



Dimmers for controlling performance lights

### Exterior Lighting

There are no existing pole lights. Building mounted exterior lighting is primarily LED wall packs with full cutoff optics, but recessed fixtures that appear to utilize HID or compact fluorescent lamps remain at in use at a couple of entrance canopies. It appears that some areas of the site are not illuminated to levels recommended by IES. We recommend providing full-cutoff LED pole lights for the site and adding building mounted full cutoff LED outdoor lighting to provide illumination as recommended by IES.



LED wall packs



Light fixture at an entrance canopy

### Emergency Lighting System

Emergency battery units with integral and remote heads provide emergency lighting for means of egress. The heads are a mixture of LED and incandescent. There is no emergency lighting at the exterior of exits. The LED emergency lighting units are in good condition and offer more than 10 years of anticipated useful life provided they are properly maintained and batteries are replaced as needed. Older incandescent units should be replaced with modern LED units as they fail. Outdoor emergency lighting should be provided at building exits.

LED illuminated exit signs with integral battery backup are located appropriately to mark means of egress.



Typical exit sign



Incandescent emergency light heads

### Fire Alarm System

The fire alarm control panel is a Simplex 4002 series conventional zoned system. Occupant notification is not compliant with current code or ADA except in the Health Center. The system has exceeded its anticipated useful life and should be updated to a fully addressable system.



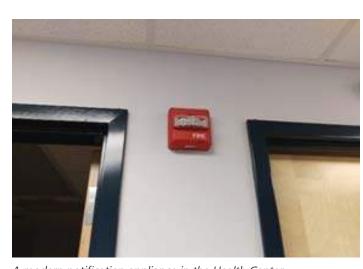
Fire alarm control panel



Fire alarm annunciator



An old horn/strobe



A modern notification appliance in the Health Center

### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service originates at the utility riser pole and is routed to the building underground in a 3" conduit that is shared with the cable television (CATV) entrance. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via an Architectural Acoustics paging amplifier. The VOIP phone system is utilized for intercom. The system is relatively new and in good condition.

The school is equipped with a Dukane master clock, but non-system battery clocks are in use in many areas due to failures. A network-connected programmable relay operates program bells. The clock system is obsolete but the programmable relay that operates the bells is relatively new and reportedly meets the district's need well. We recommend utilizing battery clocks or wireless synchronized clocks over replacing the master clock system.

The school has CATV service that enters the building in a 3" Entrance conduit that is shared with the telephone entrance. The CATV Distribution backboard is located in a room off the Library that is also used for storage.

Fiber optic Data cable enters the building in a 3" Entrance conduit. A city network core is housed in an open rack located in the main electric room. One intermediate distribution frame (IDF) is located in an enclosed wall mounted cabinet in a shared space and one IDF is located in an open wall mounted patch panel in a classroom that appears to have once been a computer lab. Horizontal cabling infrastructure is category 6. Abandoned un-

used Category 5 cabling and infrastructure was noted at the MDF location. Abandoned Cat. 5 infrastructure and cabling should be removed. Dedicated equipment spaces to house IDF's should be provided.

WIFI connectivity is available throughout the school.

Most classrooms utilize projectors on carts for audio/ visual presentations.



Utility riser pole



Network core in electric room



IDF in open rack in a classroom



IDF in enclosed rack in shared space



CATV distribution board



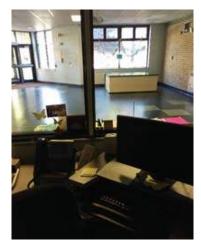
Abandoned Category 5 infrastructure

## **Security System Analysis**

The school is equipped with a DSC security alarm system. Alarms are initiated by motion detectors. Access Control keypads are in place at selected entrances. The building is not equipped with a panic alarm. We recommend providing a security alarm control panel that is integrated with the district-wide network.

There is no Security Camera System.

There is intercommunication between the main entrance vestibule and the main office, which has a direct line of sight to the vestibule.

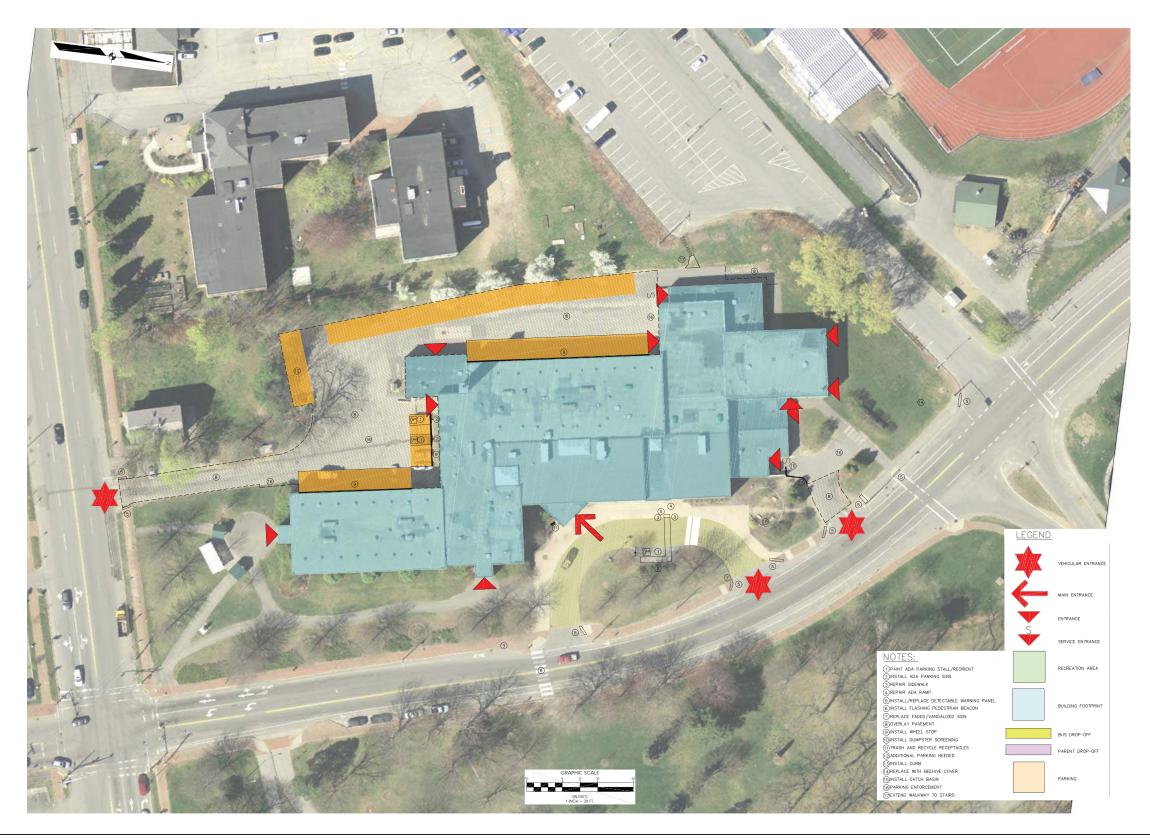


Electric door release at main office



Access control keypad at a secondary entrance

# **SITE ANALYSIS**



## KING MIDDLE SCHOOL

## **FIRST FLOOR PLAN**



# KING MIDDLE SCHOOL

## **SECOND FLOOR PLAN**







Aerial View Main Entry

### **General Building Data**

Address: 522 Stevens Avenue, Portland, ME 04103

Serving Grade Levels: 6 - 8

Number of Students: 513

Number of Faculty and Staff: 83

Original Construction Date: 1867

Date of Addition(s): 1913 (13 more classrooms), 1962 (gymnasium), 1994-95 (school renovation)

Building Age: 119 Years

Building Footprint: 33,100 Square Feet

Number of Stories: 4

Building Area: 112,000 Gross Square Feet

Total Site Area: 2.2557 Acres

Zoning Designation: R5 Residential

#### **Overview**

Lincoln Middle School is a middle school in the Deering Center neighborhood. The school is located on Stevens Avenue, which has the unusual distinction of having an elementary school, middle school, two high schools, and a college all situated on it. Lincoln Middle school is divided into houses, 2 for each grade (6,7,8). The students at Lincoln primarily come from three of Portland's many elementary schools, Riverton, Hall, and Longfellow, which is also located on Stevens Avenue.

Lincoln Middle School was erected in 1897 and opened in 1899 as Deering High School. In 1913 an annex of 18 classrooms was added to the structure due to the increasing number of students enrolling in Deering High School. In 1923 the student body overpopulated Deering so a new Deering High School was built further down Stevens Avenue and the current Deering High School became Deering Junior High. In 1925 Deering decided to change its name and rename it in honor of the 16th President, Abraham Lincoln, so Deering Junior High became Lincoln Junior High School. In 1962 a gymnasium was added to Lincoln in honor of Joseph J. Wagnis, who lost his life while fishing on Sebago Lake. The name of the school was changed to Lincoln Middle School in 1979. In 1994–1995 Lincoln Middle School was renovated and was reopened in 1996.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25. Plumbing systems are vintage to the original building and additions, with recent plumbing fixture upgrades. HVAC systems are vintage to the original building and additions with the exception of the heating plant which had the steam boilers replaced (one replaced 2014). Some of the power distribution system is at the end of its anticipated useful life. The remainder will reach it's the end of its anticipated useful life within 15 years. Most interior lighting fixtures are at the end of their anticipated useful lives. The fire alarm control panel is obsolete and the system does not comply with current standards for new facilities.

#### **Site Analysis**

Lincoln Middle School is located on a 2.3 acre parcel of land within the R5 residential zone .

#### Accessibility

There is no ADA access at the front of the building. At grade doors are located at the rear of the school. An additional ADA parking space is needed and the existing space needs to be repainted to include a parking aisle and an accessible route to the building.

#### Circulation

Lincoln Middle School is accessible via Stevens Avenue and Leland Street. Parents drop off at the front along Stevens Avenue and buses drop off at the rear along Leland Avenue. There is good fire lane access around 3/4 of the school. Bike racks are currently located within the fire lane and should be relocated.

#### Safety/Security

No safety concerns.

#### Recommendations

- Add 1 ADA parking space and paint parking aisle(s) and accessible route to building.
- Install wheel stops at parking spaces along building.
- Install pedestrian guard at parking space adjoining sidewalk.
- Install "Fire Lane" and "No Parking" signs.
- Install detectable warning panels at crosswalks.
- Install screening around dumpster.
- Repair damaged and sagging chain link fence sections.
- Reestablish green area at athletic fields.
- Install bollards to restrict access through fire
- Relocate bike racks out of fire lane. Install additional racks to accommodate volume.

 Install curbing and a catch basin at dumpster area to resolve ponding and erosion damage.

## **Structural System Analysis**

The Lincoln Middle School is made up of several buildings and connectors each with different ages and constructions:

- The east building is the oldest (main entrance off Stevens avenue), circa 1899.
- The south-west building, built as an addition to the original building, circa 1919 (reported to have burned and been rebuilt in 1921).
- The north-west building, that houses the cafeteria and the gymnasium, built circa 1962.
- Connector between the east building and southwest building.
- Geodesic dome, built in 2007 by the eighth graders.

#### Structural System Description:

- East Building:
  - Foundation: granite blocks on rubble/stone (lined with concrete in the north-east corner)
  - Ground floor: expected to be concrete slab-ongrade (not observed/covered with floor finishes)
  - Elevated slab: not visible covered with plastered ceiling.
  - Roof: wood planks bearing on wood joists spanning to 20 in. deep steel beams bearing in the masonry walls. The ceiling is also wood joists spanning to large wood beams hanged from the steel roof beams with steel rods. (reroofing and repaired drawings dated 1999)
- South-west building:
  - Foundation: granite blocks on rubble/stone
  - Ground floor: expected to be concrete slab-ongrade (not obervered/covered with floor finishes)
  - Elevated slab: not visible covered with plastered ceiling.
  - Roof: steel metal deck bearing on light gage steel joists spanning to light gage studs walls



Entry roof at ground floor



Entry roof at ground floor



Geodesic dome



Site stair



Stepped cracks

or steel beam/stub columns bearing in the masonry walls. The roof looks to have been raised (light gage construction drawings dated from 1996) The ceiling is wood joists spanning to masonry walls

## North-west building (Gymnasium):

Foundation: concrete walls

Ground floor: expected to be concrete slabon-grade (not observed/covered with floor finishes)

Elevated slab: not observed, supported by round steel columns.

Roof: metal edge gypsum planks bearing on steel joists spanning to steel beam and steel columns

#### Connector

- Unknown expected to be concrete strip footings
- Ground floor: expected to be concrete slabon-grade (not observed/covered with floor finishes)
- Elevated slab: concrete slab on metal deck spanning to steel beams.
- Roof: steel deck bearing on steel beam spanning to steel columns and bearing in brick walls.

#### Geodesic Dome

- Not observed expect not to have foundations
- Ground floor: expected to be concrete slabon-grade (not observed/covered with floor finishes)
- Roof: translucent panels spanning to wood struts connected with metal plates.

#### Lateral Force Resisting System:

- East Building: mass-masonry/brick walls.
- South-West Building: mass-masonry/brick walls.
- North-West Building: unknown assume to be CMU shear walls (it is unknown if the CMU is reinforced)
- Connector: no lateral system, expected to rely on the other buildings for lateral resistance.
- Geodesic Dome: dome.

### Exterior Wall System Description:

- East Building: mass-masonry/brick walls.
- South-West Building: mass-masonry/brick walls.
- North-West Building: brick veneer with CMU backup walls
- Connector: Curtain wall and brick wall
- Geodesic Dome: the walls (below the dome portions) are there edge of the planters, insulation, and wood siding

#### Structural Conditions and Concerns:

Cracks in the north-west building west wall.



North canopy



Bell tower

#### **Fire Protection Systems Analysis**

The 6" sprinkler entrance is supplied by municipal water and does not have a testable backflow preventer. The sprinkler system is a complete automatic wet & dry system with (2) risers. There was no obvious fire department connection. There is a labelled "Glycol Loop" serving the cold attic area above the gym entrance. The piping system has what appears vintage 1960s serving the wet riser and later, perhaps 1990s for the dry riser. Recommend contacting the Authority Having Jurisdiction as well as a Sprinkler Design Contractor assess current systems.



Fire Sprinkler Entrance – Dry Pipe Left Riser

## **Plumbing Systems Analysis**

The building is served by a 3" municipal water entrance with double RPZ backflow preventers.

The entrance piping appears to be ductile iron until after the RPZs, when it transitions to copper.

Domestic hot water is generated by 100 gallon gas fired condensing water heater (summer use) and an indirect steam to hot water maker storage tank (heating season). The gas fired water heater was installed in 2014 and has a useful service life of 15 years. The steam to hot water maker is aged and beyond its useful service life of 18 years.

Plumbing fixtures are in good operating condition and well maintained. The fixtures are low flow type, vitreous china, wall hung and floor mount. Water coolers are ADA bi-level located in most hallways.

Plumbing piping consists of copper domestic and cast iron for the original building, and copper domestic and PVC for sanitary and rainwater for the 1996 addition. Most piping is in good condition and well insulated even though the 1960s piping systems are beyond their useful life of 30 years. Storm water and sewer are separated systems. Natural gas services the building; entrance is at boiler room.

The existing plumbing systems and fixtures are well maintained and in good condition considering the age of the original systems. Continued maintenance on plumbing systems is required for the 1996 addition and consideration of plumbing piping systems upgrade in the 1960s building. A new piping system will have lead free solder, a current code requirement.



Steam generated DHW & Storage at Gym



Gas Fired Water Heater



Domestic Water Entrance



Recent Plumbing Fixtures Upgrade

## **Mechanical Systems Analysis**

The existing central heating plant consists of (2) gas fired HB Smith steam boilers, (1) 28A S-12 2600 MBH mfg. 2000; (1) 28HE-7 1,700 MBH mfg. 2014. Casts iron boilers typically have a useful service life of 30 years. The boiler feed pump unit appears original to the 1960s addition and is beyond its useful service life of 18 years. The #2 fuel oil storage tank has recently been decommissioned. The boiler Combustion air is supplied via a combustion air supply fan, mfg. 2014, provides combustion and ventilation air to the boilers and gas fired DHW unit. Steam is supplied to the original building heating systems and HW is supplied to the 1996 addition systems. A steam to HW heat exchanger and constant speed base mount heating pumps are located in the boiler room and are vintage to the 1996 addition. The shell and tube HX and the base mount heating pumps have a typical useful service life of 24 years. All other HW appurtenances, e.g. expansion tanks, are vintage to the 1996 addition.

The HW piping system is in good condition and within its useful service life of 30 years. The steam piping system and components are in fair condition but beyond its useful service life of 30 years.

The original building is served by steam to floor mount unit ventilators in classrooms, cast iron radiators, and fintube in miscellaneous areas. The larger spaces such as the gym have ducted H&V units, located in the crawl space below gym. Rooftop gravity ventilators provide relief to the UV and H&V units as the supply varying amounts of OA air. All the steam heating and ventilating equipment and ducted systems are well beyond their useful service life.

The 1996 addition is served by hot water to (3) rooftop H&V units (assuming 1996 mfg. year; vendor cannot confirm where obsolete model). All the rooftop H&V have heating coils as well as duct coils for each zone (class, etc.). The rooftop exhaust fans exhaust from

toilet spaces, kitchen hood, and other locations. Space heating in the 1996 addition is via duct heating coils, fintube radiation, and CUHs. All heating, cooling, and ventilating equipment is original to the 1996 addition and at or near the end of their useful service life.

Temperature controls serving the heating system and equipment is mostly pneumatic with little DDC electric in the boiler room and 1996 addition. The pneumatic control system is aged and beyond its useful service life of 20 years. The DDC electric system is nearing the end of its useful service life if the existing equipment is of 1996 vintage.

The existing HVAC systems in general are fair operating condition, however, most all equipment is at or near the end of its useful service life (especially the steam system). How and when to replace the equipment depends on whether there are planned building renovations or replace systems as a major HVAC upgrade. It is recommended that the boiler feed pump system be replaced soon regardless of scheduling systems upgrades. The best recommendation is to convert the original building to heating hot water which will replace the aged equipment and steam / condensate piping. Steam piping controls and traps have been maintained but piping failures may increase in the near future. It would be most economical to replace all heating and ventilating equipment with new systems at the time of the steam to HW conversion. Also coordinate the temperature controls DDC electric upgrade at the time of conversion.



Steam to HW Heat Exchanger



Vintage Pneumatic Temperature Control Panel



Heating Pumps



Steam H&V Serving the Gym



GRVs & Exhaust Fans



Ceiling CUH



Typical Roof Top H&V unit



Boiler Feed Pump System

## **Electrical Systems Analysis**

## **Electrical System Distribution**

The service is supplied by an underground primary in (2) 5" conduits from overhead utility lines to a utility-owned pad mount transformer. The secondary service from the utility transformer runs underground to a 1998-vintage 1600-amp, 208/120-volt, 3-phase, 4-wire GE switchboard in located in the main electric room. The switchboard has about 20 years remaining in its anticipated useful life, but the school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts. We recommend performing infra-red scanning of the service equipment to assess condition of contacts and terminations. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.

Panelboards are generally 1998 vintage GE panelboards, although there is a 1960's vintage panelboard in a corridor outside of Tech Ed and a 1970's vintage residential/light commercial grade load center on the stage. The panelboard serving Tech Ed is equipped with a contactor controlled by emergency-stop pushbutttons. We recommend replacing the old panelboard near Tech Ed and the load center on the stage in the short term. All Panels will reach the end of their anticipated useful lives within 15 years.

There is a small grid-tied photovoltaic (PV) array mounted to the exterior of the building at the south side.

The wiring that can be viewed from a simple walkthrough of the facility is building wire in metal conduit. Receptacles throughout the school appear to be located appropriately for the current program.



Utility riser pole



Main circuit breaker at switchboard



Old panelboard near Tech Ed



Old load center on stage

## Interior Lighting

Most interior areas are illuminated by fluorescent fixtures that utilize T8 lamps. The classroom, toilet, and corridor fixtures are mostly recessed lens troffers, but the lobby also includes compact fluorescent downlights. Offices have recessed fixtures with parabolic diffusers. The gym is equipped with high-bay style fixtures. Mechanical and storage areas are illuminated by strip fixtures. Assembly performance lighting is incandescent fixtures that are controlled by the circuit breakers of a residential/light commercial grade load center. The lighting should be updated to LED fixtures with high-performance optics as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.



Lobby lighting



Typical classroom lighting

## **Exterior Lighting**

There are no pole mounted site lights. Building mounted exterior lighting is mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits. It appears that some areas of the site are not illuminated to levels recommended by IES. We recommend providing full cut-off LED pole mounted fixtures to provide illumination as recommended by IES. In the short term, old incandescent fixtures should be updated to LED. All existing fixtures will reach the end of their anticipated useful lives within 20 years.



LED wall pack on south wall



Old incandescent fixtures at a secondary entrance canopy

#### **Emergency Lighting System**

Emergency battery units with integral and remote incandescent heads provide emergency lighting for means of egress. There is no emergency light at the exterior of building exits. LED illuminated exit signs with integral battery backup are appropriately located to mark means of egress. Older emergency lighting units should be replaced with modern LED units as they fail. Outdoor emergency lighting should be provided at building exits.



Typical emergency lighting unit and exit sign



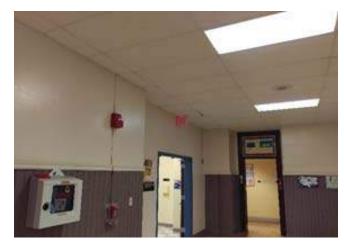
Newer emergency lighting unit in electric room

#### Fire Alarm System

The fire alarm control panel is a 1998 vintage conventional zoned FCI control panel. Occupant notification does not comply with ADA or current standards in some areas; the classrooms are not equipped with visual notification appliances. The system is near the end of its anticipated useful life and should be update to a fully addressable system within 5 years.



Fire alarm control panel



Fire alarm pull station and horn strobe in lobby

### Lightning Protection System

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service originates at the utility riser pole and is routed to the building underground in a 3" conduit. Intercommunication within the building is provided by a 1998 vintage Dukane intercom/paging system. Classrooms do not have access to outside telephone lines. The intercom system is near the end of its anticipated useful life. We recommend providing VOIP phones that are connected to the district-wide network.

The school is equipped with a 1998 vintage Dukane master clock. A network-connected programmable relay operates program bells and resets clocks.

The master clock system is functional but obsolete. Battery clocks can be utilized when system clocks fail.

Cable television service originates at the utility riser pole and is routed to the building underground in a 2-1/2" conduit. The signal is distributed throughout the building in coaxial cable via splitters located and the telecommunications Main Distribution Frame (MDF).

Data infrastructure is a Category 6 6 horizontal cable plant. The school has one MDF and two stacked intermediate distribution frames (IDF's). WIFI is available throughout.

Ceiling mounted Projectors are installed in classrooms.



Telecommunications utility demarcation point



Master clock and paging amplifier



MDF and CATV distribution

## **Security System Analysis**

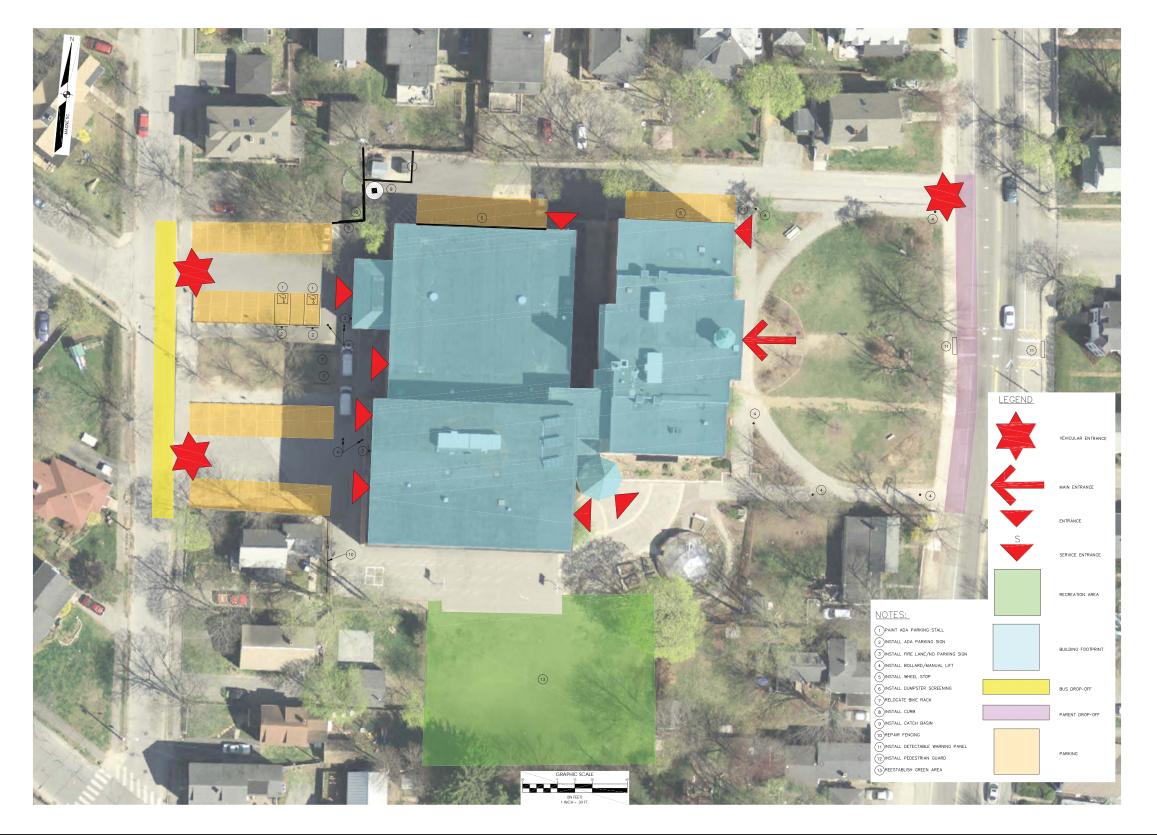
The school is equipped with a Bosch intrusion alarm system that is connected to the district-wide network. There is no panic alarm system. The system will reach the end of its anticipated useful life within 15 years.

The building is reportedly wired for a security cameras but the cameras are not yet installed. We recommend providing web-based security cameras with DVR via the district-wide network. There is video intercom between the main entrance and main office, with electric lock release in the main office.



Security alarm control panel

# **SITE ANALYSIS**



## **BASEMENT FLOOR PLAN**











SUPPORT

CLASSROOM

CIRCULATION

STAFF/FACILITY

SUPPORT

SPECIALTY CLASSROOM

SPECIAL EDUCATION/INTERVENTION

# LINCOLN MIDDLE SCHOOL

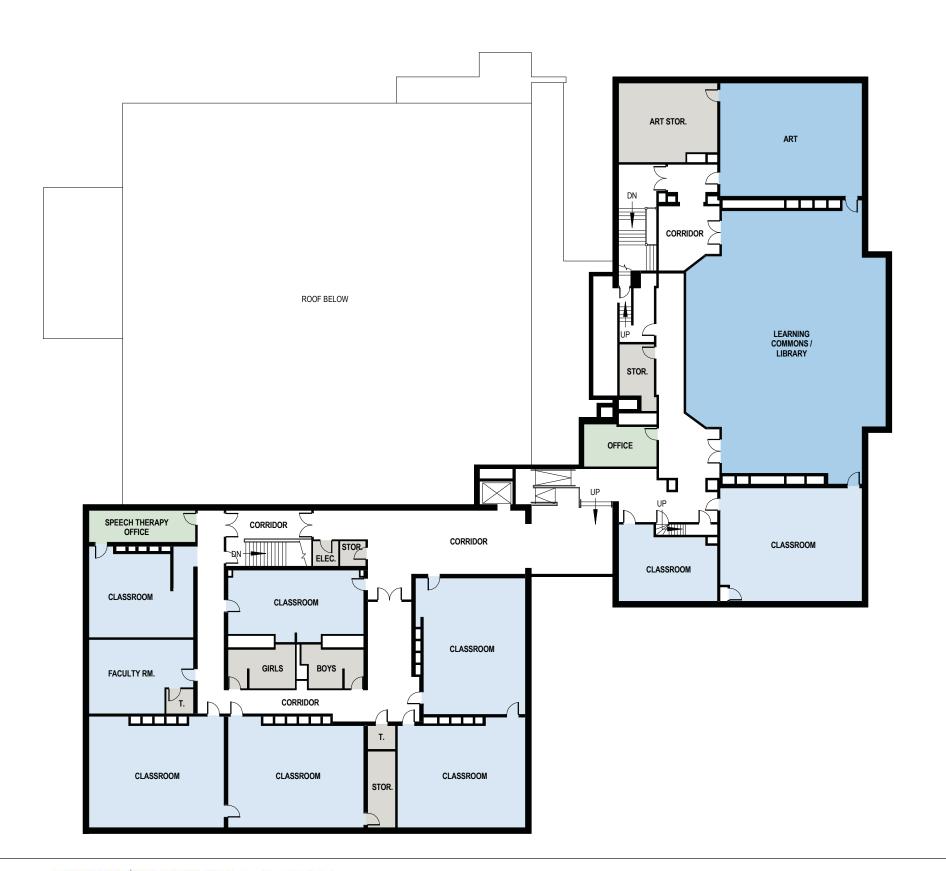
## FIRST FLOOR PLAN



## **SECOND FLOOR PLAN**



# THIRD FLOOR PLAN







Main Entry

## **General Building Data**

Address: 171 Auburn Street, Portland, Maine 04103

Serving Grade Levels: 6 - 8

Number of Students: 504

Number of Faculty and Staff: 95

Original Construction Date: 1954

1959, 1996 Additions Date of Addition(s):

**Building Age:** 62 Years

**Building Footprint:** 86,000 Square Feet

**Number of Stories:** 2

**Building Area:** 102,000 Gross Square Feet

Total Site Area: 25.1178 Acres (Lyseth & Moore same parcel)

Zoning Designation: R2 Residential/ROS Recreation Open Space

#### **Overview**

Lyman Moore Middle School is located in the North Deering neighborhood of Portland. The school serves a diverse community within the Munjoy Hill and Washington Ave. neighborhood, as well as the surrounding area.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25.

Plumbing systems are vintage to the original building and 1954 & 1996 additions, with recent plumbing fixture upgrades installed.

HVAC systems are vintage to the original building and 1954 & 1996 additions, with the exception of the boiler plant (1999 est. age).

The utility electrical service is an obsolete design. Some power distribution equipment has exceeded its anticipated useful life.

Interior lighting fixtures are generally at or near the end of their anticipated useful lives.

The fire alarm control panel is obsolete and the system does not comply with current standards for new facilities.

### **Site Analysis**

Lyman Moore Middle School is located on a 25.1 acre parcel of land shared with Lyseth Elementary School within the R2 residential zone and ROS Recreation Open Space zone.

#### Accessibility

ADA circulation throughout the site is fair. ADA parking spaces are not compliant. There are no detectible warning strips on site. Ramps require repair.

#### Circulation

Lyman Moore Middle School and Lyseth Elementary School are located along Lyseth Moore Drive which is accessible from Auburn Street and Jr Street. There is little delineation between bus and parent drop off. Observed parking outside of parking lots. The pavement throughout the site is in poor condition and in need of replacement.

### Safety/Security

No safety concerns.

#### Recommendations

- Mill and repave primary access route and side
- Reconfigure side parking lot to improve usage.
- Install wheel stops along parking adjacent to athletic field.
- Replace concrete curbing sections that are in poor condition.
- Adjust parking grades within ADA parking spaces to be less than 2% and repaint spaces to include van accessible parking. Install 1 ADA parking sign per space.
- Repaint arrows along access loop.
- Paint and/or install curbing and signage to better define and separate bus and parent drop off locations.
- Install no parking signs as necessary throughout site to enforce parking in permitted spaces.
- Replace bituminous sidewalk along east side of building.

- Install detectible warning panels at crosswalks.
- Adjust ramp transitions to 1/4" or less where necessary.
- Relocated dumpsters and install screening.
- Make fence around propane tank at service area more secure.
- Install catch basin or adjust grade at side parking lot to eliminate ponding.

#### **Structural System Analysis**

#### Structural System Description:

Older Construction (Pre 1990s):

- Roofs: Tectum roof deck spanning to steel bar joists, except at gymnasium where roof is metal deck.
   Joists typically supported by interior CMU bearing walls in double corridor format, and by CMU walls or structural steel beams and columns at exterior.
   All roofs in these areas are EDPM.
- Floors: Slab on grade, except formed concrete slab over crawl space for a portion of the original building.

Newer Construction (Post 1990s additions):

- Roofs: Metal roof deck spanning to bar joists, with bar joists supported by interior and exterior CMU bearing walls. Walls are laid out in double-corridor format. Roofs in these areas are EDPM held down by gravel ballast.
- Floors: Concrete slab on form deck, supported by bar joists spanning to CMU bearing walls.

#### Lateral Force Resisting System (LFRS):

Most likely consists of interior and exterior CMU/brick bearing walls. However, roofs and floors are generally not well connected to walls, so it's unlikely there is a load path to bring lateral forces from the diaphragm to the walls.

#### Exterior Wall System Description:

Structural walls consist of brick veneer tied to CMU walls.

#### Foundation System Description:

Frost protected, shallow foundations assumed.

#### Structural Conditions and Concerns:

- There are several snow drift zones created by high and low roofs around the building (occurs mostly at low roofs surrounding gymnasium and pool).
   It's unlikely the roof framing has capacity to resist these loads, since snow drifts were not well accounted for by the design codes at the time of construction.
- In older portions of the building, window and door lintels are rusting. Recommend replacing them in the near future. In newer portions, lintels are galvanized and do not require repairs at this time.
- At areas of newer construction, the base sealants between the bottom of brick and top of foundation have deteriorated, and should be replaced.
- Roof over the first major addition to the original building is very flat and does not shed water well.
   Many areas of ponding observed. Recommend adding materials to increase roof slope to the drains.
- Area of poor drainage observed at cafeteria roof (2-3" of ponding water). Recommend improving drainage and roof slope at this location.
- Observed stones from higher ballasted roofs blown onto lower roofs. Ballasted roofs are not permitted by current building code for the City of Portland. Recommend removing the ballasted roofs and replacing with EDPM.



Inadequate roof drainage at Cafeteria roof



Corroded lintel in need of replacement



Inadequate roof drainage at classroom addition



Recommend replacement of roof ballast

#### **Fire Protection Systems Analysis**

The 6" sprinkler entrance (1996 circa) is supplied by municipal water and has a testable backflow preventer. The sprinkler system is a complete automatic wet system with 4" riser, with a 4" storz fire department connection. There has been a sprinkler backflow test performed annually. The piping system is in good condition. There is a sprinkler cabinet with wrench and spare heads.

Maintain and test sprinkler systems.

#### **Plumbing Systems Analysis**

The building is served by a 4" municipal water entrance with RPZ testable backflow preventer.

Domestic hot water is generated by 40 gallon electric water heaters and a steam to hot water maker storage tank located in the boiler room. The summer use electric water heater is 2003 circa with an expected service life of 15 years. The steam to hot water maker is aged and beyond its useful service life of 18 years.

Plumbing fixtures are in good operating condition and well maintained. Most fixtures are low flow type, vitreous china. Water coolers are ADA bi-level with integral bottle fill.

Plumbing piping consists of copper and cast iron for the original building, and copper and PVC for for the 1996 addition. Most piping is in good condition and well insulated even though the 1950s piping systems are beyond their useful life of 30 years. Storm water and sewer are separated systems.

Natural gas services the building; entrance is at boiler room.

The existing plumbing systems and fixtures are well maintained and in good condition considering the

age of the original systems. Continued maintenance on plumbing systems is required for the 1996 addition. The 1950s plumbing piping systems are beyond their expected service life and will require complete replacement as they begin to fail. The new copper piping system will have lead free soldered joints, a current code requirement. The steam indirect DHW maker is beyond its expected service life; replace unit with a gas fired DHW.



Steam DHW Maker



Recent Fixture Upgrade



40 Gal Electric Water Heater

## **Mechanical Systems Analysis**

The existing central boiler plant consists of (2) Burnham Industrial steam boilers, 5021 MBH gross output, 1999 estimated mfg. date. Fire tube boilers typically have a useful service life of 28 years. The dual fuel burners are supplied via utility natural gas and #2 fuel above ground storage tank. Combustion air is supplied thru (2) large louvers ducted high and low within the boiler room, it appears of adequate size to serve the boilers. Steam is supplied to the original building heating systems and HW is supplied to the 1996 addition as well as renovated areas in the original building. A steam to HW heat exchanger and constant speed base mount heating pumps are located in the boiler room and are vintage to the 1996 addition. The heating pumps were replaced in 2012 and have a useful service life of 25 years. The HW consists of a propylene glycol solution for freeze protection. The shell and tube HX and the base mount heating pumps have a typical useful service life of 24 years. All other HW appurtenances, e.g. expansion tanks, are vintage to the 1996 addition.

The HW piping system is in very good condition (heating mains were replaced a few years ago due to fitting failures) and within its expected service life of 30 years. The steam piping system and components are in fair

condition but beyond its expected service life of 30 years.

The original building is heated by steam supplied to floor mount unit ventilators in classrooms, convectors at vestibules, and fintube at miscellaneous areas. The 1996 addition/renovation is heated by HW supplied to rooftop H&V units and to CUHs and fintube for space heating. All the steam heating and ventilating equipment and ducted systems are well beyond their useful service life.

Rooftop gravity relief ventilators and exhaust fans provide relief for the UV and H&V units. The original building classroom unit vents (both floor mounted and concealed ducted) supply heating and ventilation to the spaces. The 1996 classroom addition is heated and ventilated by (2) rooftop H&V units which supply air to the classrooms via ductwork. (1) H & V unit serves the gym and (1) H&V unit serves the café/stage. All the 1996 rooftop H&V units have duct heating coils providing heating air to each zone (e.g. office or classroom). The rooftop exhaust fans exhaust from toilet spaces, kitchen hood, and other locations. Heating and ventilating equipment serving the original building is at the end of their expected service life. Heating and ventilating equipment serving the 1996 addition is at or near the end of their expected service life.

Temperature controls serving the heating system and equipment is mixed pneumatic and DDC electric at the 1996 addition. The pneumatic control system is aged and beyond its useful service life of 20 years. The DDC electric system is nearing the end of its useful service life if the existing equipment is of 1996 vintage.

The existing HVAC systems in general are fair to good operating condition, however, most all equipment is at or near the end of its expected service life (especially the steam side). When to replace the equipment depends on whether there are planned

building renovations or replace systems as a major HVAC upgrade. The best recommendation is to convert the original building to heating hot water which will replace the aged equipment and steam & condensate piping. Steam piping controls and traps have been maintained but piping failures are certain. It would be most economical to replace all heating and ventilating equipment with new systems at the time of the steam to HW conversion. Also coordinate the temperature controls DDC electric upgrade at the time of conversion. The steam boilers have about 40% (10 years) expected service life left, therefore when the steam to hot water conversion is schedule new hot water boilers are recommended.



Steam to HW Heat Exchanger



Vintage Pneumatic Temperature Control Panel



Heating Pumps in Background



Steam UV in Classroom



Rooftop H&V Unit (1996)



Gravity Relief Ventilator

## **Electrical Systems Analysis**

## Electrical System Distribution

The electrical service has an underground primary in (2) 4" conduits from overhead utility lines to a utility transformer vault located within the building. The vault was not accessible at the time of our visit as it requires utility company presence to access. The general building vault arrangement is an obsolete design. There are two secondary feeders, one in surface wireway and the other in feeder busway, that run from the transformer vault to two 800-amp 208/120-volt service disconnects, which combine to provide total capacity of 1600 amps. One service disconnect switch is housed in a 1960 vintage switchboard and the other within a 1995 vintage panelboard. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts. The 1960 vintage switchboard has exceeded its anticipated useful life, and the 1995 vintage panelboard will reach the end of its anticipated useful life within 20 years. The service should be updated to a modern design with a pad mounted utility transformer; the service equipment should be updated to a single switchboard as part of the service upgrade. Further investigation by utility company is required to determine cause of shorts due to squirrel activity.

Branch-circuit panels throughout the building are a mix of 1960 vintage and 1995 vintage panelboards. Their feeders are building wire in conduit. The 1960 vintage panelboards and their feeder conductors have exceeded their anticipated useful lives and should be replaced. The 1995 vintage panelboards will reach the end of their anticipated useful lives within 10 years, and their feeder conductors will reach the end of their anticipated useful lives within 20 years.

Receptacles appear to be located appropriately for the current program. Some receptacles located

near sinks science rooms do not include GFCI protection. GFCI protection for receptacles should be provided in accordance with current code.



1995 service entrance panelboard



Feeder busway to 1960 switchboard



Typical 1995 vintage panelboards



1960 vintage panelboard in boiler room

## Interior Lighting

Interior areas are illuminated by fluorescent luminaires of various designs that utilize T8 lamps. Classrooms, toilets, and corridors are equipped with recessed lens troffers. Offices have recessed fixtures with parabolic diffusers. Mechanical and storage areas are illuminated by strip fixtures. The Gym is equipped with high-by style luminaires. Lighting throughout should be updated to LED with high performance optics as part of any planned facility renovations. The fixtures are generally at or near the end of their anticipated useful lives.



Typical classroom lighting

## Exterior Lighting

Site Lighting is provided by Pole-mounted lights that are leased from the utility company.

Exterior Building Lighting has been updated to LED wall packs in recent years. Some fixtures are not properly secured and in need of repair or replacement. The building mounted fixtures will reach the end of their anticipated useful lives within 20 years.



A broken wall pack



Typical building mounted lighting

## **Emergency Lighting System**

Emergency battery units with integral and remote heads provide illumination for means of egress. The light heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup are appropriately located to mark means of egress. All existing units will reach the end of their anticipated useful lives within 20 years. We recommend updating all emergency lighting units to LED and providing outdoor emergency lighting at building exits.

#### Fire Alarm System

The fire alarm control panel is a 1980's vintage conventional zoned FCI control panel. Occupant notification has been update to comply with ADA requirements in approximately 1/3 of the building, but remaining areas do not comply with current standards. The control panel is obsolete. We recommend updating to a fully addressable system.



An ADA compliant notification appliance



Fire alarm control panel



An obsolete notification appliance

### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

## Data/Telephone/Classroom Intercom/Clock Systems

Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via a TOA 900 series amplifier. The VOIP phone system is utilized for intercom. The system is relatively new and in good condition.

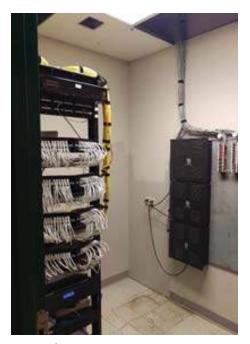
The school is equipped with a 1995 vintage Dukane master clock. A network-connected programmable elay operates program bells and resets clocks. The master clock system is functional but obsolete. Battery clocks can be utilized when system clocks fail.

The Main Distribution Frame (MDF) and two intermediate distribution frames (IDF's) that service the telecommunications cable plant are located in floor mounted racks within dedicated telecommunications rooms. The cable plant is fairly new and in good condition. WIFI connectivity is available throughout the school.

All classrooms are equipped with projectors. Five rooms are equipped with interactive white boards.



Typical system clock



MDF rack



An IDF rack

## **Security System Analysis**

The intrusion alarm system consists of a Bosch networkable control panel that is connected to the district-wide network. Alarms are initiated by motion detectors. The system is in good condition but will reach the end of its anticipated useful life within 15 years. The building is not equipped with a panic alarm.

The school is equipped with a Security Camera System consisting of power-over-ethernet (POE) cameras that are connected to district digital video recorder (DVR) servers, which are located at PATHS. The system is web based, but not accessed directly by the Police Department. Most exterior areas are covered, but additional cameras are needed on the west side of the building to the north of the gym.

An Aiphone video intercom provides communication with visual imaging and electric access control between the main entrance and the office. There is also an access control keypad at the exterior of the main entrance.

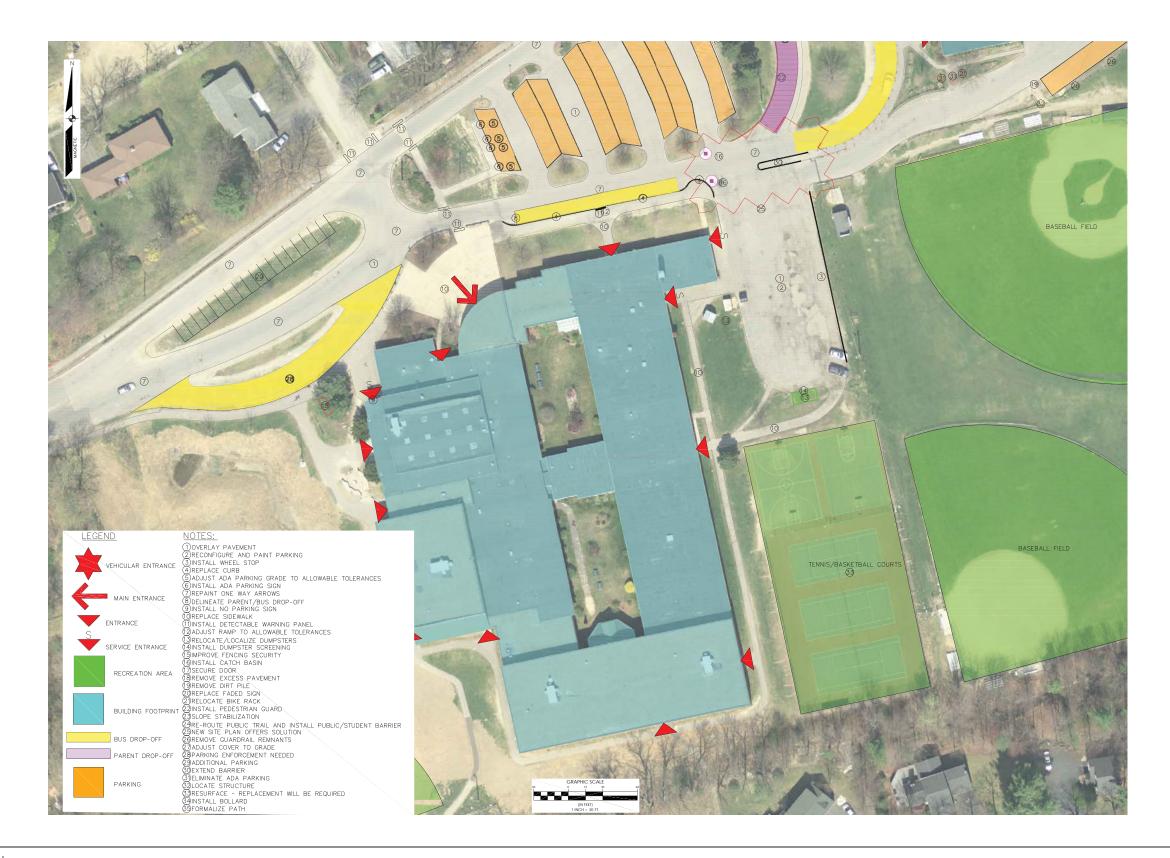


Typical outdoor camera



Intrusion alarm keypad

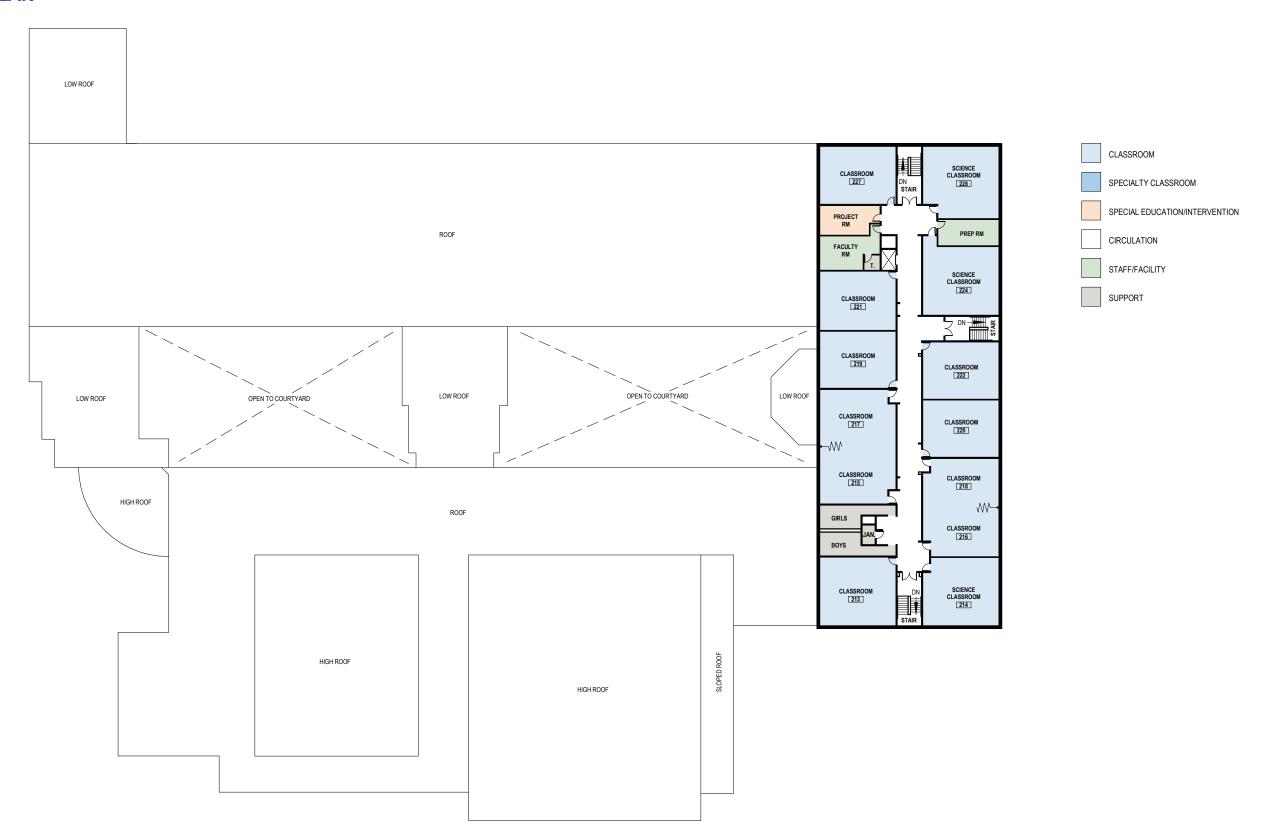
## **SITE ANALYSIS**



## FIRST FLOOR PLAN



# **SECOND FLOOR PLAN**







Main Entry

#### **General Building Data**

Address: 196 Allen Ave, Portland, ME 04103

Serving Grade Levels: 9 - 12

Number of Students: 900

Number of Faculty and Staff: 125

Original Construction Date: 1975

Date of Addition(s): None

Building Age: 41 Years

Building Footprint: 77,000 Square Feet

Number of Stories: 3

Building Area: 237,000 Gross Square Feet

Total Site Area: 30.3039 Acres (Not including Villa Paper Street lots)

Zoning Designation: R3 Residential / R5 Residential

#### Overview

PATHS is greater Portland's career and technical education (CTE) high school. Students have the opportunity to attend PATHS and learn a trade of their choice while still in high school. Students will graduate with a high school diploma from their sending school while potentially having obtained a national certification and college credit in the field of their choice.

Casco Bay High School is a public Expeditionary Learning school. Since the 2005–06 school year, the school has been housed on the site of the Portland Arts and Technology High School on Allen Avenue, in the city's North Deering neighborhood.

The automatic fire sprinkler system appears original to the building. The sprinkler entrance has a fire pump with (2) main risers, each serving building (A) and (B).

The majority of the plumbing piping systems are original to the building with some upgrades thru renovations. DHW is a vintage indirect steam heater/ storage during heating season and electric operated non heating season. Most plumbing fixtures have been upgraded recently.

The steam boiler plant is original to Building –A & B. Most all HVAC equipment to Building-B is original to the building. HVAC equipment to Building-A has original steam heating systems with some HVAC systems upgraded during recent renovation projects.

Although some newer equipment has been added as part of recent Casco Bay High School modifications, the electrical service equipment and most power distribution equipment, as well as their feeder conductors, are at the end of or have exceeded their anticipated useful lives.

An emergency generator that appears to be original to the building has failed. The failed unit was connected to serve the building's heating plant, fire pump, and emergency egress lighting in many areas, and should be immediately replaced.

Except for some recently-renovated areas of CBHS, interior lighting fixtures are generally at or near the end of their anticipated useful lives.

The fire alarm control panel is obsolete and the system does not comply with current standards for new facilities.

## **Site Analysis**

Casco Bay High School and PATHS is located on a 30.3 acre parcel of land within the R3 and R5 residential zones.

### Accessibility

ADA accessibility is fair throughout the site, ADA parking spaces have signs, ramps and crosswalks have detectible warning panels. However, the grades at the ADA ramp at the bus loop appear steeper than allowable and some ADA parking spaces need to be repainted.

#### Circulation

Casco Bay High School and PATHS is accessible via Allen Avenue. There is good circulation and separation between bus drop off area and parent drop off.

#### Safety/Security

Observed students entering the parking lot fast and a lack of safe passage through parking lot for pedestrians. Observed low hanging overhead electric along the east side of the access driveway.

#### Recommendations

- Relocate or raise low hanging overhead electric lines along east access drive.
- Paint crosswalks and install signs in parking lot to improve safe passage of pedestrians.
- Adjust grades of ramp at bus loop to within allowable ADA tolerance.
- Parge truncated dome panel at bus loop.
- Paint ADA spaces as appropriate to meet standards.
- Replace entry.
- Mill and overlay parking lots and east access drive.
- Overlay bituminous sidewalks around front of school.
- Repair and or replace spalling concrete curb sections.
- Install wheel stops at parking adjacent to building near maintenance area.
- Paint parking spaces in maintenance area to better define parking.
- Designate a material storage area and install screening.
- Install School Zone signs on Allen Avenue.
- Relocate and localize dumpsters and install screening.
- Place trash and recycling receptacles in courtyard.
- Install bike rack(s)
- Install lighting in parking lots.
- Install curbing and catch basins along east access drive to mitigate pavement erosion.
- Inventory catch basins and clean where necessary. Replace cover of CB in front grass area with beehive cover.
- Relocate or raise low hanging overhead electric lines along east access drive.
- Paint crosswalks and install signs in parking lot to improve safe passage of pedestrians.
- Adjust grades of ramp at bus loop to within allowable ADA tolerance.
- Parge truncated dome panel at bus loop.

- Paint ADA spaces as appropriate to meet standards.
- Replace entry.
- Mill and overlay parking lots and east access drive.
- Overlay bituminous sidewalks around front of school.
- Repair and or replace spalling concrete curb sections.
- Install wheel stops at parking adjacent to building near maintenance area.
- Paint parking spaces in maintenance area to better define parking.
- Designate a material storage area and install screening.
- Install School Zone signs on Allen Avenue.
- Relocate and localize dumpsters and install screening.
- Place trash and recycling receptacles in courtyard.
- Install bike rack(s)
- Install lighting in parking lots.
- Install curbing and catch basins along east access drive to mitigate pavement erosion.
- Inventory catch basins and clean where necessary. Replace cover of CB in front grass area with beehive cover.

### **Structural System Analysis**

#### Structural System Description:

### Building A

- Roof: Tectum roof deck on bar joists, with joists spanning to steel beams and columns. Roofing is EDPM.
- Second/Third Floor: Concrete slab on form deck spanning to bar joists, with joists supported by steel beams and columns.
- First Floor: Cast-in-place slab on grade.

#### Building B

- Roof: Tectum roof deck on bar joists, with joists spanning to steel beams and columns. Roofing is EDPM.
- Second Floor: Concrete slab cast on metal cellular deck, supported by steel beams and columns encased in gypsum/concrete.
- Elevated Mezzanines: Concrete slab on metal deck spanning to steel beams. Beams are either cantilevered from main building columns or hung/posted from second floor framing.
- Ground Floor: Cast-in-place slab on grade

#### Lateral Force Resisting System (LFRS):

### Building A

No existence of an LRFS could be documented. Perimeter CMU walls will contribute some, however with the amount of openings and breaks due to cantilevered construction, the walls will provide minimal resistance. The roof is generally not well connected to the walls, so it's unlikely there is a load path to bring lateral forces from the diaphragm to the walls.

#### Building B

Most likely consists of perimeter CMU walls. However, roof is generally not well connected to walls, so it's unlikely there is a load path to bring lateral forces from the diaphragm to the walls.

#### Exterior Wall System Description:

At Building A, exterior walls consist of brick/CMU walls tied to steel framing. At Building B, exterior walls consist of structural CMU with tied brick veneer.

### Foundation System Description:

Frost protected, shallow foundations assumed.

#### Structural Conditions and Concerns:

- There are several snow drift zones created by high and low roofs around the building (occurs mostly at low roofs surrounding gymnasium and pool).
   It's unlikely the roof framing has capacity to resist these loads, since snow drifts were not well accounted for by the design codes at the time of construction.
- Lintels at windows and doors, as well as relieving angles at cantilevered construction, are not galvanized and are rusting. Recommend replacing the lintels in the near future. Repairs to relieving angles over large openings and at cantilevered projections will be difficult and expensive. Thus, we recommend monitoring these conditions periodically and performing repairs on a case by case basis.
- Tectum deck in both buildings is not connected to roof structure in either building. The tectum can be pulled off the building during a severe wind uplift event. Without the connections, the tectum also does not provide any bracing for the top chord of the roof joists, which reduces the joist capacities. We recommend adding connections to the roof joists in the near future.



Corroding relieving angle



Corroding relieving angle



Second floor deck corrosion below bay doors



Tectum deck with tie down connections

#### **Fire Protection Systems Analysis**

The 6" sprinkler entrance is supplied by municipal water and does not have a testable backflow preventer. The sprinkler system is a complete automatic wet system with (2) 4" risers and a 4" storz fire department connection. A 50 hp electric fire pump was installed to boost municipal water pressure. Expected useful service life for the installed electric fire pump is 25 years.

The sprinkler piping system throughout (except where building renovations required sprinkler piping modifications) is vintage to the original building. The expected useful service life for installed sprinkler piping is 40 years.

It is recommended to provide an allowance to hire a Fire Sprinkler Consultant/Designer to perform an in depth analysis of the existing system. Given the that the system is beyond the useful service life, especially the service entrance and fire pump, and that Hazard occupancies may have change thru renovations, it could require a complete redesign and a complete new NFPA 13 automatic sprinkler system installation.



Fire Sprinkler Entrance With Pump

#### **Plumbing Systems Analysis**

The domestic water enters the facility as a 3" service in the boiler room of (B) Building. The service is protected by (3 parallel) RPZ style backflow prevention devices that appear to meet current code requirements.

Domestic hot water for the facility is generated by an Adamson Global Industries vertical hot water maker, also located in the boiler room, which incorporates both a steam heater and an electric immersion heater. During the heating season, the domestic water is heated via the steam boilers and in the off heating season, with the steam boilers off line, electricity is used to heat the water. Electric heater is sized at 36 KW. This heater appears fairly new, not original to the facility and in good overall condition. There are no reported problems with hot water capacity. HW recirc pump operates to maintain temperature setpoint.

Plumbing piping consists of copper and cast iron for the original building, and copper and PVC in areas that had renovations. Storm water and sewer are separated systems.

Natural gas services the building; entrance is at boiler room.

Plumbing fixtures are in good operating condition and well maintained. Most fixtures are low flow type, vitreous china. Water coolers are ADA bi-level with integral bottle fill. Some original fixtures, such as janitor sinks are vintage.

Plumbing sanitary, vent, and rain water piping consists of cast iron original building. Water distribution piping is copper. Most piping is in fair to good condition, however the 1970s piping systems are beyond their useful service life of 30 years.

Where the original piping systems are beyond their useful service life, it is recommend to replace the piping systems before they start to fail. Install new PVC piping for Sanitary, vent and rainwater piping systems and new copper piping for CW & HW distribution systems; the copper piping will have lead free solder, a current code requirement.



Domestic Water Entrance



Domestic Water Heater & Storage



Recent Fixture Upgrades



Vintage Domestic Water Piping

#### **Mechanical Systems Analysis**

Heat for the entire facility is provided by a low pressure steam distribution system. The steam is generated by a pair of HB Smith, 17 section 650 Mills Boilers each sized at 5,333,900 BTU/hr. The boilers are original to the facility, of 1976 vintage, but have recently had new burners installed to fire natural gas, in lieu of oil as originally designed. The expected service life of cast iron boilers is 30 years, assuming annual maintenance. The 20,000 gallon fuel oil tank has recently been abandoned, cleaned, and filled with flowable fill. Condensate is returned from the facility via a system of both above ground and below ground condensate piping to a central Hurst boiler feed tank/pump unit, installed a few years ago to replace the failed feed unit. Combustion air is provide thru louvers and high-low ductwork; it was not determined if the opening sizes meet current code requirements for the existing boiler plant.

Steam heating is provide to buildings A & B via original vintage steam and condensate piping systems. Typical expected service life of heating piping systems is 30 years.

Building B (PATHS) is most all original vintage rooftop and indoor H & V systems that had an expected service life of 20 to 25 years. All other indoor terminal heating (fintube & convectors) and classroom type unit ventilators are original vintage that had an expected service life of 20 years.

Building A (CBHS & PATHS) classroom and trade spaces, and throughout the second and third floor areas, utilize floor mounted unit ventilators and supplemental steam radiation for heating and ventilating, with no mechanical cooling. The China Math and Humanities Classroom (Room 320) on the third floor, is served by a Trane Precedent packaged rooftop HVAC unit, sized at 8 ½ ton, which provides space conditioning throughout. The unit incorporates a DX refrigerant coil for cooling and a duct mounted steam coil, located in the ceiling space of the classroom, for heating. All other

RTUs are sized and configured to provide zoned air conditioning based upon both space function and exposure. The north and south interior functional spaces each have their own unit as do the northwest and southwest perimeter zones. The units are Trane Precedent series, sized at 7 ½ and 8 ½ tons, and the perimeter zone units are sized at 6 and 7 ½ tons. Packaged roof top AC units (RTUs) have and expected service life of 15 to 18 years.

The Tel/Data room (IT Tech) on the third floor is served by, primarily, a recently installed Data Aire split system computer room air conditioner, with i9ts condenser located on the roof above. A second, split system air conditioner, manufactured by Trane, exists in the room and is reported to provide back-up cooling for the space. This latter system appears to be original to the facility. Both systems appear to be sized at 10 tons of cooling.

The second floor Common Space (formerly the Library Suite) is served by several systems, all of which appear to be original to the facility construction. In addition to the split system AC unit, there is a heating and cooling unit ventilator at the exterior wall of the Great Room which provides space ventilation as well as heating, via a unit mounted steam coil, and supplemental cooling via an on board DX coil. Relief air is ducted up to the roof via a centrally located duct chase.

The original unit ventilators continue to provide space heating and ventilation throughout the functional spaces, controlled via pneumatic wall mounted thermostats, relocated to facilitate past renovations. This original ventilating and heating equipment had a service life of 20 years.

The temperature controls for A & B buildings are mostly pneumatic with some DDC electric/pneumatic upgrades; typical expected service life of pneumatic controls is about 20 years.

Most all HVAC systems, boiler plant, piping distribution systems, and temperature controls are beyond their expected service life with the exception of a few packaged RTUs on building A roof which are anywhere from recent replacements to RTUs at mid-life. It is recommended to replace the existing heating plant, distribution piping systems, H & V equipment, and heating terminals with new hot water heating equipment and piping. Where natural gas already exists at the building a condensing boiler plant with VFD hot water pumps would provide the most efficient heating system. Replace existing UVs and roof top H & V units that serve Building B with new ERUs and low temperature fintube as a cost effective option. New direct fired gas MUA units will provide makeup air to the shop spaces in lieu of MUA units with HW coils that require freeze protection. The building requires complete new DDC electric temperature controls system with graphics that will integrate with City's front end components.



Existing Steam Boilers



Boiler Feed System



Building B AHUs in Penthouses



IT Dedicated AC Unit



DDC & Pneumatic Controls



Typical Class Style UV

### **Electrical Systems Analysis**

## **Electrical System Distribution**

The service is underground, with a primary feeder from overhead utility lines terminating at a utility-owned pad-mount transformer. The service entrance conductors from the transformer are building wire in underground conduit and terminate at a 1976 vintage, 3000-amp, 480/277-volt 3-phase, 4-wire GE fusible switchboard with a ground-fault protected main fusible switch. The switchboard is at the end of its anticipated useful life. We recommend performing an infra-red scan of the service equipment to assess condition of contacts and terminations. In the longer term, the equipment and service entrance conductors should be replaced.

Branch-circuit panels are mostly old GE panelboards. A couple of light-commercial-grade load centers have been added, as well as few modern panelboards in the CBHS area, but the majority of the panelboards have exceed their anticipated useful lives.

The school is equipped with two emergency generators. One is a diesel Cummins unit that was installed in 2010 to serve the Emergency Operations Center (EOC). The other is an 85-kW diesel Pincor unit that appears to be original to the building and has failed. The failed unit was connected to serve the building's heating plant, fire pump, and emergency egress lighting in many areas. Considering that the 85-kW Pincor Generator is essential to operation of life-safety systems in many areas, we recommend immediately replacing it and its associated automatic transfer switch.

Based on what can be seen from a visual inspection, wiring throughout the building appears to be a mixture of building wire in conduit and MC cable, although some type SER cable has also been installed. The wiring varies in age and condition as

the program has evolved since the building was originally constructed, but most of the wiring in the PATHS area is at the end of its anticipated useful life.

Receptacles appear to be located appropriately for the current program.



Service Entrance Switchboard



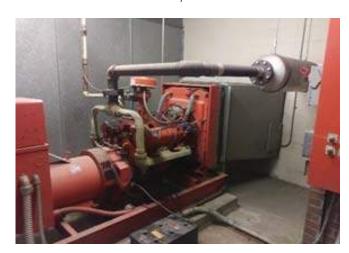
A typical Original Panelboard



A Newer Panelboard in the CBHS Area



An Old Panelboard that Once Experienced a Fault



Failed Pincor Generator



2010 Emergency Generator Serving EOC

## Interior Lighting

Interiors areas throughout the school are illuminated by various styles of fluorescent fixtures. Installed fixtures include lens troffers, recessed fixtures with parabolic diffusers, recessed high-performance fluorescent fixrures, surface mounted wraparounds, pendant linear luminaires with industrial diffusers, fluorescent highbay luminaires, and strip fixtures. Most types utilize T8 lamps, although T12 lamps are still in use in some areas. In many Shop areas of PATHS, T8 fluorescent Instant-start ballasts are in use with occupancy sensor control, resulting premature lamp failure. Lighting throughout should be updated to LED with high performance optics as part of any planned facility renovations. Except for some recently-renovated areas of CBHS, the fixtures are generally at or near the end of their anticipated useful lives. All existing fixtures will reach the end of their anticipated useful lives within 20 years.



Recessed Parabolic Fixtures in CBHS Assembly Area



A CBHS Classroom with Recessed High-Performance luminaires



Industrial Fluorescents at PATHS

#### **Exterior Lighting**

Exterior lighting is a mixture of old HID site pole lights and recently installed LED pole lights and wall packs. The city is currently in the process of replacing old HID pole lighting with LED. Approximately 15 pole light have not yet been updated. We recommend replacing the remaining HID pole lights with LED.



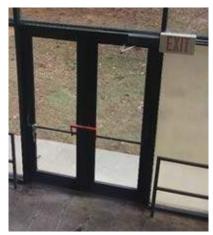
LED Wall Packs

#### Emergency Lighting System

Emergency lighting is provided by emergency battery units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency generator. Exterior areas of exits do not have emergency lighting. Exit signs with are appropriately located to mark means of egress, although some units currently have no emergency power source due to the failed emergency generator. All existing units will reach the end of their anticipated useful lives within 20 years. As stated in the "Electrical System Distribution" section of this report, the failed emergency generator should be replaced immediately in order to provide functional emergency lighting for all areas. We also recommend providing emergency lighting at exterior of building exits.



A Combination Exit Sign/Emergency Lighting Unit



An Exit Sign that is Not Currently Working

#### Fire Alarm System

The fire alarm control panel is a 1980's vintage conventional zoned FCI control panel. The system does not monitor the fire pump, and does not monitor various sprinkler system zones separately. Occupant notification in the shop areas does not comply with current standards. We recommend providing a complete new addressable fire alarm system.



Fire Alarm Control Panel and an Obsolete Strobe



A Newer Notification Appliance

#### Lightning Protection System

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service to the building is installed in an underground 2" conduit that originates at the utility riser pole. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging is provided by Atlas Sound amplifiers that are integrated with the VOIP phone system.

Data service is an overhead fiber optic cable that terminates in a storage room on second floor. Intermediate distribution frames (IDF's) are located in shared areas that do not provide adequate space dedicated to telecommunications. In some areas, old data cables were abandoned in place when the cable plant was updated. WIFI is available throughout the school. We recommend provide dedicated spaces to house terminations and equipment and providing cable pathways and infrastructure in accordance with BICSI standards.

Classrooms are equipped with ceiling mounted projectors in classrooms.



Fiber Optic Entrance Backboard



An IDF Where old data cable were abandoned when an update was completed.

## **Security Systems Analysis**

The intrusion alarm is a GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'. There is no panic alarm system. The intrusion detection system should be updated to a system that is integrated with the district-wide network system.

Access at the main entrance is controlled by electrically operated door hardware controlled at the main office, which has a direct line of sight to the entrance. Other selected entrances have access control keypads.

The school is equipped with a security camera system that consists of twelve cameras that cover both interior and exterior areas and are connected to the district-wide network. The cameras are web-based but not directly accessed by police. Recorded video can be transmitted via email.

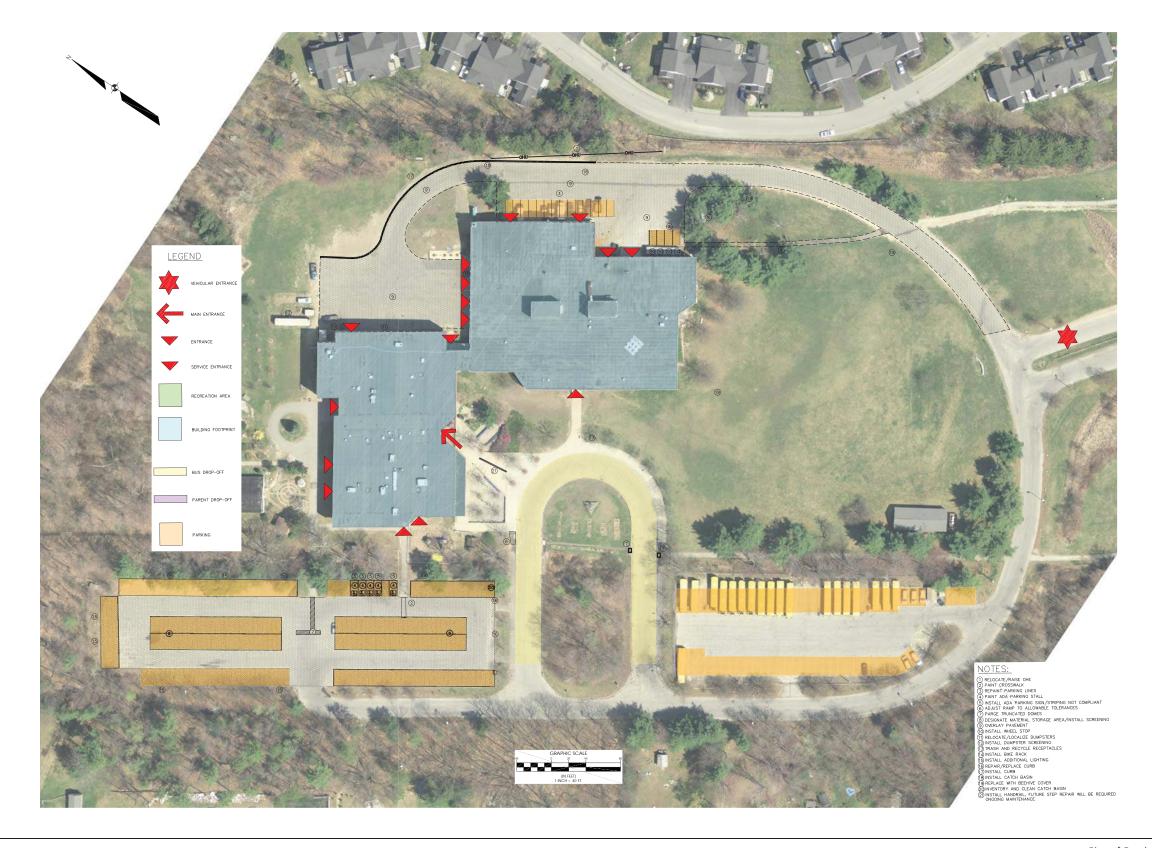


An Intrusion Alarm Keypad



An Access Control Keypad

# **SITE ANALYSIS**



# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY HIGH SCHOOL

# FIRST FLOOR PLAN



## CASCO BAY AND PORTLAND ARTS & TECHNOLOGY HIGH SCHOOL

# **SECOND FLOOR PLAN**



## CASCO BAY AND PORTLAND ARTS & TECHNOLOGY HIGH SCHOOL

## THIRD FLOOR PLAN







Main Entry

### **General Building Data**

Address: 370 Stevens Avenue, Portland, ME

Serving Grade Levels: 9 - 12

Number of Students: 943

Number of Faculty and Staff: 136

Original Construction Date: 1923

Date of Addition(s): 1982

**Building Age:** 93 Years

**Building Footprint:** 67,000 Square Feet

**Number of Stories:** 

**Building Area:** 173,000 Gross Square Feet

Total Site Area: 18.7936 Acres (additional rec fields 6.8154+0.6528)

Zoning Designation: R5 Residential / ROS Recreation Open Space

#### **Overview**

Deering High School was established in 1874 after Deering, Maine seceded from Westbrook, Maine in 1871. It is named after the town of Deering, which was later annexed by the City of Portland in 1898. The first Deering High School building eventually became Longfellow Elementary. The second building was completed in 1889. It burned down in 1921, but was rebuilt in 1923. An addition was constructed in 1982.

The only sprinkler system is a wet system serving the lobby area in the 1982 addition. It was stated by the School Facilities Manager that a new automatic sprinkler system with 100% coverage is planned for installation next year (2017).

Plumbing piping systems are comprised of some original vintage with most from 1970's and 80's renovations. Plumbing fixtures have been upgraded recently.

With the exception of the steam boiler plant (replaced new boilers 2014 less the boiler feed pump unit) most all HVAC systems are original to 1970's and 1980's era.

### **Site Analysis**

Deering High School and associated athletic fields are located on three parcels of land making up a total of 26.3 acres within the R5 Residential and ROS Recreation Open Space zones.

#### Accessibility

No primary ADA access. ADA parking is not compliant.

#### Circulation

Deering High School is accesible via Stevens Avenue and Ludlow Street. Buses drop off along Stevens Avenue (Parent drop off?). Good fire lane access along 3/4 of building.

#### Safety/Security

Students observed entering through mutiple entrances with no security check.

#### Recommendations

- Handrail replacement and reconfiguration needed at the rear stairwall nearest the Ludlow Street parking lot.
- Handrail installation needed on stairs at north side of the building.
- Update grade, signage, striping, accessible route, etc. to bring ADA parking into compliance.
- Adjust ADA ramp at rear of building to reduce the ramp lip to 1/4" or less.
- Install detectable warning panels at Ludlow Street parking lot.
- Bollards at rear of building to be replaced.
- Mill and repave parking lot off Ludlow Street and pave "Permit Parking" spaces.
- Replace sidewalk in front of school south of the patio circle.
- Install wheel stops in staff parking lot at building and along grassed/sidewalk at faculty/stu-

dent parking in rear.

- Install Compact Parking signage as appropriate.
- Consider installing sidewalk along south side of building.
- Install sidewalk connectors from Faculty/Student parking to sidewalk.
- Install catch basin and connect to existing drainage to resolve ponding near dumpsters.
- Adjust catch basin covers in Faculty/Student parking lot to grade and patch pavement.
- Install screening around dumpster. Recommend swapping dumpster and recycle area with facility maintenance parking.
- Re-establish grass area between Deering High School and Longfellow Elementary School.
- Paint flagpole.
- Install additional lighting around building.
- Install splash blocks at down spouts.

#### **Structural System Analysis**

Deering high school is comprised of two buildings:

- Original building circa 1922 (with small expansion later extensions). Partial drawings available.
- 1982 Addition containing some classrooms, the gymnasium, the cafeteria, and the library. Partial drawings available.

### Structural System Description:

#### Original building:

- Foundations: expected to be cast in place concrete.
   Top of perimeter wall visible in several locations around the perimeter. Below the auditorium concrete piers are visible.
- Ground floor slab: Expected to be concrete slab on grade (not visible, covered in floor finishes)
- Elevated slabs: 3½in concrete slab spanning to one way concrete ribs bearing on masonry walls except in the corridors where the slab is a 6 in. one way slab. In some areas (including below the auditorium) the concrete ribs span to concrete beams supported on concrete piers or lally columns.
- Roof construction:

- flat areas: similar to floor construction
- Pitched roofs: wood planks bearing on wood rafters supported by a wood beams and posts. The framing was reinforced at the beam to column connections and with new steam walls.
- Roof over the central portion and above the north wing west end are steel framed (the north wing with trusses)

#### 1982 Addition:

- Foundations: expected to be cast in place concrete. Top of a perimeter wall visible in several locations around the perimeter
- Ground floor slab: Expected to be concrete slab on grade (not visible, covered in floor finishes)
- Elevated slabs: concrete slab on metal deck bearing on bar joists spanning to steel beam and HSS columns.
- Roof construction:
  - Low roof (gymnasium): planks bearing on long-span joists bearing on steel beams and steel columns.
  - High roof: 1½ in metal deck bearing on steel joists spanning to steel beams and columns.

### Lateral Framing Resisting System:

- Original building: assumed to be mass masonry walls.
- 1982 Addition: (not observed) assumed to be brace frames.

#### Exterior Wall System Description:

- Original building: mass masonry/brick walls with some terracotta tiles (covered on the inside with plaster).
- 1982 Addition: brick veneer. Back up varies between CMU and LGMF.

#### Structural Conditions and Concerns:

Boiler Chimney



Boiler chimney



Site wall



Site wall



Site wall



Lintel condition



Cast stone condition



Lintel condition



Spalling concrete



Water damage



Exterior column

### **Fire Protection Systems Analysis**

The only building sprinkler system coverage is a wet riser that serves the lobby area in the 1982 addition. The 3" sprinkler entrance is located adjacent to the water entrance located in the basement of the original building (original locker room).

It was stated by the School Facilities Manager that a new automatic sprinkler system with 100% coverage is planned for installation next year (2017).



Fire Sprinkler Entrance



Indirect Steam DWH and Storage Original Bldg

## **Plumbing Systems Analysis**

The building has a municipal water service as well as municipal sewer. The 3" water entrance has a testable double check backflow preventer that appears to be era 1980's. Domestic hot water serving the original building is provided via indirect steam water heater/storage (1960's? era) and end of is useful service life. There is a master DHW mixing valve and recirculation pump. The addition has a (1,000 gal) indirect water heater via boiler water during heating season and (2) 40 gallon electric water heater during summer season. The indirect water heater and (3) mixing valves are 1982 vintage and the electric heaters are 2011 vintage.

The water distribution and sanitary piping throughout the rest of the building is mainly 1970s and 1980's with some vintage and appear to be adequate although at the end of their service life; consideration of complete replacement would depend on rate of piping failures or pending building renovation projects.

Plumbing fixtures have recently been updated to low flow fixtures in kind.

Natural gas entrance located at the boiler room serves the boilers and kitchen equipment.

The existing plumbing systems are mostly in good operating condition and maintained. The original building indirect steam to DHW maker/storage unit is past its useful service life and requires replacement. A new indirect DHW maker/storage (500 gal) unit will include controls and a new dedicated condensate return unit. The addition DHW mixing valves and vertical indirect heater/storage are 35 years old are beyond their useful life and should be replaced before a major failure.



Plumbing Fixture Upgrade



Indirect DWH and storage Addition



DHW Mixing valves Addition

#### **Mechanical Systems Analysis**

The heating plant is comprised of (3) new Hurst Firetube Series 500 boilers recently replacing the existing steam boilers in 2014. The new boilers have a gross output of 2,678 MBH per boiler. The fuel source is only natural gas where the fuel oil system has recently been removed. The boiler combustion air is supplied via a Tjernlund variable speed combustion air fan installed around 2011. The boiler feed pump tank unit is beyond its useful service life and is in need of replacement due to ongoing leaks and repair.

The heating plant serves the original building steam unit ventilators, radiation, and indoor AHUs with steam coils. It also serves the 1982 addition steam to heating hot water heat exchanger located in the boiler room. Constant volume lead/lag B&G pumps, appear to be 1982 vintage, circulate the reset hot water (via 3-way mixing valve) throughout the addition. The HW supplies radiant, CUHs, unit ventilators, as well as (2) roof top ERUs that serve the gym and weight room.

Controls serving the heating system and equipment is mostly pneumatic with little DDC electric.

The existing HVAC systems in general are in fair to good operating condition, however most equipment, except the boiler plant, is beyond its useful service life and in need of replacement. How and when to replace the equipment depends on whether there are planned building renovations or replace systems as a major HVAC upgrade. One recommendation is to convert the original building to heating hot water which will replace the aged equipment and steam / condensate piping. Steam piping controls and traps have been maintained but piping failures may increase in the near future. If converting the original building to HW is a potential upgrade in the near future, then it is recom-

mended to not replace the AHUs and terminal equipment where it would have to be replace in the HW conversion. Also, AHU systems will most likely change to more efficient systems such as ERUs for 100% ventilation air ducted directly to occupied spaces and the space heating by fintube radiation or other terminal heating units.

Options for the addition upgrades would be to replace systems such as the gym H&V units with a single roof-top unit and combination ERU module with economizer cooling ability and replace the weight room rooftop ERU with new in kind. Both of these systems are in currently in need of repair and beyond their useful service life. Other systems serving the addition locker rooms, cafeteria, admin could have in kind upgrades with OA ventilation brought up to current codes.

Temperature controls are aged and beyond their useful service life and should be replaced with DDC electric controls in the near future. A controls upgrade could be coordinated with the HW conversion project or possibly beforehand if coordinated for future basis of design air handling systems.



New (3) Steam Boilers



Vintage Boiler Feed Pump Unit



ERU Serving Weight Room



AHU Serving Band Room



Vintage Pneumatics Addition



AHU-11 Serving 1st Flr Adjacent to Boiler Rm

### **Electrical Systems Analysis**

### **Electrical System Distribution**

The building receives underground primary electrical service to a utility transformer vault located in the building. The vault was not accessible at the time of our visit as it requires utility company presence to access, but the current arrangement with a transformer vault located within the building is an obsolete design. The service from the utility transformers is rated 1600 amps at 208/120V 3-phase, 4-wire and terminates at a 1983 vintage GE switchboard located in an electrical room adjacent to the vault.

The existing service entrance switchboard is near the end of its anticipated useful life, but the actual useful life of this type of equipment can vary widely depending upon conditions at a particular site. Considering the age of the switchboard, an infra-red scan of the equipment is recommended in order to assess the condition of its contacts and terminations. In the longer term, we recommend updating the service to a pad mounted utility transformer arrangement and upgrading the service to 480/277V as part of any planned facility renovations; this work should include providing a separate utility electric meter for the leased cellular equipment area in the attic.

Branch-circuit panels throughout the building are primarily a mixture of Square D panelboards that were installed in the Summer of 2016 to replace obsolete panelboards and 1983 vintage GE panelboards that are nearing the end of their anticipated useful life. It appears that the new panels were connected to the existing feeders. A couple of obsolete panelboards remain to be replaced. Light-commercial-grade load centers are in use in the MDF room, the leased cellular phone equipment room in the attic, and the Boiler Room. Some corridor panelboards are mounted higher than would

be permitted by current code.

The anticipated useful life of branch-circuit and distribution panelboards is generally considered to be 30 years, although many environmental factors such as cleanliness, moisture, salt content, and temperature can impact the actual performance life of circuit breakers and electrical equipment. It is very common for electrical equipment to remain operational and in use for significantly longer. The biggest concern regarding older panelboards is whether or not the circuit breakers will operate as designed in the event of a fault in the circuit. While circuit breakers can be tested, the testing is generally more costly than simply replacing the circuit breakers when dealing with branch-circuit and smaller distribution-type devices. The 1983 vintage panels and light-commercial-grade load centers should be replaced with modern panelboards. Panelboards that are mounted higher than permitted by NEC should be relocated.

The 1983 Addition is supplied by a feeder from the main switchboard. The feeder voltage is stepped up to 600V via a 300kVA transformer located in the main electric room, then stepped back down to 208/120V via a second 300kVA transformer located in the 1983 building electric room. We expect this arrangement was chosen in order to allow smaller conduits and wiring to be used for the feeder between the switchboard and the addition electric room. The transformers are at the end of their anticipated useful lives. We recommend deleting the 600V transformers and providing a 480V feeder to the 1983 building as part of the service entrance upgrades recommended above.

A small 2011 vintage Briggs & Stratton 240/120V single phase generator provides backup power to the Data Center via a residential/light-commercial grade combination automatic transfer switch/load center unit. This equipment is in good condition, but does not offer capacity to serve any building systems other than the data center it currently serves.

Based on what can be seen from a visual inspection,

branch-circuit wiring appears to be a mix of building wire in conduit and MC cable. The wiring varies in age and condition. Some very old cloth covered wire in conduit was noted at an open junction box in the attic. It was also noted that extension cords are in use in the boiler room for chemical feed pumps due to the receptacles intended to serve the pumps being improperly located. Abandoned wiring was observed at a wall abutting the electric room and in the attic above the old gymnasium. Any cloth wiring that remains should be updated to modern type THHN/THWN building wire in conduit or MC cable. Abandoned wiring should be removed. Receptacles should be located appropriately to eliminate the need for extension cords.



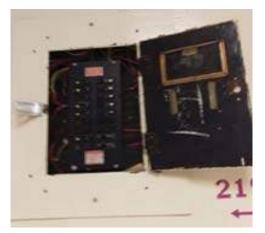
Typical 1983 vintage branch-circuit panelboards



Typical Square D panelboard installed to replace an obsolete panelboard.



A new panelboard adjacent to an old load center in boiler room.



An obsolete panelboard. Most of these have been replaced, but a couple remain



Generator serving data center



Combination automatic transfer switch/load center



Junction box in attic containing old cloth-covered wiring as well as modern wiring.



A very old, obsolete light switch in attic. Wiring is presumed to be obsolete cloth-covered conductors.



Old lighting and wiring abandoned in attic above old gym



Gym lighting

### Interior Lighting

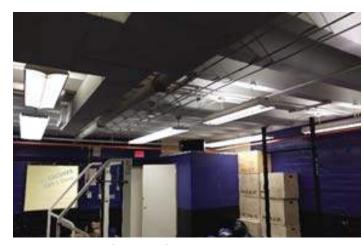
Classroom lighting is primarily a mix of recessed lens troffers and surface mounted wraparound style fluorescent fixtures, but old louvered linear classroom fixtures remain in some rooms. Offices, corridors and toilets are illuminated by a mix of recessed lens troffers and wraparound fluorescent fixtures. Mechanical and storage areas have a mix of fluorescent strips, wraparounds, and industrial fixtures. Fixture in all of these areas utilize T8 lamps. We recommend updating the lighting in all of these areas to LED with high performance optics as part of any planned facility renovations.

Auditorium performance lighting uses modern 2012 vintage LED theatrical fixtures, but the house lights are very old pendant fixtures. Theatrical dimming control is provided by ETC Smartpack dimmers that are relatively new but are not mounted in an appropriate rack. We recommend updating house lighting fixtures and providing a suitable rack for theatrical dimming controls.

The Gym is illuminated by T8 Fluorescent high-bay luminaires. The Illumination level is approximately 17 footcandles average at 3' above the playing surface. The IES recommended illumination level for high-school basketball and volleyball with some spectator capacity is 50 fc average at 3' above the playing surface. The gym lighting should be updated to LED fixtures that provide illumination levels as recommended by IES.



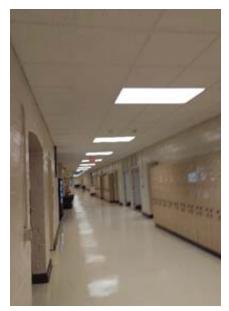
Wraparound classroom lighting



Obsolete louvered fixtures in fitness room



Classroom with lens troffers



Corridor lighting



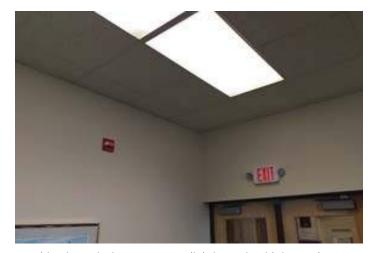
Auditorium theatrical dimmers

### **Exterior Lighting**

Pole-mounted lights are leased from the utility company. Building mounted lighting is mostly LED wall packs with full-cutoff optics, although some HID or compact fluorescent outdoor lighting remains, such as at the main entrance. Some walkways and outdoor areas do not appear to be illuminated to levels recommended by IES. We recommend updating remaining HID or compact fluorescent lighting to LED with full cutoff optics as existing units fail and adding outdoor lighting to provide illumination as recommended by IES.



Main entrance and wall pack lighting



Combination exit sign/emergency lighting unit with integral LED heads

### Emergency Lighting System

Emergency battery units with integral and remote heads provide emergency lighting for means of egress. The heads are a mixture of LED and incandescent. There is no emergency lighting at the exterior of exits. The LED emergency lighting units are in good condition and offer more than 10 years of anticipated useful life provided they are properly maintained and batteries are replaced as needed. Older incandescent units should be replaced with modern LED units as they fail. Outdoor emergency lighting should be provided at building exits.

LED illuminated exit signs with integral battery backup are located appropriately for most exits, although some exits have signs that are not illuminated in the lower level fitness area. We recommend adding LED illuminated exits with integral battery backup in lower level fitness area.



Incandescent emergency light heads and non-illuminated exit sign

#### Fire Alarm System

The fire alarm control panel is a 1980's vintage conventional zoned panel that is obsolete. Heat detectors protect most areas, although some attic spaces that have no sprinkler protection also have no automatic fire detection. Many manual pull stations are not located as would be required by current code. Occupant notification generally does not comply with ADA or current standards. The system should be updated to a fully addressable system.



Fire alarm control panel



*Pull station located too far from exit – a common condition in this building.* 

### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

#### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service to the building is installed in an underground 4" conduit that terminates at the Data Center on the ground floor; it is not clear where this conduit originates at the street. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via a TOA 900 series amplifier. The VOIP phone system is utilized for intercom. The system is relatively new and in good condition.

The school is equipped with a Dukane master clock, but non-system battery clocks are in use in many areas due to satellite clock failures. A network-connected programmable relay operates program bells. The clock system is obsolete but the programmable relay that operates the bells is relatively new and reportedly meets the district's need well. We recommend utilizing battery clocks or wireless synchronized clocks over replacing the master clock system.

### Cable (& Service)

Deering High School is one of the core locations on the City's wide area network. The network core and Main Distribution Frame (MDF) are located in the Data Center on the ground floor. Fiber optic data service to the building is installed in an underground 4" conduit that terminates at the MDF; it is not clear where this conduit originates at the street. There are five intermediate distribution frames (IDF's) located throughout the school. Some of the IDF's are located in spaces shared with storage or other program uses, but the terminations and network equipment are housed in enclosed cabinets.

WIFI connectivity is available throughout the school.

Approximately half of classrooms are equipped with ceiling mounted projectors. The remainder utilize projectors on carts. We recommend providing projectors or wall mounted monitors in all classrooms.



MDF



IDF #5 – typical enclosed IDF cabinet



MDF and network core equipment in enclosed cabinets in data center

### **Security System Analysis**

The intrusion alarm system consists of a 2012 vintage Bosch networkable control panel with alarms initiated by wireless motion detectors. The system is integrated with the district-wide network. The building is not equipped with a panic alarm. The system is in good condition and well within its anticipated useful life. The Data Center has separate keypad for access control. Card readers are in used for access control at some building entrances.

The school is equipped with (20) power-over-ethernet (POE) network cameras that cover both interior and exterior areas. The system is web based and saves approximately 30 days of video to a network Digital Video Recording (DVR) System.

Access control at entrances is provided by (5) video intercom door stations that communicate with (3) network phones located in the Security Office, the Main Office, and the AP Office. Video is saved to the DVR system.



Security keypad at Data Center



Network video phone

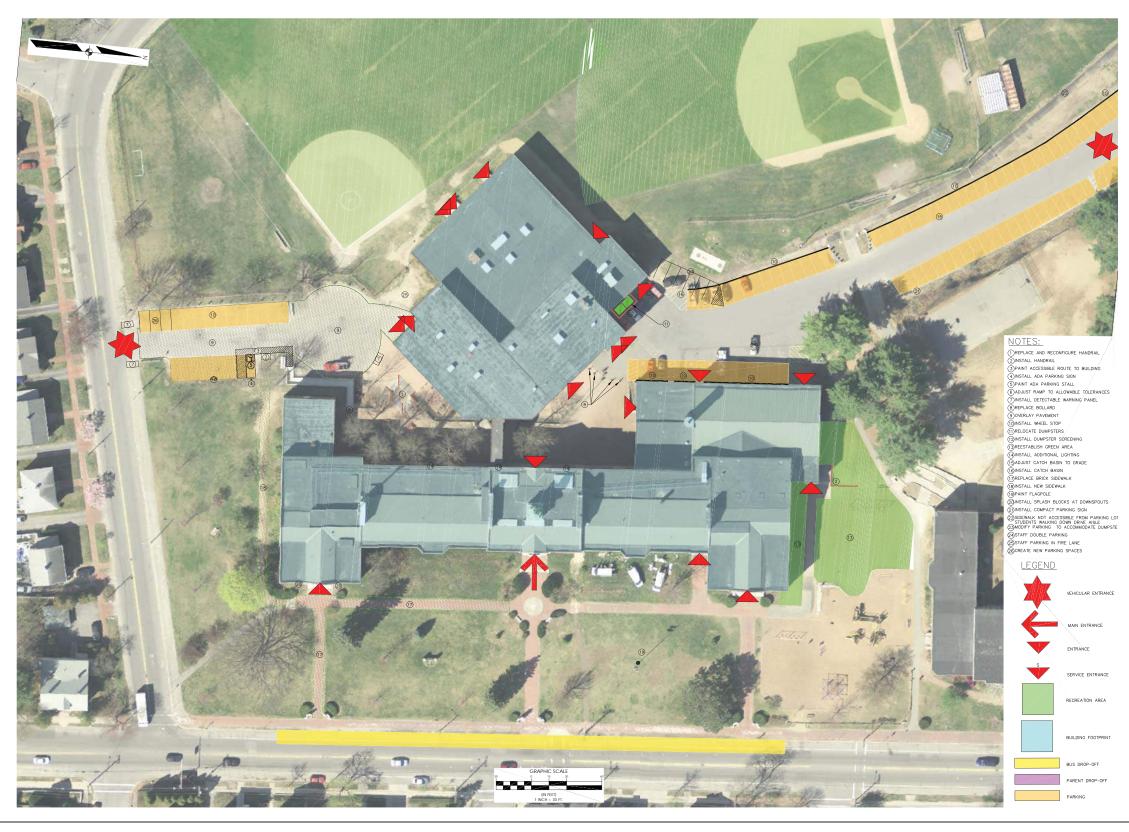


Security camera at main entrance



Video intercom and card access at entrance near 1983 addition.

## **SITE ANALYSIS**



## **GROUND FLOOR PLAN (ORIGINAL BUILDING)**



# **GROUND FLOOR PLAN (ADDITION)**



CLASSROOM

CIRCULATION

STAFF/FACILITY

SUPPORT

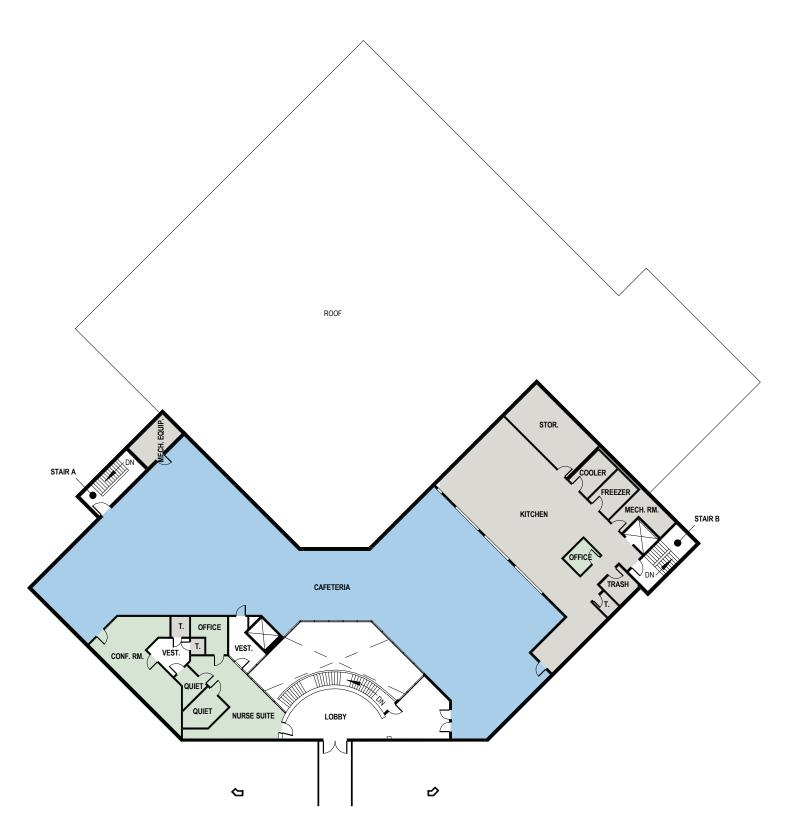
SPECIALTY CLASSROOM

SPECIAL EDUCATION/INTERVENTION

## FIRST FLOOR PLAN (ORIGINAL BUILDING)



# FIRST FLOOR PLAN (ADDITION)



CLASSROOM

CIRCULATION

STAFF/FACILITY

SUPPORT

SPECIALTY CLASSROOM

SPECIAL EDUCATION/INTERVENTION

## **SECOND & THIRD FLOOR PLANS (ORIGINAL BUILDING)**



## **SECOND FLOOR PLAN (ADDITION)**



CLASSROOM

CIRCULATION

STAFF/FACILITY

SUPPORT

SPECIALTY CLASSROOM

SPECIAL EDUCATION/INTERVENTION





Aerial View Main Entry

#### **General Building Data**

Address: 282 Cumberland Avenue, Portland, ME

Serving Grade Levels: 9 - 12

Number of Students: 738

Number of Faculty and Staff: 85

Original Construction Date: 1867

Date of Addition(s): Additions 1923, 1990

Building Age: 149 Years

Building Footprint: 64,868 Square Feet

Number of Stories: 5

Building Area: 250,580 Gross Square Feet

Total Site Area: 2.6765 Acres (additional 0.5471 Parking Garage)

Zoning Designation: B3 Downtown Business

#### **Overview**

Established in 1821 originally as a boys' school, Portland High School claims to be the oldest public high school still operating in the United States. A separate school for girls was added in 1850, and in 1863 the school moved to Cumberland Avenue, its present location. The original school building on that site, which is now the middle wing of the modern school, was originally divided into two by a brick wall running from top to bottom of the building to divide the girls from the boys. Much of the wall has been removed, but its remains can still be seen in the basement. The school was added to the National Register of Historic Places on November 23, 1984

In 1990 a new annex was opened containing more classrooms, a cafeteria, a theater/auditorium and an athletic facility.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25, the exact age of the system was not determined but believed to have been installed during the 1990 addition.

Plumbing piping systems are comprised of original vintage as well as 1990's vintage. Plumbing fixtures have been upgraded recently.

With the exception of the hot water boiler plant (replaced boilers 2011) most all HVAC systems are original to 1990 major addition.

Some of the power distribution system is at the end of its anticipated useful life. The remainder will reach it's the end of its anticipated useful life within 15 years. Most interior lighting fixtures are at the end of their anticipated useful lives.

### **Site Analysis**

Portland High School is located on a 2.7 acre parcel of land within the B3 Downtown Business zone.

#### Accessibility

ADA accessibility is poor. There is one, possibly 2 poorly defined ADA parking spaces at the single ADA accessibly entrance. ADA ramp is not compliant.

#### Circulation

Portland High School is accessible via Cumberland Avenue and Chestnut Street. Faculty and staff park in the neighboring parking garage and there is a limited amount of visitor parking along the street. Buses drop off on Chestnut Street and parents drop off on Cumberland Avenue.

#### Safety/Security

The failing railing and retaining wall are a safety concern. The railing is in desperate need of replacement and the retaining wall needs to be replaced or braced to avoid collapse into the building.

#### Recommendations

- Remodel or replace ADA ramp at entrance with a landing which meets ADA requirements of a minimum of 60" X 60".
- Define ADA parking space(s), paint and stripe and sign appropriately.
- Delineated pedestrian walkway and parking in alley between PHS and Church.
- Repair or replace spalling concrete curb.
- Enforce no parking rules at loading dock.
- Install trash and recycling receptacles around exterior of school.
- Replace decorative fencing throughout site.
- Replace failed railing and replace or brace leaning retaining wall.
- Install bike rack(s).

- Repaint or replace flagpole.
- Patch new pavement to resolve puddling.

## **Structural System Analysis**

### Structural System Description:

Accessible structure limited to attic space. Multi wythe brick masonry walls with terracotta flat arch floors spanning to steel or iron beams. Riveted steel or iron trusses noted in some locations in attic. At center spine, steel or iron girders with timber filler beams & wood decking. Evidence of prior fire. Repaired roof decking locations at wood roof area.

### Lateral Framing Resistance System:

Unreinforced brick masonry walls at exterior with topped terra cotta floor acting as diaphragms. Historic LFRS may be considered obsolete by modern standards but appropriate based on age of building.

### Exterior Wall System Description:

Multi wythe brick masonry walls; probably some structural terra cotta walls; flat brick arches over windows; red brick at central spine/yellow brick elsewhere. Elaborate corbelling and cast stone elements. Terra cotta cornices were likely replaced with GFRC in late 80's renovation (Bid Alternate, appear to currently be in good condition). Steel plate in window surrounds do not appear to have a structural function.



East entry



Lintel condition



Missing rivet



Retaining wall



Steps



Steps



*Efflorescence* 



Window lintel

#### **Fire Protection Systems Analysis**

The 6" sprinkler entrance (1990 circa?) is supplied by municipal water. The complete automatic sprinkler system is a combination of (2) 4" wet risers, (1) 3" dry riser, and a stand pipe riser. There is a 4" storz fire department connection. Fire sprinkler piping has an expected service life of 40 years and sprinkler heads have an expected service life of 25 years. If it is verified that the existing sprinkler system was installed around 1990 then replacement of the sprinkler heads would be required at this time.



Fire Sprinkler Entrance

#### **Plumbing Systems Analysis**

The building has a municipal water service as well as municipal sewer. The 4" water entrance has three testable double check backflow preventers in parallel. It is assumed that the entrance was upgraded during the 1990 addition, however there were major plumbing upgrades in the early 1970's at which time a new 8" sewer was added to the building. The water distribution and sanitary piping throughout the rest of the building is mostly 1970s and 1990's vintage. Typical expected service life for cast iron sanitary and rain water piping systems is 30 years; expected service life for copper HW & CW distribution systems is 30 years as well.

Domestic hot water is generated via (2) indirect 120 gallon super store (HTP mfg.) water heaters installed in 2011. The DHW system has a recirculating system as well as mixing valve stations. Typical expected service life for indirect water heaters is 15 years.

Plumbing fixtures have recently been updated to low flow fixtures in kind.

Natural gas entrance located at the boiler room serves the boilers and kitchen equipment.

The piping systems appear to be adequate although they are at or very near the end of their service life; consideration of complete replacement would depend on rate of piping failures or pending building renovation projects.



Domestic Water Entrance



Recently Replaced Urinals & Flush Valves



Indirect Water/Storage Heaters



Gym Drinking Fountain & Cuspidor 1990 circa

### **Mechanical Systems Analysis**

The existing central boiler plant consists of (4) Hydro-Therm KN-30 gas fired condensing hot water boilers installed in 2011, replacing the previous hot water boilers installed around 1989. Each boiler has its own injection pump to supply HW to the building HW loop. The gross heating output per boiler is 2,781,000 BTU/HR. Condensing boilers of this capacity have an expected service life of 25 years. Combustion air is supplied to each boiler from the boiler room via louvers.

Heating hot water is circulated throughout the building by (8) constant speed, base mount Taco pumps (mfg. 1989); each is sized at 310 gpm. Base mount pumps have an expected service life of 25 years.

Heating hot water (HW) is distributed throughout the building with schedule 40 steel piping (Victaulic fittings) and copper piping systems. There are (2) HW systems, (1) serves indoor H & V units, HW coils, and fintube with straight HW, and (1) system serves RTUs with glycol hot water (GHW) providing heating coil freeze protection. A plate and frame heat exchanger (rebuilt in 2014) provides the heat transfer between the plain HW and the GHW. The expected service life of the HW distribution piping is 30 years and 25 years for the water to water HX.

Ventilation air is supplied thru roof top units (RTUs) and indoor heating and ventilation units (H&Vs) in combination with inline or rooftop exhaust fans. Some RTUs and H&Vs provide space heating directly but most provide space heating thru VAV terminals with reheat. Typical expected service life for RTUs is 18 years depending on location, near the ocean environment for example. Typical expected service life for indoor H&Vs is 25 years. Typical expected service life for roof top exhaust fans is 20 years.

Space heating is provided to classrooms thru RTUs and H&V units with VAV terminals and reheat coils. Other spaces such as hallways, bathrooms, and vestibules are

heated by convectors, unit heaters, and fintube. Large spaces such as the gym or auditorium have dedicated single zone RTUs that provide heating. Most all of the terminal heating units have an expected service life of 20 to 25 years.

The building automatic control system (BAS) is comprised of DDC electric from the 1990s with upgrades continuing thru the maintenance program. Vintage hydraulic actuators are failing and leaking and being replaced with modern direct drive Belimo type actuators. The typical expected service life of DDC electric components is 20 years.

The existing HVAC systems in general (with the exception of the boiler plant) are in fair to good operating condition. However, most all RTUs, H&V units, and heating terminals are at the end of their useful service life. Portland Building Facilities personnel stated that the RTU coils are wearing thin from water velocity erosion which contributed to a recent coil failure. Glycol water sampling should be conducted to determine if water quality is causing tubing erosion/corrosion as well.

It is recommended to replace RTUs and H&V air handlers in kind with new efficient models with VFD fans. Other equipment such as VAV and duct coils should be replaced as well where they are at or beyond their useful service life.

Heating pumps are at the end of their useful service life and should be replaced with new efficient pumps that have VFD operation.

HVAC piping system prior to the 1990s addition and renovation should be inspected for leaks and integrity where these systems are beyond their useful service life. Replacement should be considered. HVAC exhaust fan systems that are beyond their useful service life should be replaced in kind as well as the potential to replace with ERUs if the additional cost of minor ductwork modifications is

offset by energy savings.

Most all of the BAS DDC systems is beyond the useful service life (other than components upgraded thru maintenance) and should be replaced with a new BAS. Install all 2-way HW control valves and provide VFD drives for new pumps and fan systems at time of BAS replacement to take full advantage of energy use savings.



Condensing Boiler Plant



Bank of Base Mounted HW Building Pumps



Unit Heater with Hydraulic Valve Actuator



1990s Vintage EF and RTUs



Leaking Actuator and Corroding Solder Joints



Indoor H&V Unit with New Actuator

#### **Electrical Systems Analysis**

#### **Electrical System Distribution**

The service is underground, with a primary feeder from overhead utility lines terminating at a 1000 kVA utility owned pad mount transformer. The underground secondary from the pad mount transformer enters the building in what was once an interior transformer vault and is routed through the building approximately 20 feet before terminating at three 208/120-volt, 3-phase, 4-wire service disconnects located in basement. Service disconnect #1 is an early 1970's vintage 1200-amp GE circuit breaker that has exceeded its anticipated useful life. Service disconnects #2 and #3 are 1990 vintage 1600-amp Westinghouse fusible switches that are near the end of their anticipated useful lives. The ratings of the service disconnects combine to provide a total service capacity of 4400 amps. In the short term, we recommend performing an infrared scan of the service equipment to assess the condition of equipment contacts and terminations. When the equipment is replaced, the new equipment should be located nearest the point of entry of the service conductors.

The service entrance conductors will reach the end of their anticipated useful lives within 15 years. We recommend replacing the service entrance conductors when the service equipment is replaced. There is also no grounding electrode system connection to the building's water main. The grounding electrode system should be connected to the metal underground domestic water entrance in accordance with code requirements; bonding for interior metal piping should also be provided in accordance with code requirements.

Branch-circuit and distribution panelboards throughout the building are a mix of early 1970's vintage GE panelboards and 1990 vintage Westinghouse panelboards. The 1970's equipment has exceeded its anticipated useful life. All panels will reach the end or their anticipated useful lives within 5 years.

Based on what can be seen from a simple visual inspection the feeders are building wire in conduit. Wiring should be replaced in conjunction with panelboard updates. All power distribution wiring will reach the end of its anticipated useful life within 20 years.

Branch circuit wiring is a mixture of building wire in conduit and surface metal raceway, and MC cable. Extension cords are in use in some areas due to a lack of appropriately located receptacles. We recommend adding receptacles and branch circuits to eliminate the need for extension cords; this work should be done in conjunction with power distribution updates.



Service Disconnect Switches



A Typical 1970's Vintage Panelboard



A 1990 Vintage Distribution Panelboard



Domestic Water Entrance with No Grounding Electrode Connection

#### Interior Lighting

Most interior areas are illuminated by fluorescent fixtures of various styles that utilize linear T8 lamps. Some corridors have schoolhouse style pendant fixtures that appear to be fitted with medium-base LED lamps. Auditorium house lighting is mix of Metal halide and incandescent recessed downlights. Stage work lights are incandescent. The main office has compact fluorescent downlights and wall sconces, as well as schoolhouse style pendant fixtures.

Most of the interior luminaires are at or near the end of their anticipated useful lives. The main office lighting provides Illumination measured at approximately 7 footcandles average during our visit, which is significantly lower than IES recommendations of 30 footcandles for reading. Illumination in the Gym is also lower than IES recommendations, measured at approximately 20 footcandles average during our visit whereas IES recommendations 50 footcandles for high-school competitive play with a small number of spectators. Common area auditorium lighting is controlled only by circuit breakers, and the theatrical dimming racks are obsolete. We recommend updating lighting throughout the school to LED and fixtures with high-performance optics that provide illumination levels per IES recommendations. We also recommend updating the lighting controls throughout the auditorium area.



Main Office lighting



Lighting in a Science Lab



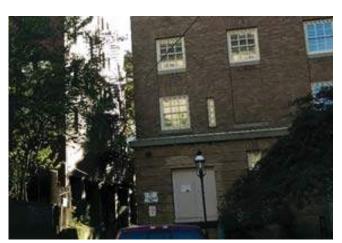
Auditorium Performance and House Lighting



Gym Lighting

#### **Exterior Lighting**

Site Lighting is provided by pedestrian-scale pole lights that do not have full-cutoff optics. Building mounted exterior lighting is a mixture of LED wall packs and High-intensity-discharge (HID) wall packs. The HID wall packs and pole lights are obsolete and should be updated to LED fixtures with full-cutoff optics. All existing fixtures will reach the end of their anticipated useful lives within 20 years.



A Pole Light and Wall Pack

### Emergency Lighting System

Emergency battery units with integral and remote incandescent heads provide illumination for means of egress. There is no emergency light at the exterior of building exits. LED illuminated exit signs with integral battery backup are appropriately located to mark means of egress. All existing units will reach the end of their anticipated useful lives within 20 years. We recommend updating the emergency lighting units to LED and providing outdoor emergency lighting at building exits.



Typical Emergency Lighting Battery Unit



Typical Exit Signs

### Fire Alarm System

Fire alarm control panel is a recently installed addressable Silent Knight model 5820XL. Occupant notification and sprinkler system monitoring have been updated, but old initiating devices and zone wiring remain. Each old zone is monitored as an addressable point. Many old notification appliance backboxes are open; blank covers should be provided for old notification appliance backboxes. We recommended updating initiating devices and wiring to fully addressable.



A New Notification Appliance Adjacent to an Old Backbox



Fire Alarm Control Panel

#### **Lightning Protection System**

The facility is not equipped with a lightning protection system.

### Data/Telephone/Classroom Intercom/Clock Systems

Telephone service to the building is installed in an underground 4" conduit. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers are integrated with the phone system via 2015 vintage Peavey Architectural Acoustics paging amplifiers. The VOIP phone system is utilized for intercom. The system is relatively new and in good condition.

There is no central clock system. Battery clocks are in use throughout the school. A network-connected programmable relay operates program bells.

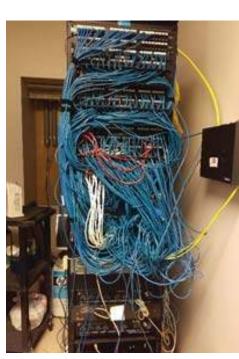
Cable television service to the building is installed in an underground 2" conduit.

The school has a 2012 vintage Category 6 data network cable plant. WIFI network connectivity is available throughout the school. Some network equipment and terminations are housed in open racks in spaces shared with other program uses such as storage. We recommend providing enclosed cabinets to house infrastructure in shared-use areas.

Projectors are installed in classrooms to facility audio/visual presentations.



Telephone Utility Demarcation



An Intermediate Distribution Frame (IDF) with Paging Amplifiers

### Security Systems Analysis

The intrusion alarm system is a 2011 vintage Bosch system with wireless motion detectors. The system is integrated with the district-wide network. There is no panic alarm system. The system is in good condition but will likely need to be replaced within 15 years.

The school is equipped with a security camera system consisting of network-connected cameras located at the exterior of building entrances. There are no existing interior cameras. We recommend that interior security cameras be added to monitor high-risk areas and areas not readily visible to staff.

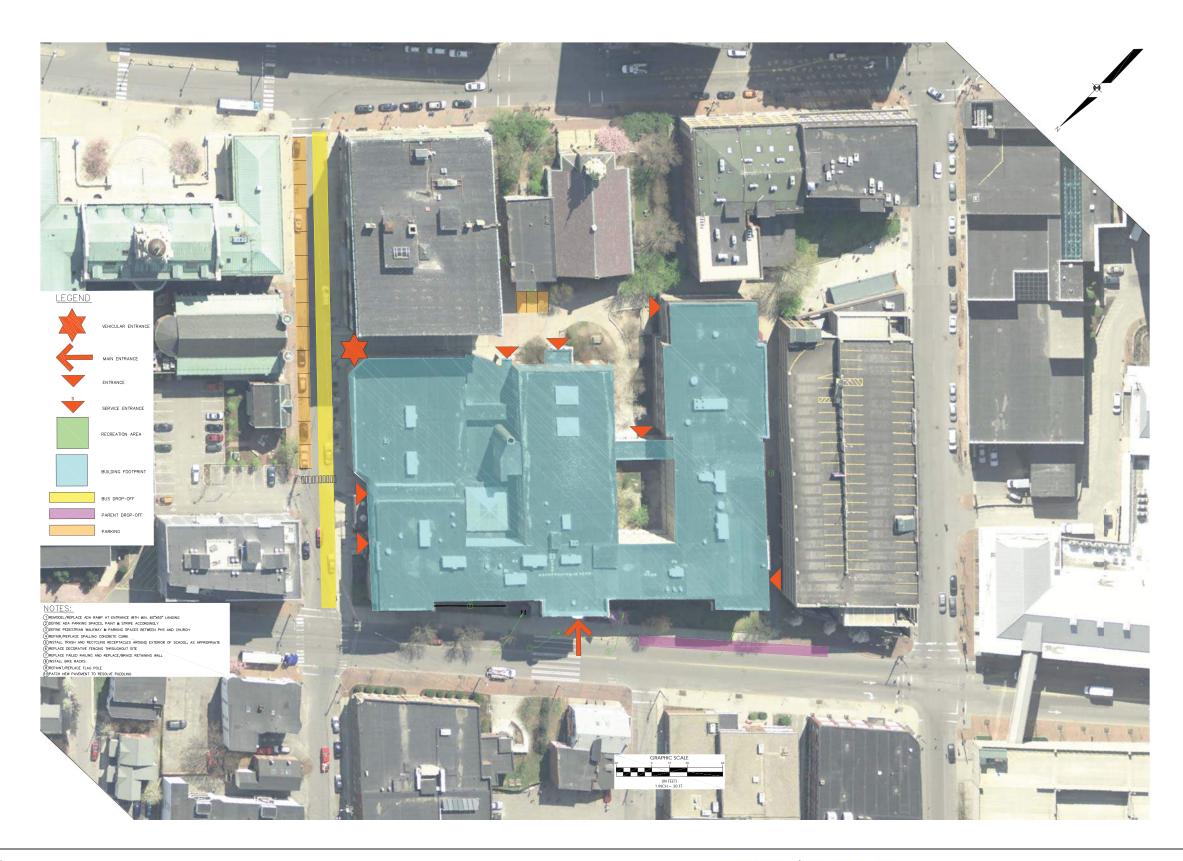


Intrusion Alarm System Keypad

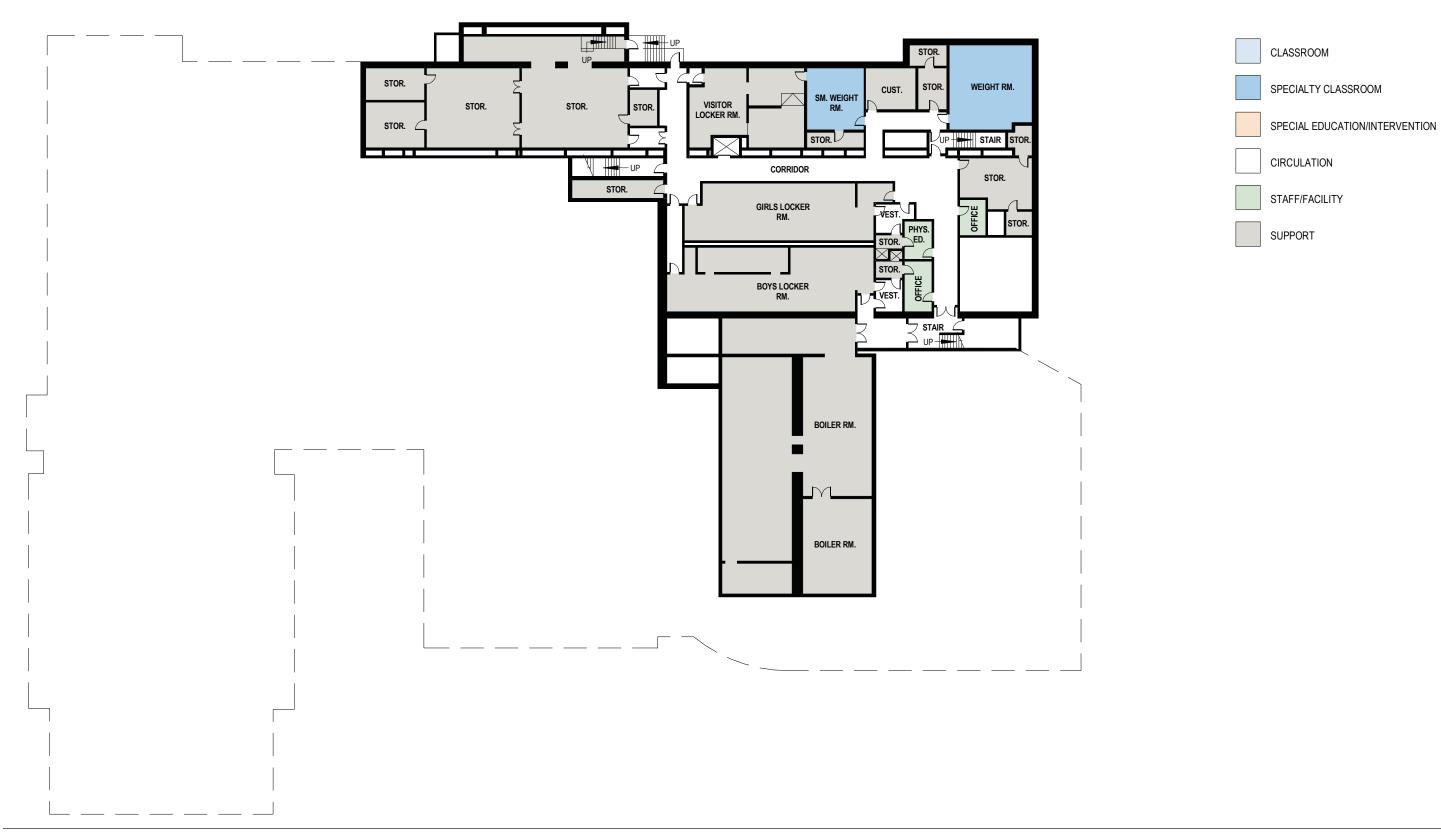


Security Camera at Building Entrance

## **SITE ANALYSIS**



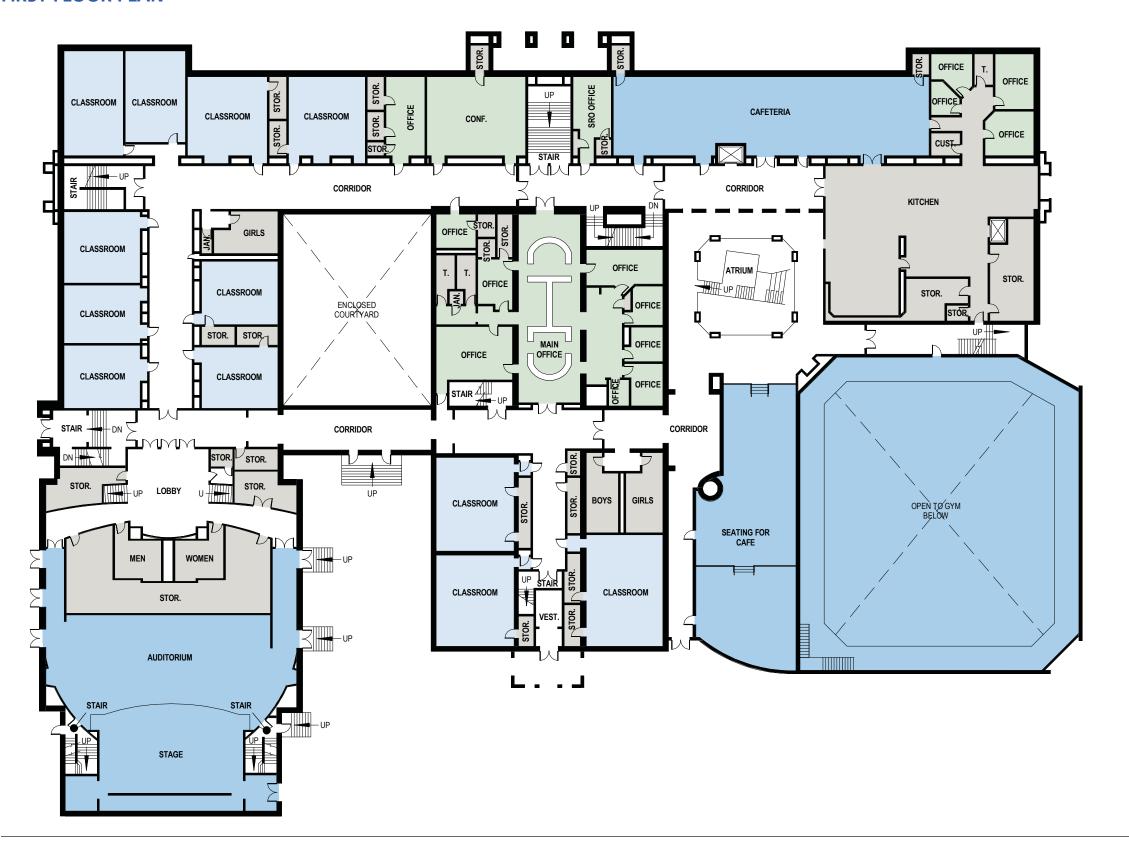
## **BASEMENT FLOOR PLAN**



## **GROUND FLOOR PLAN**



## FIRST FLOOR PLAN



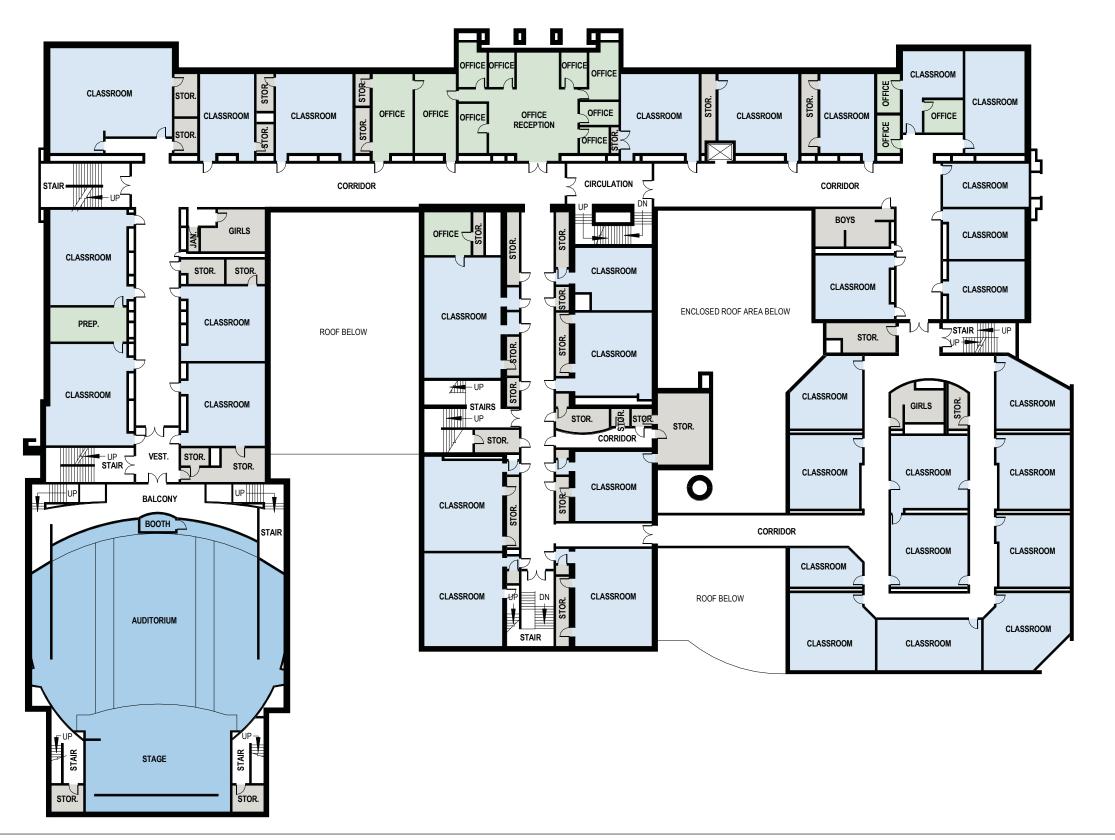
SPECIAL EDUCATION/INTERVENTION

CIRCULATION

STAFF/FACILITY

SUPPORT

## **SECOND FLOOR PLAN**



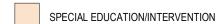
SPECIALTY CLASSROOM

CLASSROOM

## **THIRD FLOOR PLAN**













### DISTRICT OFFICE AND BAYSIDE LEARNING





Aerial View Main Entry

### **General Building Data**

Address: 353 Cumberland Avenue, Portland, ME

Serving Grade Levels: Not applicable

Number of Students: Not applicable

Number of Faculty and Staff: Not applicable

Original Construction Date: 1900

Date of Addition(s): 2014

Building Age: 116 Years

Building Footprint: 22,388 Square Feet

Number of Stories: 3

Building Area: 56,644 Gross Square Feet

Total Site Area: 0.5862 Acres

Zoning Designation: B3 Downtown Business

#### **Overview**

The building was originally constructed in 1900 and renovated in 2014. It houses the school district's administrative offices as well as the Bayside Learning Community, a dedicated learning environment for students in kindergarten through 12th grade who struggle with emotional disabilities or mental health diagnoses.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25.

Plumbing piping systems are comprised of some original vintage with most from 1970's and 80's renovations. DHW is a vintage indirect steam heater/storage. Plumbing fixtures have been upgraded recently.

A lot of the existing HVAC equipment original to the 1980s renovations have been upgraded/replaced in 2014. The original steam systems are still functioning with boilers replaced around 1990s(?).

Most of the power distribution system is near the end of its anticipated useful life, and the grounding electrode system for the building does not comply with current code.

Lighting in the Bayside Learning Center is nearly new, but lighting fixtures in the District Office portion of the building are near the end of their anticipated useful lives.

The fire alarm control panel is within its anticipated useful life, but aspects of the overall system do not comply with current standards for new facilities in many areas of the District Office portion of the building.

Updates are recommended for the security system and to protect data networking equipment on the second floor.

#### **Site Analysis**

The District Office and Bayside Learning Center are located on a 0.6 acre of land within the B3 Downtown Business zone.

### Accessibility

ADA accessibility throughout the site is poor. ADA parking spaces and ramps are not compliant. There are no detectible warning strips on site.

#### Circulation

District Office and Bayside Learning Center are accessible via Cumberland Avenue, Portland Street and Alder Street.

#### Safety/Security

The utility pole between Bayside Learning Center and the neighboring building is a safety concern. The pole is heavily loaded with wires and transformers.

#### Recommendations

- Adjust ramp and/or threshold transition at Bayside Learning Center to meet ADA tolerances.
- Remove any unnecessary wiring at heavily loaded utility pole. Relocated wires and/or add pedestrian protection as needed.
- Install wheel stops in District Office parking area.
- Repaint ADA spaces and aisles at District Office parking area, paint a striped aisle from parking to building.
- Repaint all parking lines.
- Repair or replace sections of sidewalk as necessary.
- Replace ADA ramps on sidewalks and install detectable warning panels.
- Install sign/flasher at access to underground lot.
- Repair chain link fence around District Office parking lot.
- Replace bicycle rack.

## DISTRICT OFFICE AND BAYSIDE LEARNING

### **Structural System Analysis**

## Structural System Description:

Concrete frame, 2 way flat plates; flared column capitals in some locations; 2 way beam system in other locations.

Parking located under front entry parking/plaza.

## Lateral Framing Resistance System:

Assumed frame action and exterior CMU and concrete walls.

## Exterior Wall System Description:

EIFS; Metal Panel; some exposed brick and CMU; polished granite.



Chimney



CMU joints



Opening in fire wall



Spalling at foundation



Concrete spalling

## **Fire Protection Systems Analysis**

The 4" sprinkler entrance is supplied by municipal water and does not have a backflow preventer. The sprinkler system is a complete coverage automatic wet system, single 4" riser, with a 4" fire department siamese connection. The piping system appears in good condition with black steel piping serving all floors of the building. The third floor had the sprinkler heads replaced and relocated in 2013 as directed by AHJ. There is a sprinkler cabinet with wrench and spare heads.



Sprinkler Entrance

### DISTRICT OFFICE AND BAYSIDE LEARNING

#### **Plumbing Systems Analysis**

The building has a municipal water service as well as municipal sewer. The present 2" water entrance does not have a testable double check backflow preventer. Domestic hot water is provided throughout the building with (6) 40 gallon electric water heaters; no central DHW maker.

There is some water distribution and sanitary piping throughout the building pre 1980s vintage, however renovations during the 1980s and 90s have replaced these piping systems as well as a portion of the rain water piping.

Plumbing fixtures have recently been updated to low flow fixtures in kind. Electric water coolers with bottle fills were not observed; there were upright chilled & hot water dispensers throughout. An option to consider is to locate water coolers or bottle fill stations at each floor.

There is a natural gas service to the building which serves the boilers.

The current installed plumbing systems are mostly in good operating condition and maintained. Electric water heaters have piping in the immediate locations without insulation, this piping should be insulated to current code requirements.



Missing pipe insulation at water heater



Water Entrance

### **Mechanical Systems Analysis**

The heating plant is comprised of (3) HB Smith 19A - 5 section steam boilers 1990s to 2000 vintage? The new boilers have a gross output of 431 MBH per boiler. The fuel source is only natural gas where the fuel oil system has recently been removed. The boiler combustion air louver is undersized and non-code compliant. The boiler feed pump tank unit is beyond its useful service life and is in need of replacement due to ongoing leaks and repair. The heating plant serves the building steam unit ventilators, radiation, and indoor AHUs with steam coils. Steam also serves (2) steam to heating hot water heat exchangers, (1) located in first floor AHU-1 mechanical room and (1) located at third floor mechanical room. A single constant volume circulator (1987) serves the third floor HX and a single Taco VFD circulator (2014) serves first floor.

The existing steam supplied HVAC systems, other than HXs above, include to AHU-2 coil, fintube and radiators. The fintube and radiators are undergoing thermostatic control upgrades with either wall or radiator mounted controllers.

The existing hot water HVAC systems include AHU-1 coil, VAV coils, and RTU duct coils.

AHU-1 was upgraded in 2014 to a hot water coil VAV air system with ERU ventilation air serving VAV air terminal throughout the first floor. AHU-2 is a steam coil VAV bypass system serving terminal throughout the second floor. Packaged rooftop air conditioning units serve the 3rd floor with either hot water coils or electric duct coils. RTUs have been replaced in kind in 2014 except RTU-10 which is 1908's vintage and beyond its useful service life.

Most existing exhaust systems are toilet exhaust which have ceiling type exhaust fans venting out through sidewall louvers. Residential range hoods serve cooktop ranges (3) and are not NFPA code compliant with fire suppression.

Controls serving the heating system and equipment was upgraded 2014 & 15 to replace existing pneumatics with DDC electric controllers.

In general the HVAC systems are in good operating condition, with the exception of AHU-2 and RTU-10. AHU-2 is beyond its useful service life in its current condition and should be upgraded with new condensing unit, hot water coil, VAV supply, and ERU ventilation. RTU-10, as mentioned previously, is beyond its useful service life and should be replaced in kind with a hot water duct coil. The steam boiler feed unit is beyond its useful service life and should be replaced in kind. A variable speed combustion air fan should be added to make the current combustion air system code compliant. The steam boilers have about 10 years left expected service life. Where the steam boiler plant will have 10+ years of service life left, it is recommended that to add a steam to HW heat exchanger and convert the remaining steam system and terminal units to HW, this will allow converting to HW boilers in the future with minimal upgrades to the HW system. The existing range exhaust fans should be upgraded to NFPA compliance with fire suppression or remove the hood and range. The second floor front administration (Cumberland Ave side) should have the ductwork zoning completely reworked to supply adequate ventilation and cooling air to the current floor plan.

Controls are mainly recent DDC electric and should continue with upgrades when made available.

Some DDC upgrades will be required if the above mentioned rezoning is considered.



Upgraded Steam Fintube Wall Thermostat



Boiler Feed Pump Unit



Non-Compliant Range Hood



Gas Converted Boiler Plant



AHU-2 Condensing Unit



RTU-10

### **Electrical Systems Analysis**

#### Electrical System Distribution

The electrical service is overhead, originating at three 100-kVA utility-owned transformers located on a pole on Portland Street and terminating at a 1987 vintage, 1200-amp ITE fusible switch located in the second floor electric room. Existing drawings indicate that the main switch is fused at 1,000 amps. The service voltage is 208/120 volts, 3-phase, 4-wire.

The service disconnect switch is near the end of its anticipated useful life, but the actual useful life of this type of equipment can vary widely depending upon conditions at a particular site. Considering the age of the fusible switch, an infra-red scan of the service equipment is recommended in order to assess the condition of its contacts and terminations.

No grounding electrode connection is made at the water main. The National Electrical Code (NEC) requires an underground metal water pipe that is electrically continuous and in contact with the earth for at least 10 feet to be utilized as part of the grounding electrode system for the building. We recommend providing a grounding electrode connection at the water main as required by code.

Panels are primarily a mixture of 1987 vintage ITE panelboards and residential/light-commercial grade load centers manufactured by Square D, GE, and Siemens. An Eaton Panelboard was added in the Bayside Learning Center when that portion of the building was fit up in 2014. Main Distribution Panelboard MDP is fully utilized and missing a portion of its trim cover, leaving conductors within exposed.

The anticipated useful life of branch-circuit and distribution panelboards is generally considered to be 30 years, although many environmental factors such as cleanliness, moisture, salt content, and temperature can impact the actual performance life of circuit break-

ers and electrical equipment. It is very common for electrical equipment to remain operational and in use for significantly longer. The biggest concern regarding older panelboards is whether or not the circuit breakers will operate as designed in the event of a fault in the circuit. While circuit breakers can be tested, the testing is generally more costly than simply replacing the circuit breakers when dealing with branch-circuit and smaller distribution-type devices.

A cover should be provided for the open portion of the MDP. The 1987 panelboards and residential-grade load centers should be replaced as part of any planned renovations to the district office facility.

Existing feeders are building wire in conduit. Branch circuit wiring methods observed are primarily building wire in conduit and type MC metalclad cable, although some type NM nonmetallic sheathed cable (Romex) was noted on the fourth floor. Type NM cable would not be permitted by current code in a new building of this construction type. The existing type NM cable should be replaced with type MC cable as part of any planned renovations to the facility.

Receptacles in most areas are located appropriately for the current use of the spaces, but it was noted that extension cords are in use in Classroom 149 due to receptacles not being located according to the current furniture layout. Receptacles should be added in Classroom 149 to eliminate the need for extension cords.



Service entrance as viewed from roof



Missing trim on MDP



Small load center in 3rd floor work room



Grounding electrode connection at water main has been cut

# Interior Lighting

Classrooms are illuminated by 2014 vintage recessed fluorescent fixtures with high-performance optics and T8 lamps. Offices generally have recessed fluorescent fixtures with parabolic diffusers and T8 lamps, but strip fixtures with T12 lamps are installed in a second floor custodial office. Corridors are illuminated by a mixture of downlights with self-ballasted medium-based compact fluorescent lamps, recessed parabolics with T8 lamps, and recessed lens troffers with T8 lamps. Toilets have various recessed and surface mounted luminaires with Linear fluorescent T8 lamps. Mechanical and storage areas have linear fluorescent fixtures, most of which utilize T8 lamps, although some areas utilize T12 lamps.

Lighting in the Bayside Learning Center is almost new and has nearly 20 years of anticipated useful life remaining. The lighting in other areas should be updated to LED as part of any planned renovations to the spaces. Luminaires using T12 lamps should be replaced with LED units as the existing units fail.



T12 strip lights on 4th floor



Second floor Corridor lighting



Parabolic lighting in district offices



Bayside Learning classroom lighting

# **Exterior Lighting**

Outdoor lighting consists of building mounted LED full cutoff wall packs, an LED flood, and some decorative LED wall mounted fixtures. High-pressure sodium lighting is used in second floor parking garage. With the exception of the second floor parking garage, the lighting appears to be fairly new and has approximately 15 years of anticipated useful life remaining. The parking garage lighting is obsolete, with one fixture currently not functioning, and should be updated to LED.



Second floor parking garage lighting



Outdoor lighting near District office entrance



Outdoor lighting near District office entrance

### Emergency Lighting System

Fluorescent emergency battery ballasts integral to the luminaires provide emergency lighting in the Bayside Learning Center. Emergency battery units with integral and remote heads are in use on other floors. The heads are a mixture of LED and incandescent. There is no emergency lighting at the exterior of exits. LED illuminated exit signs with integral battery backup are in place to mark means of egress. The LED emergency lighting units are in good condition and offer more than 10 years of anticipated useful life provided they are properly maintained and batteries are replaced as needed. Older incandescent units should be replaced with modern LED units as they fail. Provide outdoor emergency lighting at building exits.



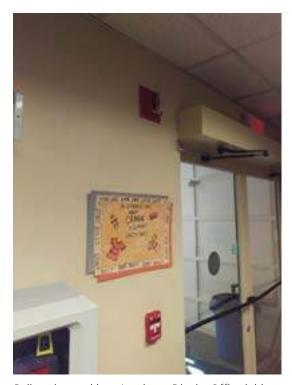
Combination Exit/emergency light with LED heads.



Emergency battery unit with incandescent heads.

### Fire Alarm System

The fire alarm control panel is a Silent Knight Model SK5208 conventional zoned control panel. Alarms are initiated by manual pull stations at building exits, smoke and heat detectors in selected areas, and by activation of the building's sprinkler system. Occupant notification is not ADA compliant on the fourth floor and some areas of the third floor. The Fourth floor pull station is not located in the natural path of egress. Existing systems are not required to be updated to current standards unless a change of use or major renovations occur. Any floor plan modifications, however, would require occupant notification to be provided according to current standards for the affected areas. We recommend updating occupant notification and providing a fully addressable system as part of any planned facility renovations.



Pull station and horn/strobe at District Office lobby.



Fire alarm control panel

# **Lightning Protection System**

The facility is not equipped with a lightning protection system.

# Data/Telephone/Classroom Intercom/Clock Systems

Telephone service to the building is overhead and enters at a backboard located in the main electric room on second floor. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Paging speakers that are integrated with the phone system via amplifiers are installed in corridors. Classrooms in the Bayside Learning Center utilize VOIP phones for intercommunication.

The facility does not have a Clock System.

Cable Television (CATV) Service overhead and enters at a backboard located in the main electric room on second floor. The entrance cable is not sleeved in conduit where it penetrates the building exterior wall. A conduit sleeve and sealing are recommended the for CATV service cable penetration through the building wall.

The building is served by a Time Warner single-mode fiber optic data cable that enters the building at the Main Distribution Frame (MDF), which is located in a dedicated room on the 3rd floor. The entrance cable is not sleeved in conduit where it penetrates the building exterior wall. There are intermediate distribution frames (IDF) on the IDF on second and first floors. The second floor IDF is housed in an open rack located in the electric room. Horizontal cabling is a mix of Category 5e and Category 6. It was noted that some old data cabling that is no longer in use is abandoned in place. A conduit sleeve and sealing are recommended for the fiber optic service cable penetration through the building wall. An enclosed cabinet to house the data equipment in electric room should also be provided. Unused abandoned cable should be removed.

WIFI is available throughout the Bayside Learning Center.

Wall mounted monitors are installed in approximately 1/2 of classrooms.



MDF



Telephone utility demarcation



Fiber Optic and CATV entrance cables



Second floor IDF



First floor IDF



Abandoned cables in First floor IDF room

# **Security System Analysis**

A GE Networx NX-8V2 residential-grade security alarm panel serves the District Office. The Bayside Learning has a separate GE NX-8E residential-grade security alarm control panel. Alarms are initiated on the systems by motion detectors and door contacts. The building is not equipped with a panic alarm. We recommend providing commercial grade security alarm panels that are integrated with the district-wide network. Keypads are in use to control access to the building. There are no operational security cameras other than an Aiphone video intercom between main entrance and reception desk to provide controlled access. Abandoned non-functional cameras remain in place in some interior areas. We recommend providing digital cameras connected to district servers.



District office security alarm panel

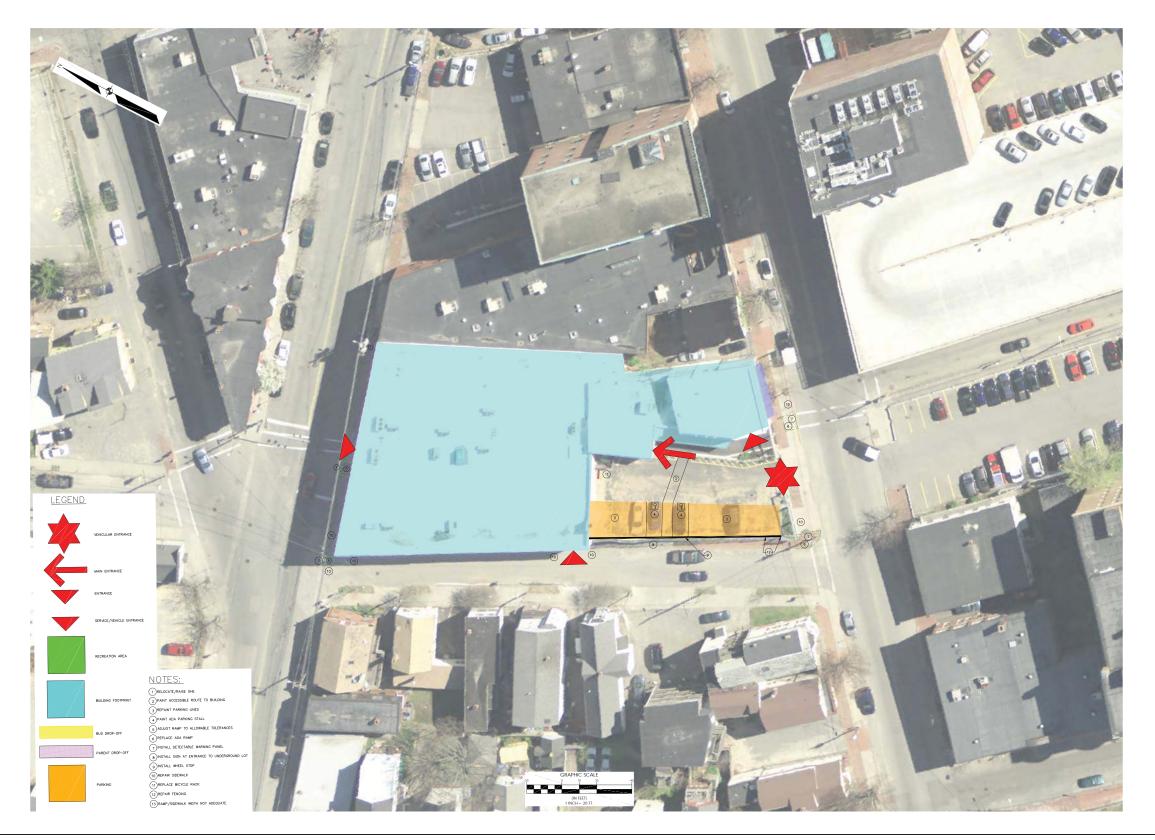


District Office security keypad



Bayside Learning Center security keypad

# **SITE ANALYSIS**



# **FIRST FLOOR PLAN**



# **SECOND FLOOR PLAN**



# **THIRD FLOOR PLAN**







Aerial View Main Entry

### **General Building Data**

Address: 92 Waldron Way, Portland, ME

Serving Grade Levels: Not Applicable

Number of Students: Not Applicable

Number of Faculty and Staff: 14

Original Construction Date: 1998

Date of Addition(s): Renovation 2013

Building Age: 18 Years

Building Footprint: 21,180 Square Feet

Number of Stories: 1

Building Area: 21,180 Gross Square Feet

Total Site Area: 2.9506 Acres

Zoning Designation: IH Industrial High Impact

#### **Overview**

The Central Kitchen building was constructed in 1998 and renovated and expanded in 2013. The facility provides meals for the majority of the District's schools.

The fire protection equipment and system components appear to be compliant, maintained and tested per NFPA 25.

Plumbing piping systems are original to the building except for the kitchen renovation where most waste and distribution piping was replaced. DHW system is new. Plumbing fixtures have been upgraded recently.

Most all HVAC systems are original to the building with the exception to the kitchen which was completely renovated with new hoods, fans, and MUA.

Electrical systems are generally in good condition and adequate for current needs, although lighting updates are recommended for some interior areas to improve efficiency and for exterior lighting.

The fire alarm system is relatively new and complies with current standards.

Updates are recommended for the security system and to protect data networking equipment.

### **Site Analysis**

Central Kitchen is located on a 3.0 acre parcel of land within the IH Industrial High Impact zone.

### Accessibility

Based on the total number of parking spaces there should be 2 ADA spaces. A new ADA space should be added and the paint striping needs to be updated to be compliant with standard aisle dimensions.

#### Circulation

Central Kitchen is accessible via Waldron Way.

### Safety/Security

No safety concerns.

#### Recommendations

- Addition of 1 ADA space to meet requirements.
   Repaint ADA spaces with compliant aisle dimensions.
- Repair damaged paving sections near loading dock.
- Repair damaged fence section at pond.
- Remove sign from previous owner.

# **Structural System Analysis**

### Structural System Description:

Concrete frame, 2 way flat plates; flared column capitals in some locations; 2 way beam system in other locations.

Parking located under front entry parking/plaza.

# Lateral Framing Resistance System:

Assumed frame action and exterior CMU and concrete walls.

# Exterior Wall System Description:

EIFS; Metal Panel; some exposed brick and CMU; polished granite.



Entry stoop



Open masonry joints



Slab joints



Wood mezzanine

# **Fire Protection Systems Analysis**

The 6" sprinkler entrance is supplied by municipal water and has a testable backflow preventer. The sprinkler system is a complete automatic wet system, single riser, with fire department connections. There has been a sprinkler backflow tests performed annually. The piping system appears in good condition with black steel piping serving most of the building and galvanized piping in the warehouse area. There is a sprinkler cabinet with wrench and spare heads.



Sprinkler Entrance

# **Plumbing Systems Analysis**

The building has a municipal water service as well as municipal sewer. The 4" water entrance has a testable double check backflow preventer that appears to be vintage. The recent kitchen renovation had new cast iron sanitary piping installed as well as new under slab grease trap system. Floor drains were also replaced. The hot water generation plant, which consists of a boiler and indirect water heater/storage, was included in the renovation along with new cold and hot water distribution. There is a new DHW mixing valve and recirculation pump. The water distribution and sanitary piping throughout the rest of the building is vintage. Plumbing fixtures have recently been updated to low flow fixtures in kind.

A natural gas entrance serves the kitchen equipment, DHW boiler/maker, and heating equipment throughout the building.

The currently installed plumbing systems, most are new from the renovation, are in very good operating condition and should only require maintenance over the short term.



New floor drain



Updated fixtures



Water heating system



Domestic hot water mixing valve

### **Mechanical Systems Analysis**

There is not a central boiler plant or cooling plant serving the building. Horizontal gas fired unit heaters supply heat throughout the building. The administration area is served by an indoor AHU with gas heat and DX cooling; this systems lacks OA ventilation.

The kitchen is served by a gas fired makeup air unit, (100% OA), and dishwasher and range hood exhaust, as well as gas fire unit heaters.

The currently installed mechanical systems are partially vintage and partially three years old. The vintage units are at the end of their useful service life. The gas fired unit heaters are failing and require replacement. The split AHU that serves the administration needs to be replaced with a new gas fired unit and DX cooling system that provides OA ventilation in combination with a small ERU ventilator. Controls may also be upgraded with DDC electronic as systems are replaced.



Vintage Gas Fired Unit Heater



Vintage Gas Fired Unit Heater

# **Electrical Systems Analysis**

The electrical service and power distribution system appear adequate for the current use of the facility. The systems are generally in good condition, although some unused abandoned equipment remains in place and some apparently inaccurate identification was noted.

Interior lighting fixtures use a mixture incandescent, T12 and T8 fluorescent, and LED light sources, with T8 fluorescent being the most prevalent. The fixtures age and condition. The fixtures are generally appropriate for the areas in which they are installed, but some are older styles that are not as efficient as modern designs. Updates are recommended in the short term for incandescent, T12 fluorescent, and T8 fluorescent that have parabolic diffusers; updating other T8 fixture types to LED is recommended in the long term.

Exterior pole lights and some wall packs utilize highpressure sodium (HPS) lamps, while other wall packs are LED units that have been recently installed to replace old HPS fixtures that failed. The HPS fixtures are at the end of their anticipated useful life and should be replaced.

The fire alarm system is relatively new, in good condition and generally complies with current standards.

The telecommunications and security systems appear to be adequate for current needs, but the data network terminations and switch are exposed in a shared location and the security system is not capable of being connected to the district wide security network.

### **Electrical System Distribution**

The electrical service consists two 5" underground primary conduits from overhead utility lines to a utility-owned padmount transformer. An 800-amp, 480/277-volt, 3-phase, 4-wire underground second-

ary service runs from the transformer to the main circuit breaker of Panelboard MDP. The Service entrance to building appears to be (2) 4" conduits.

1998 vintage Cutler Hammer Main Distribution Panelboard (MDP). One circuit breaker is marked "spare and six others are currently in the off position, but are marked to indicate that they feed utilization equipment such as aeration blowers and chillers. We suspect that some of these circuit breakers are actually unused. As a maintenance item, the MDP circuit breaker identification should be updated to reflect only current equipment.

Branch-circuit panels are generally a mix of late 1990's vintage Cutler Hammer panelboards and 2013 vintage Square D panelboards. There is a residential/light-commercial grade load center in the electric room that appears to be abandoned, as well as an abandoned 75-kVA transformer in the electric room that appears to have once fed a chiller that has been removed. Abandoned equipment and associated wiring should be removed.



Panel MDP



2013 vintage panelboards

# Interior Lighting

Process Areas have a mix of recessed food service grade lens troffers and Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps. Offices are illuminated mostly by recessed fixtures with parabolic lenses and T8 fluorescent lamps, although there are some incandescent downlights in the entrance lobby and T12 lamps were noted in break room. Corridors have surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps. Toilets, storage and mechanical rooms are illuminated by fluorescent luminaires with T8 lamps. Receiving and warehouse areas have been updated to LED luminaires with integral occupancy sensors.

We recommend updating fluorescent lighting to modern LED luminaires with high-performance optics. Updates for the office area and brake room are recommended for the short term; updates to other areas that utilize T8 fluorescent luminaires are recommended in the long term.



Parabolic lighting in office area



Process area lighting



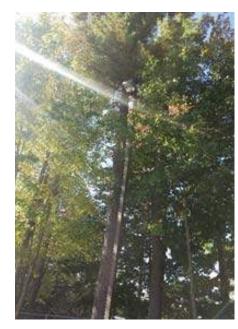
LED Warehouse area lighting



Vapor-tight T8 fluorescent luminaires

# **Exterior Lighting**

Outdoor areas are illuminated by Shoebox style pole mounted fixtures utilizing High-pressure sodium (HPS) lamps, as well as a mixture of LED and metal halide wall packs. The LED wall packs have been installed to replace old high-intensity discharge fixtures that failed. The existing metal halide and HPS fixtures are at or near the end of their anticipated useful life and should be updated to LED fixtures with full-cutoff optics.



Typical pole light



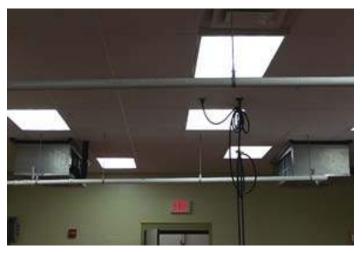
Metal halide wall pack



LED wall packs

# Emergency Lighting System

Internally-illuminated LED exit signs with battery backup are appropriately located to mark means of egress. Emergency battery units with integral and remote heads provide emergency lighting for means of egress for interior areas. Many units utilize LED heads, but some older units that are original to the building remain. There is no emergency lighting at the exterior of exits. Outdoor emergency lighting should be added at building exits. Original emergency battery units should be replaced as the units fail.



Typical exit sign



Combination Exit sign/emergency lighting unit

# Fire Alarm System

The fire alarm control panel is a 2013 vintage Siemens FC901 addressable control panel. Alarms are initiated by manual pull stations at building exits, smoke and heat detectors in selected areas, and by activation of the building's sprinkler system. The fire alarm system appears to comply with current codes and standards.



Fire alarm control panel and Wireless master box



Fire alarm control panel

# **Lightning Protection System**

The facility is not equipped with a lightning protection system.

# Data/Telephone/ Intercom/Clock Systems

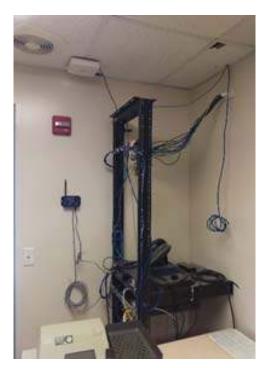
Telephone service to the building is underground in one 4" conduit that originates at the utility riser pole and enters the building at demarcation board in main electric room. Telephones are Cisco Voice-over-internet-protocol (VOIP) units that are part of a district-wide network connected to servers located at the Portland Arts and Technology High School (PATHS) building. Cable Television (CATV) Serviceis provided in one 2" underground conduit with coaxial cable from the utility riser pole to the utility demarcation in main electric room.

The building is not equipped with fiber optic connectivity from the utility. The Data rack is an open type that is located in a small room that is shared with other program uses. WIFI is available throughout the building. It is recommended that an enclosed cabinet be provided to house the data network equipment.

The facility is not equipped with a Clock System.



Telephone and CATV demarcation point



Data rack

# **Security System Analysis**

The Intrusion Alarm System has an ADT Residential-grade security alarm control panel that is not capable of being connected to the district-wide security network. The building is not equipped with a panic alarm. We recommend Providing a commercial grade security alarm panel that is integrated with the district-wide network.

There are no Security Cameras or exterior door monitoring at this facility.



Security alarm control panel

# CENTRAL KITCHEN SITE ANALYSIS



# **FIRST FLOOR PLAN**



# Locker Room Privacy Accommodations

### Introduction

There is a recent movement towards providing more opportunities for additional privacy in school locker rooms for all students, regardless of sexual preference or gender identity. As part of this study, all of the locker rooms and shower facilities in the school district were reviewed with the goal of providing recommendations to maximize the privacy and safety of all students while using locker room facilities in a two-tiered approach:

- Short term improvements, such as adding privacy curtains or minor changes to improve privacy within existing shower and changing compartments. Short Term recommendations have bee included in Years 1 5 in the Capital Plan
- Long Term improvements include larger scale alterations such as constructing walls, changing plumbing fixtures, or renovation of locker rooms to convert gang shower areas into individual shower and changing compartments. Long Term recommendations have bee included in Years 6 - 10 in the Capital Plan

Locker rooms reviewed in this study were located in the following facilities:

- Reiche Elementary School
- Riverton Elementary School
- King Middle School
- Lincoln Middle School
- Moore Middle School
- Deering High School
  Portland High School

Please note that the following recommendations work within the confines of the existing female and male locker room facilities. The recommendations do not provide for separate non-gender specific locker room facilities.

As part of the long term recommendations where more significant renovations are called for, the addition of ADA compliant toilet facilities where they are lacking have been included in the recommended scope of work to bring the facilities into compliance.

It should be noted that in some instances, the quantity of plumbing fixtures have been reduced to accommodate ADA compliant clearances as well as more private shower and changing compartments. As plans are further developed in the future to make these improvements, the plumbing fixture counts and actual usage should be reviewed with the City's Plumbing Inspector.

# REICHE ELEMENTARY SCHOOL

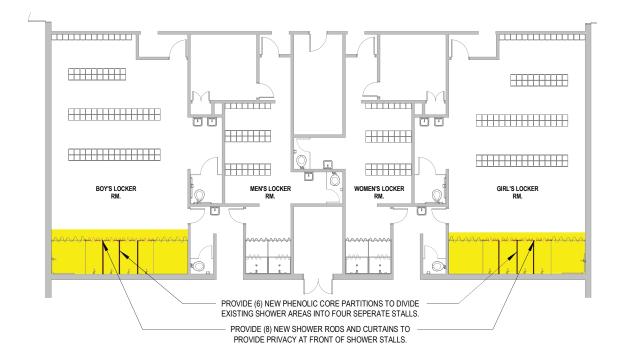
#### **Overview**

The existing locker room configurations at Reiche Elementary School offer limited privacy in both the showering and changing areas. However, it is clear that the school has taken steps towards providing private shower and changing areas these locker room areas with the installation of partitions dividing what were previously gang shower areas. In each the boy's and girl's locker rooms, the gang shower area has been divided into four large stalls. One stall is a dedicated private changing stall with a curtain. Two stalls are meant to be private shower stalls, however they are missing the dividing curtain between them, as well as in the front of them. The remaining stall is meant to be an ADA compliant stall, but is missing some critical components to make that stall fully accessible. The men's and women's locker rooms each have two private shower stalls, each with a private changing stall in front. None of these, however, are ADA accessible. All four locker rooms require short and long-term modifications to offer students privacy while showering and changing, and to make them ADA compliant.

### **Short Term Recommendations**

Subdivide the existing gang showers into individual private shower compartments using compartment partitions and curtains.

Opinion of Probable Cost: \$14,447



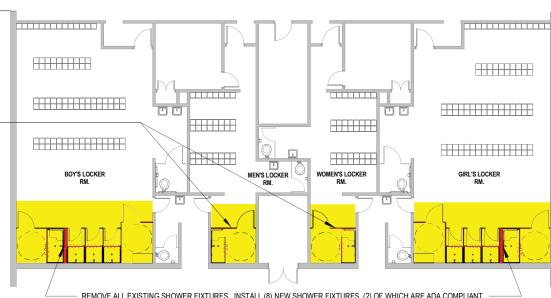
# **Long Term Recommendations**

Renovate gang showers in the Girl's and Boy's Locker Rooms to provide individual shower and changing compartments, including ADA-compliant facilities.

Renovate the Women's and Men's shower areas to provide ADA-compliant shower and changing compartments.

Opinion of Probable Cost: \$170,877

REMOVE EXISTING SHOWER STALLS AND FIXTURES. PROVIDE (2) NEW ADA SHOWER STALLS USING (2) 92" LONG PHENOLIC CORE PARTITIONS WITH 34" DOORS. PROVIDE (2) ADA COMPLAINT SHOWER SPRAY UNITS, GRAB BARS, AND FOLDABLE SEATS. PROVIDE (2) CURTAIN RODS AND CURTAINS, DIVIDING EACH SPACE INTO 30" X 72" SHOWER STALL, AND 72" X 64" CHANGING STALL WITH 30" CLEAR TURNING RADILIS



SHOWER SPRAY UNITS, AND (6) OF WHICH ARE STANDARD SHOWER FIXTURES. REMOVE EXISTING PARTITIONS, AND PROVIDE ALL NEW PHENOLIC CORE PARTITIONS. PROVIDE (2) NEW 8' TALL, 8" CMU WING WALL PARTITIONS FOR ADA FIXTURE STALL. PROVIDE (2) 96" X 72", (2) 84" X 72", AND (6) 36" X 72" STALLS, EACH WITH A DOOR. THESE PARTITIONS WILL COMPRISE (2) ADA COMPLIANT SHOWER STALLS (WITH FOLDING SEAT & GRAB BARS), (2) ADA COMPLIANT CHANGING STALLS (WITH BENCH AND 30" CLEAR AREA TURNING RADIUS), AND (6) STANDARD SHOWER STALLS EACH WITH A BENCH. IN ALL (10) SHOWER STALLS, PROVIDE NEW SHOWER RODS AND DIVIDING CURTAINS MOUNTED AT THE CENTER OF EACH STALL CREATING A 36" X 36" 36" X 72" ADA) SHOWER STALL WITH 36" X 36" X 72" ADA) CHANGING

# RIVERTON ELEMENTARY SCHOOL

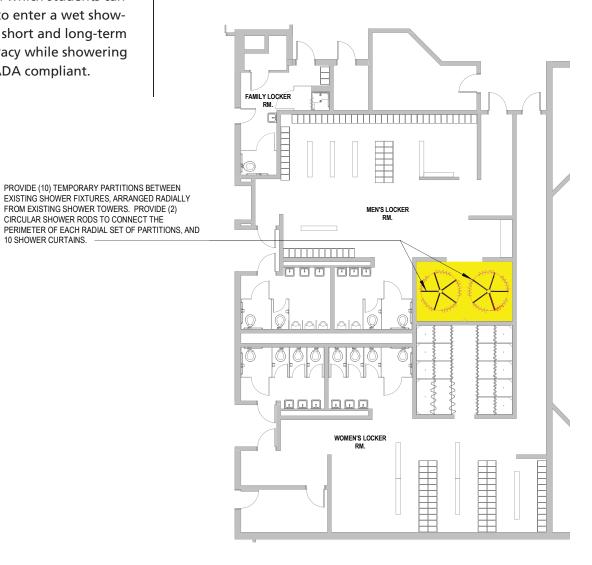
#### **Overview**

The existing locker room configurations offer limited or no privacy in both the showering and changing areas in both the men's and women's locker rooms. On the men's side there is a gang shower configuration, which offers no privacy for students and is not ADA accessible. The women's side offers private, partitioned shower stalls with curtains and private changing stalls in front of each shower stall. This provides the desired level of privacy for a shower area. Adjacent to these shower areas are large, open changing areas with a perimeter of lockers and rows of benches at the center. This configuration lacks dry, private areas in which students can change privately without needing to enter a wet shower area. Both locker rooms require short and long-term modifications to offer students privacy while showering and changing, and to make them ADA compliant.

### **Short Term Recommendations**

At the Men's Locker room, install compartment partitions and curtains to provide individual private shower compartments.

Opinion of Probable Cost: \$18,760

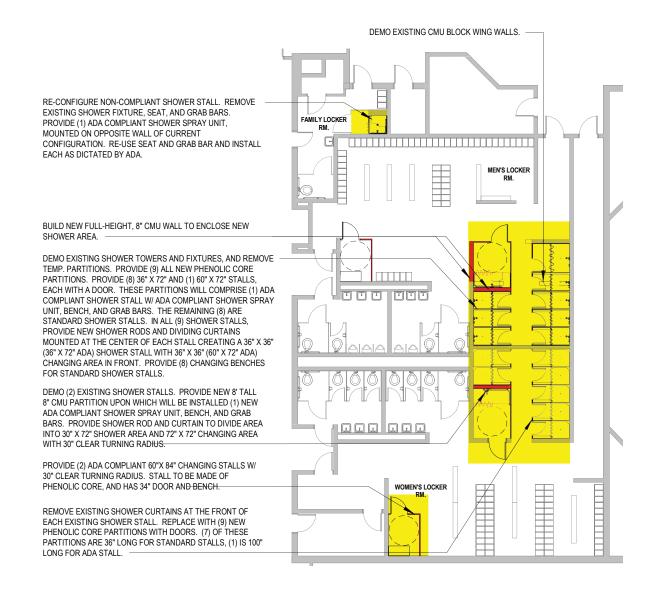


# **Long Term Recommendations**

At the Women's and Men's Locker Rooms, renovate the shower areas to provide individual shower and changing compartments, including ADA-compliant facilities.

Reconfigure the shower in the Family Locker Room to be ADA-compliant.

Opinion of Probable Cost: \$155,106



PROVIDE (10) TEMPORARY PARTITIONS BETWEEN EXISTING SHOWER FIXTURES, ARRANGED RADIALLY FROM EXISTING SHOWER TOWERS. PROVIDE (2)

CIRCULAR SHOWER RODS TO CONNECT THE

# KING MIDDLE SCHOOL

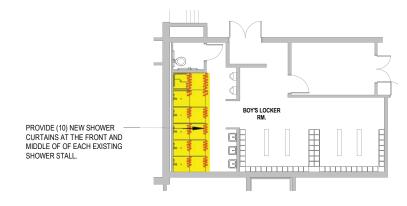
### **Overview**

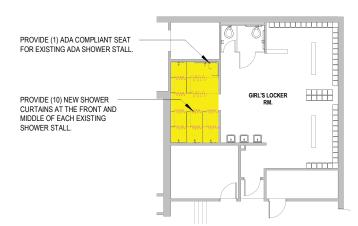
The existing locker room configurations at King Middle School offer limited privacy in both the showering and the changing areas in the boy's and girl's locker rooms. Both locker rooms have private showering and changing partitions in front. However, the shower curtains are missing at all partitions in both locker rooms, thereby negating the privacy of these stalls. Each locker room has a shower stall meant to be ADA compliant, though both are missing some critical components to make each stall fully compliant. Adjacent to these shower areas are large, open changing areas with a perimeter of lockers and rows of benches at the center. This configuration lacks dry, private areas in which students can change privately without needing to enter a wet shower area. Both locker rooms require short-term modifications to offer students privacy while showering and changing, and make these locker room areas private and ADA compliant.

### **Short Term Recommendations**

Install curtains at the existing individual showers and changing compartments.

Opinion of Probable Cost: \$14,964

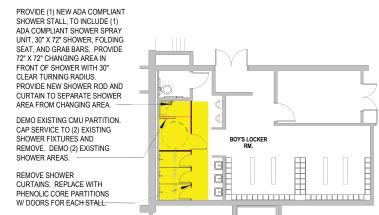


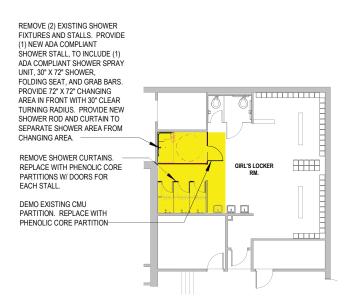


### **Long Term Recommendations**

Renovate shower areas to provide individual private shower and changing compartments, including ADA-compliant facilities.

Opinion of Probable Cost: \$20,453





# LINCOLN MIDDLE SCHOOL

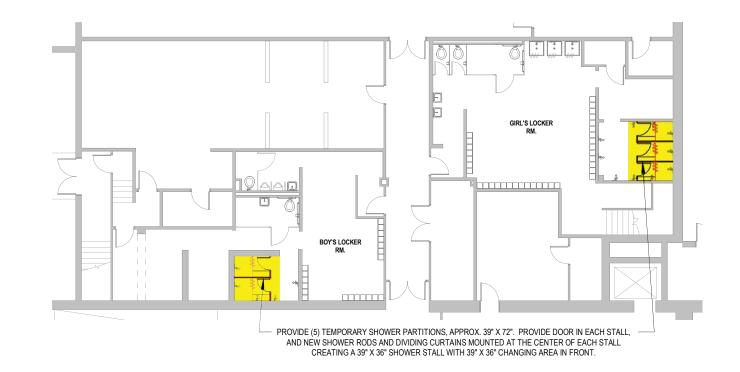
#### **Overview**

The existing locker room configurations at Lincoln Middle School offer limited or no privacy in both the showering and changing areas in the boy's and girl's locker rooms. Both locker rooms have gang shower configurations, which offer no privacy for students and are not ADA accessible. The girl's locker room does offer some degree of privacy, having three separate private shower stalls with shower curtains. However, these stalls lack separate changing areas in front of each stall, the addition of which would allow students a private space to change before entering the shower. Also, none of these stalls are ADA compliant. Adjacent to these shower areas are large, open changing areas with a perimeter of lockers and rows of benches at the center. This configuration lacks dry, private areas in which students can change privately without needing to enter a wet shower area. Both locker rooms require short and long-term modifications to offer students privacy while showering and changing, and to make them ADA compliant.

#### **Short Term Recommendations**

Subdivide the existing gang showers and shower stalls into individual private compartments using compartment partitions and curtains.

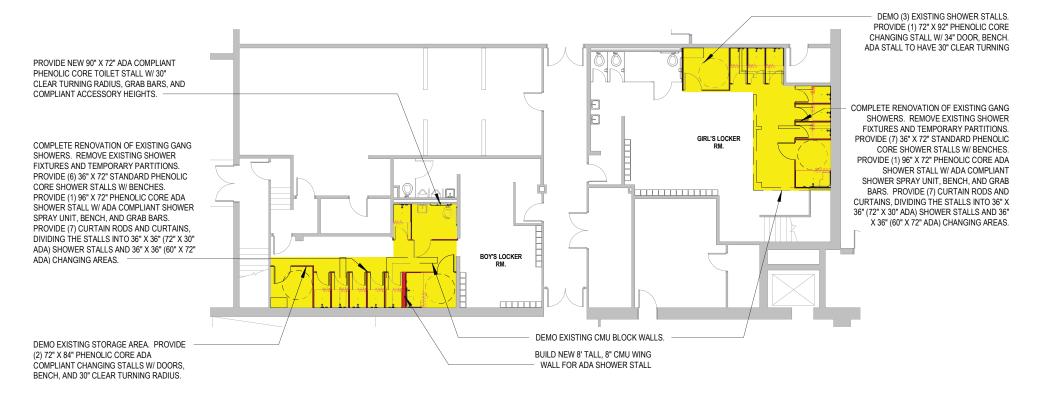
Opinion of Probable Cost: \$16,884



### **Long Term Recommendations**

Renovate gang showers to provide individual private shower and changing compartments, including ADAcompliant facilities.

Opinion of Probable Cost: \$240,599



City of Portland and Portland Public Schools Facilities Assessment of School Buildings

# LYMAN MOORE MIDDLE SCHOOL

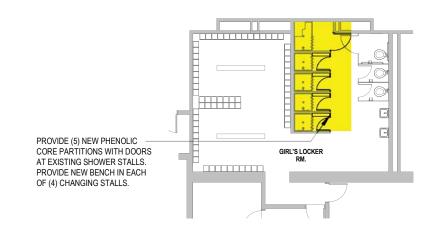
#### **Overview**

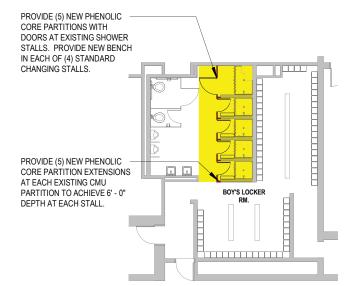
The existing locker room configurations at Lyman Moore Middle School offers limited privacy in the shower areas but no privacy in the changing areas. Both locker rooms are laid out with open changing areas in the middle of each space and lockers along the perimeter. This set up does not allow students the opportunity to change into their gym clothes in a private setting if so desired. Both shower areas consists of separate CMU shower stalls with curtains. However, neither shower area offers a private changing area directly outside of the stalls. The CMU walls of the shower stalls extend beyond the shower curtain by three feet (+/-) which could easily be used as private changing areas with the addition of a second curtain.

### **Short Term Recommendations**

Provide compartment partitions and doors at existing shower and changing stalls.

Opinion of Probable Cost: \$29,081

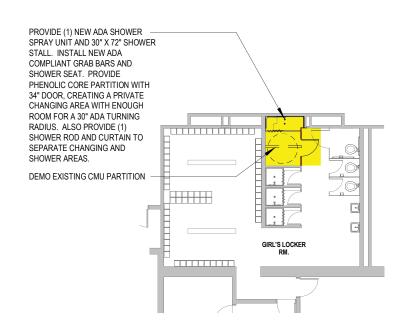




# **Long Term Recommendations**

Limited renovation to provide an ADA-compliant shower and changing compartment in each locker room.

Opinion of Probable Cost: \$27,954



PROVIDE (1) NEW ADA SHOWER
SPRAY UNIT AND 30" X 72" SHOWER
STALL. INSTALL NEW ADA
COMPLIANT GRAB BARS AND
SHOWER SEAT. PROVIDE PRIVATE
CHANGING AREA WITH ENOUGH
ROOM FOR A 30" ADA TURNING
RADIUS. ALSO PROVIDE (1)
SHOWER ROD AND CURTAIN TO
SEPARATE CHANGING AND
SHOWER AREAS.

DEMO EXISTING CMU PARTITION.
REMOVE TEMPORARY PARTITION
DOOR.

BOYS LOCKER
RM.

# DEERING HIGH SCHOOL

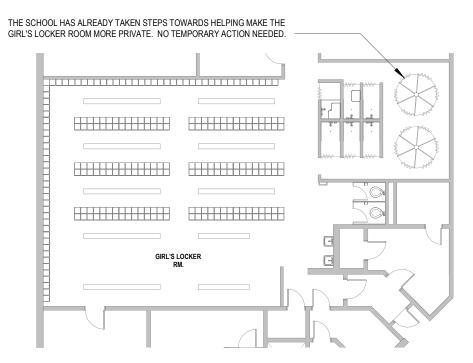
#### **Overview**

The existing locker room configurations at Deering High School offers limited or no privacy in both the men's and women's changing areas and showers. Both locker rooms are laid out with open changing areas with rows of lockers and benches in the middle of each space and lockers along the perimeter. This set up does not allow students the opportunity to change into their gym clothes in a private setting if so desired. The men's locker room has two separate gang shower areas, one appears to be no longer used for showers. Gang showers offer no privacy for students who wish to shower privately and are also not ADA accessible. The women's shower area has taken steps to offer some level of privacy. The area has been reconfigured to provide separate CMU shower stalls with curtains and the shower pedestals have been redesigned with partitions and curtains to offer some level of privacy while maintaining the existing fixtures. The women's shower area offers an acceptable level of privacy for a short term solution, but, should be reconfigured in the long term to eliminate the shower pedestals and provide separate shower stalls with changing areas.

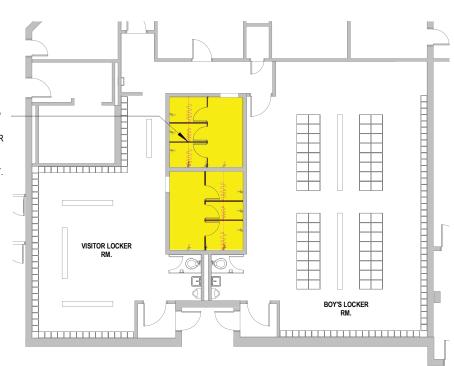
### **Short Term Recommendations**

At the Visitor's and Boy's Locker Rooms, subdivide existing gang showers with compartment partitions and curtains to provide individual private shower and changing compartments.

Opinion of Probable Cost: \$16,323



PROVIDE (6) TEMPORARY SHOWER PARTITIONS W/DOORS BETWEEN EXISTING SHOWER FIXTURES IN GANG SHOWER AREAS. PROVIDE (6) NEW SHOWER RODS AND DIVIDING CURTAINS MOUNTED AT THE CENTER OF EACH STALL CREATING A SHOWER STALL WITH SEPERATE CHANGING AREA IN FRONT.

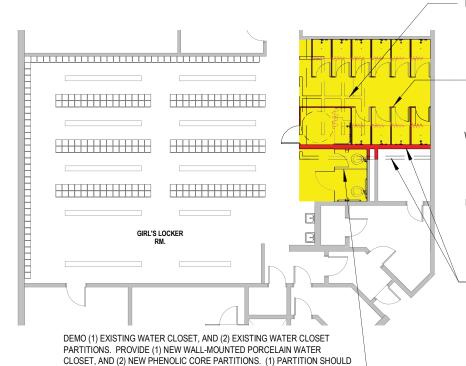


# DEERING HIGH SCHOOL

# **Long Term Recommendations**

Renovate the gang showers in all three locker rooms to provide individual private shower and changing compartments, including ADA-compliant facilities.

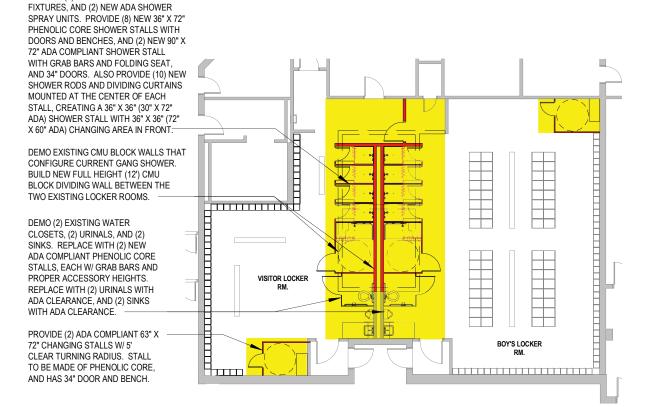
Opinion of Probable Cost: \$386,116



BE ADA COMPLIANT 60" X 60" PARTITION W/ GRAB BARS AND COMPLIANT ACCESSORY HEIGHTS, (1) SHOULD BE STANDARD 36" X 60" PARTITION.

DEMO EXISTING CMU PARTITIONS IN GANG SHOWER AREA. DEMO (2) EXISTING SHOWER TOWERS AND TEMPORARY PARTITIONS. REMOVE ALL EXISTING SHOWER FIXTURES.

PROVIDE (10) NEW STANDARD SHOWER FIXTURES, AND (1) NEW ADA SHOWER SPRAY UNIT. PROVIDE (10) NEW 36" X 72" PHENOLIC CORE SHOWER STALLS WITH DOORS AND BENCHES, AND (1) NEW 30" X 72" ADA COMPLIANT SHOWER STALL WITH GRAB BARS AND FOLDING SEAT, AND 34" DOOR. ALSO PROVIDE (11) NEW SHOWER RODS AND DIVIDING CURTAINS MOUNTED AT THE CENTER OF EACH STALL CREATING A 36" X 36" (30" X 72" ADA) SHOWER STALL WITH 36" X 36" (60" X 72" ADA) CHANGING AREA



PROVIDE (8) NEW STANDARD SHOWER

# PORTLAND HIGH SCHOOL

#### **Overview**

The existing locker room configurations at Portland High School offer limited or no privacy in both the showering and the changing areas of its three locker rooms. The boy's locker room, as well as the visiting team's locker room both currently have gang shower configurations, which offer no privacy for students and are not ADA accessible. The girl's locker room offers a degree of privacy for students wishing to shower privately by providing separate CMU partitioned shower stalls. However, these stalls are all missing shower curtains, thereby negating the privacy of these stalls. Furthermore, these stalls do not have private changing areas directly in front of each shower stall, which would allow students to change privately before entering the shower stall. Adjacent to these shower areas, each locker room is laid out with open changing areas. These areas have a perimeter of lockers, with rows of benches at the center of each space. This configuration lacks dry, private areas in which students can change privately without needing to enter a wet shower area. All three locker rooms require short and long-term modifications to offer students privacy while showering and changing, and to make them ADA compliant.

#### **Short Term Recommendations**

At the Visitor's and Boy's Locker Rooms, subdivide the existing gang showers using compartment partitions to provide individual private shower compartments.

At the Girl's Locker Room, install compartment partition doors and curtains to provide individual private shower compartments.

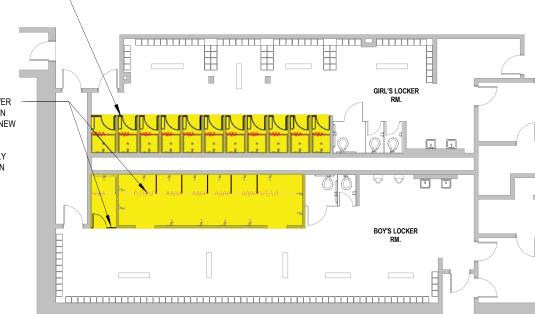
Opinion of Probable Cost: \$68,233

PROVIDE (1) NEW ADA COMPLIANT PARTITION
FOR EXISTING TOILET FIXTURE, COMPLETE
W/ 5' X 5' CLEAR TURNING AREA, GRAB BARS,
AND COMPLIANT ACCESSORY HEIGHTS.

PROVIDE (3) NEW PARTITIONS FOR EXISTING
SHOWER FIXTURES. PARTITIONS SHOULD BE
LARGE ENOUGH FOR 3' X 3' SHOWER STALL
AND 3' X 3' CHANGING AREA IN FRONT W/
CHANGING SEAT.

PROVIDE (11) NEW PARTITIONS FOR EXISTING SHOWER STALLS. ALSO, PROVIDE (11) NEW DIVIDING SHOWER CURTAINS TO SEPERATE SHOWER AREA FROM CHANGING AREA, AS WELL AS A NEW SEAT IN EACH CHANGING AREA.

PROVIDE (6) NEW PARTITIONS FOR EXISTING SHOWER STALL AND GANG SHOWER AREA. PROVIDE DOOR IN PARTITION FOR EXISTING SHOWER STALL, AND (7) NEW DIVIDING SHOWER CURTAINS. EXISTING SHOWER STALL WILL HAVE CHANGING AREA IN FRONT, AND SHOWER AREA BEHIND. GANG SHOWERS WILL ONLY HAVE 3' X 3' SHOWER AREAS, NO CHANGING AREA IN FRONT



# PORTLAND HIGH SCHOOL

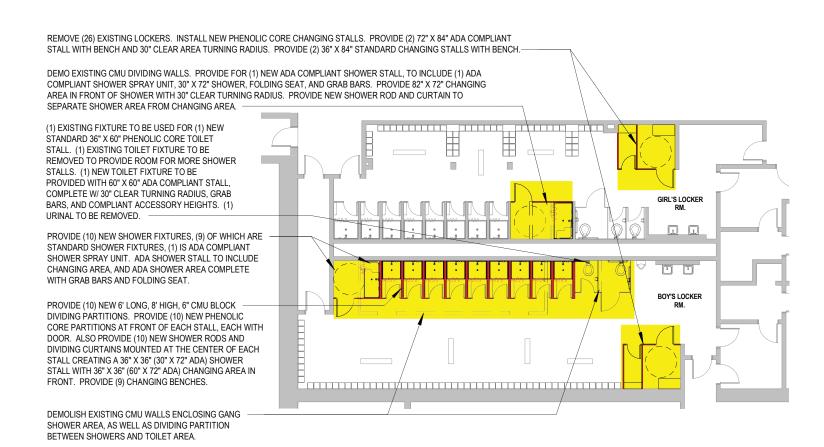
# **Long Term Recommendations**

At the Visitor's and Boy's Locker Rooms, renovate gang showers to provide individual private shower and changing compartments, including ADA-compliant facilities.

At the Girl's Locker Room, renovate to provide ADA-compliant shower and changing facilities.

Opinion of Probable Cost: \$210,332

REMOVE (2) EXISTING WALL-MOUNTED URINAL FIXTURES. RE-USE AND RE-MOUNT (1) FIXTURE. PROVIDING PROPER CLEARANCE BETWEEN FIXTURES. PROVIDE (1) NEW ADA COMPLIANT URINAL (WITH ELONGATED RIM) MOUNTED AT COMPLIANT HEIGHT. PROVIDE NEW URINAL SCREEN BETWEEN URINALS. REMOVE EXISTING SHOWER FIXTURES. PROVIDE (4) NEW SHOWER FIXTURES. PROVIDE (4) 3' X 6' SHOWER PARTITIONS, WITH VISITOR LOCKER DIVIDING CURTAIN MOUNTED AT THE CENTER CREATING A 3' X 3' SHOWER STALL WITH 3' X 3' CHANGING AREA IN FRONT. PROVIDE SEAT FOR CHANGING AREA. REMOVE EXISTING SHOWER FIXTURE. PROVIDE (1) NEW ADA COMPLIANT SHOWER SPRAY UNIT. PROVIDE SHOWER PARTITIONS TO ENCLOSE 5' - 6" X 5' CLEAR SPACE FOR ADA COMPLIANT SHOWER STALL AND CHANGING AREA, COMPLETE WITH GRAB BARS AND



# Locker Room Privacy Accommodations - Summary of Costs

	SHORT TER	RM RECOMME (Years 1 - 5)	NDATIONS	LONG TERM RECOMMENDATIONS (Years 6 - 10)					
BUILDING	TRADE COST + 50.5% MARK-UP	Escalation at 24.65%	OPINION OF PROBABLE COST	TRADE COST + 50.5% MARK-UP	Escalation at 55.3%	OPINION OF PROBABLE COST			
Reiche Elementary School	\$11,590	\$2,857	\$14,447	\$110,030	\$60,847	\$170,877			
Riverton Elementary School	\$15,050	\$3,710	\$18,760	\$99,875	\$55,231	\$155,106			
King Middle School	\$12,005	\$2,959	\$14,964	\$13,170	\$7,283	\$20,453			
Lincoln Middle School	\$13,545	\$3,339	\$16,884	\$154,925	\$85,674	\$240,599			
Moore Middle School	\$23,330	\$5,751	\$29,081	\$18,000	\$9,954	\$27,954			
Deering High School	\$13,095	\$3,228	\$16,323	\$248,626	\$137,490	\$386,116			
Portland High School	\$54,740	\$13,493	\$68,233	\$135,436	\$74,896	\$210,332			
		TOTAL	\$178,692		TOTAL	\$1,211,436			

# Capital Plan

#### Introduction

The Capital Plan within this section encompasses the proposed scope of work for a twenty-year period starting in 2017 and ending in 2037. Based on the existing building conditions evaluations, the plan includes projects for repairs and upgrades as well as limited renovations.

The summary matrix on the following page provides an overview of all of the proposed recommendations and projects and their scheduling and sequencing.

For each building, a detailed scope of work is provided, organized in five-year increments over the twenty-year plan period. More detailed information and a break out of individual action items can be found further in this section under Capital Plan Detailed Scope of Work.

The Capital Plan includes the following scope of work:

- Building Envelope and Roof
- Structure
- Walls and Flooring
- Windows and Doors
- Plumbing and Fire Protection
- Heating, Ventilation, and Air Conditioning
- Electrical, Lighting, and Fire Alarm
- Technology Infrastructure
- Security
- Accessibility / ADA Compliance
- Locker Room Privacy Accommodations
- Site

Recommendations have been prioritized according to the following system of ranking:

1.	Immediate Items	Year 0
2.	Life Safety, Code, ADA-compliance, Security, Structural	Years 1 - 5
3.	MEP Systems	Years 6 - 10
4.	Interior Finishes	Years 11 - 15
5.	Building Envelopes	Years 16 - 20

This plan is intended to assist the City of Portland and the Portland Public School District in identifying, prioritizing, budgeting, and scheduling execution of the work over the plan period. It is anticipated that it will also facilitate strategy discussions and ongoing coordination efforts with the State of Maine Department of Education relative to prioritization of projects and best use of available funding sources.

211

### **Methodology and Basis of Costs**

The following is a description of the estimating methodology used to develop the Opinion of Probable Costs for individual line item recommended actions detailed within the repair scope of work documents and further used to generate the Capital Plan.

These costs are based on preliminary construction estimates and include hard construction costs for the building and site. Hard construction costs for the building can be defined as the cost of the physical building from the foundation upwards, including all permanent building systems.

"Soft Costs" can also have significant effects on the total amount of a project's cost. Soft costs include a wide array of items which all contribute to a total school bond required to construct or renovate a building. These costs include (but are not limited to): engineering and design fees, legal and administrative fees, furnishing and equipment not part of the building systems, utility connection charges, and permitting fees. Soft costs can vary greatly from school to school depending on local requirements and also on the amount of furnishings and equipment suitable for re-use in a new or rehabilitated school. In general, these costs can range from 20-30% of construction costs. Please note that Soft Costs are not included in the Capital Plan.

Also note that these costs are based on current year (2016) values. Given the relatively volatile market, we cannot forecast the construction inflation for the coming years with any degree of certainty. We hope that these very preliminary construction costs help you understand an order of magnitude budget and potential tax impacts as you consider options for phasing and implementation of your facility upgrades. As stated above, these costs are preliminary construction values.

As the solutions for each phase of the capital plan are further defined and developed, we recommend these construction values be revisited to develop a more detailed estimate relating to the scope and size of your selected capital improvements.

### **Basis and Assumptions:**

- Unit pricing for identified repair line items were established with the cost estimating consultant and factored with estimated quantities to generate opinion of probable costs
- A Design-Bid-Build project delivery process is assumed
- No programmatic changes are included
- No costs for land acquisition are included
- Costs are order of magnitude and have been developed based on square footage

### The following are excluded from the opinion of probable costs:

- **Architect-Engineering Fees**
- **Overtime**
- Loose furniture and equipment (except where noted)
- **Builder's Risk Insurance**

### **Qualifications and Clarifications:**

- Labor costs assume local prevailing wage labor rates; State of Maine listed wages or Federal Davis-Bacon prevailing wages are excluded.
- The following mark-ups are used:

<ul> <li>General Conditions and General Requirements</li> </ul>	15.00%
Insurance and Bond	3.50%
Building Permit	1.00%
Contractor's (CM/GC) Fee	6.00%
Design Contingency	10.00%
Estimating Contingency	10.00%
Construction Contingency	5.00%

#### AGGREGATE MARKUP APPLIED TO CONSTRUCTION COSTS

50.50%

The following escalation contingency markups are applied to recommended action items depending on where they fall within the Capital Plan:

•	Escalation Contingency (2016-2017 current budgetary year)	0.00%
•	Escalation Contingency using 50-year construction historical average	4.50%
•	Escalation Contingency (projects 5 years out)	24.65%
•	Escalation Contingency (projects 10 years out)	55.30%
•	Escalation Contingency (projects 15 years out)	93.55%
•	Escalation Contingency (projects 20 years out)	116.55%

- The opinions of probable cost assume all long-lead items can be pre-purchased to meet schedule requirements.
- Pricing assumes grouping of individual line items is unclear and that multiple smaller contracts may be likely.
- Overall construction costs may be re-evaluated at a later date based on a defined and collective scope.

# CAPITAL PLAN

		Immediate Recommendations	Short Term Recommendations					Long Term Recommendations							
		Year <b>0</b> 2017	Years 1 - 5 2018 - 2022				Years 6 - 10 2023 - 2027					Years 16 - 20 2033 - 2037	TOTALS		
			CIP	CIP (Major	Maintenance	City	Sub	CIP	CIP (Major	Maintenance	City	Sub			
Elementary Schools	Page No.			Renovation)		Expense	Total		Renovation)		Expense	Total			
Cliff Island	217	\$0	\$218,878		\$3,752		\$222,630	\$0	\$0	\$133,519	\$0	\$133,519	\$55,036	\$229,727	\$640,912
East End Community	225	\$59,600	\$148,869	\$0	\$12,024	\$42,632	\$203,525	\$0	\$0	\$53,571	\$0	\$53,571	\$7,059,349	\$8,052,379	\$15,428,424
Longfellow	233	\$0	\$3,450,296	\$0	\$40,736		\$3,491,973	\$0	\$6,378,111	\$0	\$0	\$6,378,111	\$2,628,980	\$2,365,473	\$14,864,537
Lyseth	251	\$0	\$2,080,855	\$0	\$4,406	\$0	\$2,085,261	\$3,188,500	\$7,593,746	\$58,093	\$0	\$10,840,339	\$1,789,681	\$2,469,917	\$17,185,198
Ocean Avenue	263	\$0	\$57,780	\$0	\$0		\$57,780	\$0	\$0	\$13,281	\$0	\$13,281	\$3,674,105	\$6,671,830	\$10,416,996
Peaks Island	269	\$0	\$808,655	\$0	\$19,065	\$5,440	\$833,160	\$0	\$2,011,217	\$23,916	\$0	\$2,035,133	\$685,244	\$775,595	\$4,329,132
Presumpscot	283	\$0	\$844,575	\$0	\$17,487	\$0	\$862,062	\$0	\$5,478,512	\$0	\$0	\$5,478,512	\$1,050,202	\$1,033,918	\$8,424,694
Reiche	295	\$0	\$2,431,435		\$5,974		\$2,505,418	\$198,668	\$14,090,541	\$0	\$0	\$14,289,209	\$4,356,036	\$2,431,142	\$23,581,805
Riverton	307	\$1,505	\$1,298,762	\$0	\$11,549	\$68,124	\$1,378,435	\$132,333	\$8,930,255	\$317,158	\$210,031	\$9,589,777	\$2,900,612	\$5,032,503	\$18,902,832
Elementary Schools Subtotal		\$61,105	\$11,340,105	\$0	\$114,993	\$185,146	\$11,640,244	\$3,519,501	\$44,482,382	\$599,538	\$210,031	\$48,811,452	\$24,199,245	\$29,062,484	\$113,774,530
Middle Schools															
King	331	\$0	\$1,111,089		\$75,493		\$1,382,810	\$136,912	\$10,973,498	\$25,625	\$0	\$11,136,035	\$4,030,117	\$2,456,825	\$19,005,787
Lincoln	341	\$1,500	\$1,606,739	\$0	\$75,478	\$9,005	\$1,691,222	\$0	\$10,555,989	\$0	\$0	\$10,555,989	\$4,558,534	\$4,556,994	\$21,364,239
Moore	363	\$3,600	\$1,092,471	\$0	\$21,172	\$0	\$1,113,643	\$0	\$10,917,590	\$4,675	\$0	\$10,922,265	\$4,900,754	\$4,904,587	\$21,844,849
Middle Schools Subtotal		\$5,100	\$3,810,299	\$0	\$172,143	\$205,233	\$4,187,675	\$136,912	\$32,447,077	\$30,300	\$0	\$32,614,289	\$13,489,405	\$11,918,406	\$62,214,875
High Schools															
Portland Arts & Technology (PATHS)	379	\$66,500	\$5,992,703	\$0	\$76,363	\$0	\$6,069,066	\$0	\$22,182,276	\$0	\$0	\$22,182,276	\$8,303,498	\$2,345,323	\$38,966,663
Deering	399	\$0	\$6,490,744	\$0	\$31,220	\$0	\$6,521,964	\$1,383,723	\$19,684,741	\$74,544	\$0	\$21,143,008	\$8,250,822	\$7,291,011	\$43,206,805
Portland	421	\$4,515	\$3,149,159	\$0	\$17,936	\$43,898	\$3,210,993	\$81,804	\$21,713,483	\$48,034	\$0	\$21,843,321	\$13,991,904	\$8,199,137	\$47,249,870
High Schools Subtotal		\$71,015	\$15,632,606	\$0	\$125,519	\$43,898	\$15,802,023	\$1,465,527	\$63,580,500	\$122,578	\$0	\$65,168,605	\$30,546,224	\$17,835,471	\$129,423,338
Other Buildings															
District Office / Bayside Learning	441	\$27,083	\$588,555	\$0	\$0	\$0	\$588,555	\$3,360,684	\$0	\$0	\$0	\$3,360,684	\$2,946,547	\$1,177,419	\$8,100,288
Central Kitchen	453	\$0	\$72.444	\$0	\$28,177	\$0	\$100,621	\$445.518	\$0	\$469.627	\$0 \$0	\$915,145	\$452,520	\$408,197	\$1,876,483
Subtotal	433	\$27,083	\$660,999	, -	\$28,177	\$0	\$689,176	\$3,806,202	\$ <b>0</b>	\$469,627	\$ <b>0</b>	\$4,275,829	\$3,399,067	\$1,585,616	\$9,976,771
General District Items															
General District Items*	461	\$0	\$6,337,065	\$0	\$0	\$0	\$6,337,065	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,337,065
* Non-building specific items from PPS 5	5-yr CIP)														
	TOTAL	\$164,303	\$37,781,074	\$0	\$440,832	\$434,277	\$38,656,183	\$8,928,142	\$140,509,959	\$1,222,043	\$210,031	\$150,870,175	\$71,633,941	\$60,401,977	\$321,726,579

### Notes:

- 1. All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs earlier in this section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.
- 2. For a more detailed breakdown of recommendations and associated costs for each building and Plan Year, refer to the Capital Plan Scope of Work for each building later in this section.

### **Capital Plan Detailed Scope of Work**

In order to present the detailed scope of work for greatest ease of use, all of the individual recommended action items from the existing conditions reports have been consolidated to create the following reference documents.

For each building, a detailed scope of work is provided, organized by each year within the twenty-year plan period. The buildings are organized in the same structure and order as the assessment reports within the Existing Conditions Documentation section. Sub-sections for each building (site, building interior, mechanical, etc.) are all titled for clear identification.

There is also a series of Evaluation Criteria - nine aspects for further understanding of the nature of the item and its associated effects. These allow application of additional scrutiny and understanding for deciding the disposition and importance of individual items, as well as for communicating the need to the stakeholders.

Line item opinions of probable costs are indicated and totals for each Plan Year Period for each building are provided. Note that these values are based on sub-contractor trade costs and have been adjusted for construction costs, project costs, and escalation. Please refer to the Methodology and Basis of Costs presented earlier in this section for assumptions, exclusions, qualifications, and clarifications used to develop these values.

Routine MEP/FP maintenance recommendations are not included here but are under the full reports for each individual school. As these items are ongoing requirements, they have not been assigned a specific action priority and don't appear within the capital plan consolidated scopes of work.

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
Excellent - New		

				SEE LEGEN	D					E	VALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Year 2017	) - Immediate Recommendations																	
																	0.00%	\$0

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level D - Failed - Not Functional L - Poor - Failure Anticipated C - Fair - Functions, Service Required Action Priority

I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable - Excellent - New

						_											BUDG		
				SEE LEGEN				1 -		VALUATION C					TRADE COST PLUS	FCCAL ATION:	* OPINION OF		LLOCATION
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH 8 SAFETY		ADA/ ACCESSIBILITY		BLDG, LIFF	OPERATION & MAINTENANCE	IMPACT ON LEARN, FNV	AESTHETICS & APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP CIP (Ma	
	L	L	LLVLL	CICLL	FRIORITI	INFO	JAFLIT	CONFLIANCE	ACCESSIBILITY	ADILITI	DLDG. LIFE	WAINTENANCE	LLANIV. LIVV.	AFFLANANCE			6031	Kelloval	IOII) EXPEN
/ears 1 - 5 (Fiscal Years 201)	8 - 2022) - Short Term Recommen	dations																	
	5 2022) Short Term Recommen	dations																	
SITE Vehicular & Pedestrian Circulation	_																		
Pedestrian Ramp Location & Materials	ADA ramp into school is good - wood with rail, rail needs	Gravel/defined nath from ramp to roadway	2	ESL	S .	100 s.f.@\$20	T T	1	1			ı	1	1	\$3,010	24.65%	\$3,75	7	\$3,752
reacstrain namp Execution & Materials	minor repair.	needed. Repair handrail.	_	LJL		100 3.11.@ 920									\$3,010	24.0370	<b>43,73</b>		Ş3,732
Courtyards & Exterior		-	ı	1	1	I .		1	ı.	1		ı	•						
Gathering Spaces																			
Locations, Materials and Characteristics	Exposed grounding rod at entry. Concrete foundation on	, , , , ,	0	END	S	OHE reroute: 300 lf @\$100									\$66,220	24.65%	\$82,54	3 \$82,543	
	playground. OHE dangerously close to playground	Pathway needed to playground.  Wood chips recommended on playground.				1 Pole @\$5000													
	equipment.	wood chips recommended on playground.				Wood Chips: 3600 s.f.@\$2.50													
Encing Locations & Materials	None	Fencing needed between playground and	0	OS	S	150 lf@\$50		1	1 1			I	1	1	\$11,287	24.65%	\$14,06	9 \$14,069	
Eccations & Materials	None	Church Road.		03		130 11@ \$30	•								J11,20	24.0370	714,00	5 514,005	
Site Topography			1	1	ı	1	,	ı				I	I	1	•				
Characteristics	Visible ledge.	Provide path from building to playground to	0	OS	S	250 s.f.@\$20									\$7,525	24.65%	\$9,38	0 \$9,380	
		avoid tripping hazard.																	
Site Furniture &																			
Accessories		T .	1	1	1	1	, ,					1	ľ	1					
Types, Locations, Materials	Teacher informed that the storage shed is infested. Oil	Eradicate infestation in storage shed and	1	END	S	Fence: 40lf @\$100									\$7,525	24.65%	\$9,38	0 \$9,380	
	tank located at rear of building, no screening.	repair/improve security. Add screening around oil tank.				Replace Shed Door: 1 @\$1000													
		around on tank.																	
Flagpoles	Proximity to OHE.	Relocate flagpole away from OHE.	1	END	S	1 @ \$5000			i i						\$7,525	24.65%	\$9,38	0 \$9,380	
3.		J. ,																	
City Design					l .				l l					l					
Site Drainage Ponding	Plugged culvert.	Clean out culvert, install rip rap forebay at	1	END	S	1 LS@ \$2500							1	1	\$3,762	24.65%	\$4,68	9 \$4,689	$\neg$
· onding	. ragged current	inlet side.	-	2.10		1 156 \$2500						•			\$3,762	2 110370	ψ 1,000	ŷ 1,003	
												_							
Plantings, Trees and Shrubs  Locations, Types and Densities	Number of damaged/failing trees in close proximity to	Tree removal needed. Protect grounding rod	0	ОВ	S	2 each \$1500		1	1			I	1		\$4,515	24.65%	\$5,62	8 \$5,628	
Locations, Types and Densities	building. Piles of lumber/debris.	from electrical box	U	OB	3	2 6801 31300									54,51.	24.03/6	\$3,02	33,028	
STRUCTURAL																			
Roof Construction	Roof structured not accessed; based on drawings rafter	Roof is technically grandfathered;	3	ESL	S	Low roof 120 SF									\$2,710	24.65%	\$3,37	8 \$3,378	
	framing. High low roof condition likely does not meet	recommend reinforcing high low roof																	
	current code for snow loading.	conditions for drift. Shoveling of drifts recommended in the interim.																	
		recommended in the interim.																	
BUILDING EXTERIOR Exterior Doors	_																		
Frame Materials	A mix of painted wood doors and painted metal doors,	Recommend replacing all doors and frames	0	ОВ	S	(2) 36"x84" aluminum exterior							1	1	\$8,280	24.65%	\$10,32	1 \$10,321	
Traine Materials	both with wood frames. Wood doors and frames are in	with thermally broken aluminum framed		0.5		doors with thermally broken									\$0,200	2 1.0370	Ų 10,52	\$10,521	
	poor condition	doors with painted aluminum doors. Front				aluminum frames (1 door to be													
		door to be half glass configuration with				half glazed with clear, insulated													
		insulated, clear glazing. Both doors to have				glazing with Low-E coating). (2)						•							
		ADA / code compliant hardware, aluminum, with crash bar egress devices.				aluminum, code/ADA compliant hardware with crash bar egress					•								
		with crash bar egress devices.				device.													
						1													
Clasina Time and Call	New involved simple ware 15 decreases 15 dec	Describe along inculated the first 1984 and			_	Constant	<del>                                     </del>	1	1							24.65-1		0 \$0	$\longrightarrow$
Glazing Type and Color	Non-insulated single pane windows in the wooden door	Provide clear, insulated glazing with Low-E coating in new doors as described above.	0	ОВ	S	See above									Şū	24.65%	\$	۵۵ ۵۵	
		and a described above.							•		•	•							
Door Widths and Clearances	Front door is compliant. Rear door width is good,	Clear items away from door to allow for clear	0	ОВ	S	(1) ADA compliant exterior door	† †	1	†						\$225	24.65%	\$28	0 \$280	+ + +
	threshold and swing clearance do not meet ADA	ADA approach access. Provide an ADA				threshold													
	requirements.	compliant threshold							•		•	•							
			]										]	l					
Exterior Stairs and Ladders  Locations and Materials		Recommend proving an ADA/code compliant,	0	ОВ	S	A total of 15 linear feet	Г	1	T	1		Π	1		\$680	24.65%	\$84	8 \$848	
Escations and Materials		painted metal handrail at front entry stairs.		00		total of 13 inleaf feet		_	_						\$080	24.03%	Ş84	2040	
		[						•	•										
	1	1	ı	1	1	i	1 1	1				ĺ	l		ĺ	1			1 1
							L		·										
BUILDING INTERIOR  Jain Entrance																			

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority

I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable 4 - Excellent - New

						_												BUDGE			
arragny	DESCRIPTION AND GENERAL COMMENTS	DESCRIPTION ASTRON	COND	SEE LEGEN		OLIANITITY.	CECUPIEV.		2005	454	EVALUATION		I openation o		A SCELLETION O	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF		LLOCATION	0.774
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILIT			OPERATION & MAINTENANCE			30.376 WIARR-OF	LICALATION	PROBABLE COST	CIP CIP (N Renov	lajor MAINT.	CITY EXPENSE
	-	-		,																	
Years 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																			
Door Hardware	Non-ADA, dated door hardware in poor condition	Door hardware is to be replaced when new	0	ОВ	S	(1) code compliant, aluminum,	1 1				1	1	T	1		\$830	24.65%	\$1,035	\$1,035		
		exterior main entrance door is installed	-			push/pull hardware with										,,,,,		*-/	1 ,,,,,		
						emergency egress crash bar.															
General Purpose Classrooms																					
Sinks (ADA compliance)	Counter mounted sink (Non-ADA)	Provide new plastic laminate casework and	0	ОВ	S	(1) 60"x24" plastic laminate										\$5,365	24.65%	\$6,687	\$6,687		
		sink to meet ADA requirements				counter with resilient edge banding, at ADA height															
						(1) 30" plastic laminate ADA sinl	k														
						apron															
						(1) 30" base cabinet with drawe	er														
						(1) stainless steel counter															
						mounted sink with ADA compliant controls															
						(2) 30" plastic laminate wall															
						cabinets															
Door Hardware	Aluminum ADA compliant bardware. No crash has at	Provide emergency egrees stack has at	0	OP.	c	(1) aluminum emergency server				-	1	1	-	1		ĆZEE	24 650/	6044	\$041		+
Door Hardware	Aluminum, ADA compliant hardware. No crash bar at exterior door	Provide emergency egress crash bar at exterior door	0	OB	S	<ol><li>aluminum emergency egress crash bar at exterior door</li></ol>	°			•						\$755	24.65%	\$941	\$941		
Door Widths and Clearances	Exterior door to ramp: Door width is good, threshold and		0	ОВ	S	(1) ADA compliant exterior door	r			⊢ •		+	+			\$225	24.65%	\$280	\$280	+	+
	swing clearance do not meet ADA requirements.	ADA approach access. Provide an ADA				threshold	· [									\$223	24.03/6	<b>\$280</b>	5230		
		compliant threshold																			
Toilet Rooms																					
Floor & Base Finish Materials	VCT in poor condition	See below for recommended action	1	END	S	See below for quantities							•			\$0	24.65%	\$0	\$0		
Wall Finish Materials	Painted GYP walls in good condition	See below for recommended action	3	ESL	S	See below for quantities						•	•			\$0	24.65%	\$0	\$0		
Ceiling Finish Materials	2x4 ACT in poor condition	See below for recommended action	1	END	S	See below for quantities										\$0	24.65%	\$0	\$0		
Toilet Partitions	None	See below for recommended action		_	S	See below for quantities										\$0	24.65%	\$0	\$0		+
Plumbing Fixtures	Floor mounted water closet in fair condition	See below for recommended action	2	ESL	S	See below for quantities								1		\$0	24.65%	\$0	\$0		+-
Mirrors		See below for recommended action			S	· ·								-		¢0	24.65%	\$0	¢o.		
	None		-	-		See below for quantities						•	•			30		**	30		
Accessories	Toilet paper dispenser in non-ADA location. All other typical accessories are missing	See below for recommended action	0	ОВ	S	See below for quantities				•						\$0	24.65%	\$0	\$0		
A		Con halour for management ded asking	0	OD		Can halaw fan awaatitiaa				_				1		ćo	24.659/	\$0	Śn		
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Non-ADA compliant bathroom. No maneuvering clearances, no fixture clearances, no grab bars, and non	See below for recommended action	0	ОВ	S	See below for quantities										\$0	24.65%	\$0	\$0		
,	compliant heights of accessories.									•											
Door Material (Including Frame & Glazing)	Painted wood door with non-ADA compliant hardware	See below for recommended action	2	ESL	S	See below for quantities								1		\$0	24.65%	\$0	\$0		+
boor waterial (including Frame & Glazing)	rainced wood door with non ADA compilant hardware	See Below for recommended action	_	LJL		See below for quantities										30	24.0370	Ç	1		
										Ŭ											
Door Hardware	Mix of doors with compliant hardware and non-	See below for recommended action	0	ОВ	S	See below for quantities										\$0	24.65%	\$0	\$0		
	compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand																				
	and that does not require tight grasping, tight pinching,																				
	or twisting of the wrist to operate. Lever-operated																				
	mechanisms, push-type mechanisms, and U-shaped																				
	handles are acceptable designs.																				
Door Widths and Clearances	Non-ADA compliant approach clearances.	See below for recommended action			S					•						\$0	24.65%	\$0	\$0		
Other observations	One of the two bathrooms is not used as a restroom at	Recommend renovating the two existing	0	ОВ	S	A total of 100 square feet of										\$18,815	24.65%	\$23,453	\$23,453		
	all, instead its used for storage. The other restroom is in					interior renovations.															
	poor condition and is not ADA compliant.	unisex restroom and (1) storage area. Both				Renovations to provide (1) 64 square foot, ADA compliant															
		spaces to have new finishes complete.				bathroom; and (1) 36 square															
						foot storage area. Both areas to	о														
						have quartz tile flooring, painter															
						gyp walls with resilient rubber															
						wall base, and 2x4 ACT ceilings. Bathroom to have (1) floor				_											
						mounted water closet, (1) wall				•											
						mounted lav, (1) wall mounted															
						mirror, grab bars, and typical															
						accessories. Renovations to															
						provide (1) 36"x84" wood venee															İ
						door in a painted hollow metal frame.															
l																					1
Mechanical and Service Spaces		·		-															-		

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

		ı				7												BUDGET			
				SEE LEGENI							EVALUATION					TRADE COST PLUS		* OPINION OF		LOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &		ADA/	SUSTAIN -					50.5% MARK-UP	ESCALATION	PROBABLE	CIP CIP (Ma		
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST	Renovat	ion)	EXPENSE
Years 1 - 5 (Fiscal Years 201	<mark>18 - 2022) - Short Term Recomme</mark> r	ndations																			
Door Hardware	Door has non-compliant hardware (door knob);	Recommend replacement non-compliant	0	OB	S	(1) ADA/code compliant										\$755	24.65%	\$941	\$941		<u> </u>
	accessible doors need to have a shape that is easy to	door hardware with functioning, code				hardware for 36" door															
	operate with one hand and that does not require tight	compliant hardware.																			
	grasping, tight pinching, or twisting of the wrist to																				
	operate. Lever-operated mechanisms, push-type									•											
	mechanisms, and U-shaped handles are acceptable																				
	designs.																				
ELECTRICAL																					
Branch Circuits	Based on what can be seen from a visual inspection,	Add receptacles to eliminate the need for	2	ESL	S	Carry \$8,000 + MU's										\$12,040	24.65%	\$15,008	\$15,008		
	branch-circuit wiring appears to be mostly type NM non	extension cords.																			
	metallic sheathed cable (romex). Building wire in condu																				
	and surface metal raceway has been installed in some	from electric baseboard heaters to avoid																			
	areas where outlets have been added. Extension cords	damage to the cords.																			
	are in use in some areas due to a lack of appropriately							_													
	located receptacles. It was noted that in some areas							•													
	extension cords are located too close to electric																				
	baseboard heaters.																				
Life Safety						•												<u>.                                      </u>		•	
Fire Alarm	The fire alarm control panel is an ESL 1500 series	Update to fully addressable ADA compliant	1	OB	S	Carry \$8,000 + MU's										\$12,040	24.65%	\$15,008	\$15,008		
	conventional zoned control panel. It was noted that the	e fire alarm system																			
	backup batteries are not connected. Smoke detectors																				
	are located in all rooms. Manual pull stations are located	ed																			
	at exits, but are located higher than permitted by ADA.																				
	Occupant notification doe not comply with ADA.							•													
Emergency Lighting	An emergency battery unit with integral incandescent	Provide outdoor emergency lighting as part of	1	ОВ	S	Carry \$3,000 + MU's			1		†					\$4,515	24.65%	\$5,628	\$5,628		
, , , , , , , , , , , , , , , , , , ,	heads is located in the classroom. Incandescent	any planned renovations to the facility.									1							. , ,			
	internally-lluminated exit signs are located appropriate										1										
	to mark exits, but the units are obsolete and one is not																				
	currently working. It is not clear whether or not the exi																				
	signs have a backup power source. There is No outdoo							1			1										
	emergency lighting.										1										
											1										
											1			l							

Total Years 1 - 5 \$222,630 \$218,878 \$0 \$3,752 \$0

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

Section   Column	ors 6 - 10 (Fiscal Years 2 IBING ot Water System	2023 - 2027) - Long Term Recommend			LIFE	ACTION		SECURITY			ADA/		EXTENDING	OPERATION & IMPACT ON	AESTHETICS &	<u></u>			CIP		
The control of price	ors 6 - 10 (Fiscal Years 2 IBING ot Water System	2023 - 2027) - Long Term Recommend						SECURITY				SUSTAIN -		I OPERATION & I IMPACT ON	AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Maior	MAINT.
## 5 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations    Control Service	<b>IBING</b> ot Water System		1	LEVEL	CTCLE				CVEELA	COMPLIANCE	ACCESSIBILITY	ARILITY	BLDC LIFE					COST			
Part	IBING ot Water System						INFO	<u> </u>	SAFEIT	CONFLIANCE	ACCESSIBILITY	ADILIT	BLDG. LIFE	WAINTENANCE LEARN. ENV.	APPEARANCE		<u> </u>	COST		Reliovation)	
Market   M	BING of Water System																				
Property	ot Water System		uations																		
Formation   Program   Progra								•	1												
Particular   Par	umbing Fixtures	20 gallon (?) electric water heater	Replace in kind	3	END	L	(1) 20 gal heater.									\$1,000	55.30%	\$1,553			\$1,553
Committed   Comm	lumbing Fixtures													_							
Company   Comp				2	END	L	(3) fixture values \$1,500 ea.									\$6,750	55.30%	\$10,483			\$10,483
None - Control			kitchennette sink)										•	•							
None - Control	istribution Piping HW & CW	Copper piping appears vintage 10 1950s or 60s showing	Replace copper piping with lead free solder	2	END	L	Figure lump sum for HW & CW									\$15.000	55.30%	\$23,295			\$23,295
Name - Section	, ,															, ,,,,,		, , , , ,			, , , , ,
Name - Section		·																			
Per Handling Link Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make of providing verification of (A)  The remainder Systems  As a make	ANICAL																				
An Hamiling that Spacess.    Pas-en means of providing westilation art (SA)   Shall will chart foot dail or enhance to find the chart foot dail or enhance to find days and the chart foot dail or enhance to find days and the chart foot dail or enhance to find days and the chart foot dail or enhance to find days and the chart foot days are the chart foot days and the chart foot days are	eating Plant			3	ESL	L	<ol><li>furnace ducted w/controls.</li></ol>									\$30,000	55.30%	\$46,590			\$46,590
Are fineding that Systems  No-more means of providing verification at ICON  International that Systems  No-more means of providing verification at ICON  International that Systems  International that Systems  Notice of the Control of Systems  N		rated 87% efficiency.	(50MBH).																		
Are fineding that Systems  No-more means of providing verification at ICON  International that Systems  No-more means of providing verification at ICON  International that Systems  International that Systems  Notice of the Control of Systems  N																					
tim) with detected out cell to calculate the intervience and provide an output of the provided abandonced.  On central single-place. The service amounts cause and provide abandonced on the provided abandonced of the provid													_								
tim) with detected out cell to calculate the intervience and provide an output of the provided abandonced.  On central single-place. The service amounts cause and provide abandonced on the provided abandonced of the provid																					
tim) with detected out cell to calculate the intervience and provide an output of the provided abandonced.  On central single-place. The service amounts cause and provide abandonced on the provided abandonced of the provid	ir Handling Unit Systems	Nono means of providing ventilation air (OA)	Install small Heat Recovery Ventilator (200		OB	ı	(1) ERU w/coil							<del>                                     </del>	+	\$7.500	55.30%	\$11.648		-	\$11.648
Terrifical Line Systems  Fisciling electric baseboard abandoned.  Sendone if worling abandoned.  Sendoned.  Sendone if worling abandoned.  Sendoned.  S							(-, 1, 25									\$7,500	33.30%	Ç11,040			Ç11,0 70
Femilia Intel all accorded pages.  Femilia Intel all accorded pages.  Femilia Intel all accorded pages.  Femilia Intel Intelligence of pages and page about. The convex entire accorded approaches and persons. The convex entire accorded approaches accorded approaches accorded accorded approaches accorded accorded approaches accorded																					
Terminal UNIT Systems  Childred  Workhead traigle-phose. The service entrance calcular and and once of the service of trained and produce and part of the service of trained and produce and part of the service of trained and produce and part of the service of trained and produce and part of the service of trained and produce and part of the service of trained and produce and part of the service of trained and produce and part of the service of trained and produce and part of the service of trained and produce and part of the service of trained and part of the service of trained and part of the service of trained and part of the service of the s													•	•							
TRICAL  Service  Overhead single-phase. The service entrance cable and main circuit breaker are 200 amproade, but meter exclusive appears to be tested only 200 amproade, but meter exclusive accordance pages to be tested only 200 amproade, but meter exclusive accordance pages to be tested only 200 amproade, but meter exclusive persons waster to antificate the cable persons within the mater enclosure. Replace service entrance and except and panel  Wring  Topic Spenice entrance cable  Residential/plint-commercial grade Crouse-filled loads by single-plans service entrance and panel  Residential/plint-commercial grade Crouse-filled loads by single-plans service entrance and except the spenish to be 1800 single-plans service entrance and except the spenish service entrance and except the spenish service entrance and except t													_								
TRICAL  Service  Overhead single-phase. The service entrance cable and main circuit breaker are 200 amproade, but meter exclusive appears to be tested only 200 amproade, but meter exclusive accordance pages to be tested only 200 amproade, but meter exclusive accordance pages to be tested only 200 amproade, but meter exclusive persons waster to antificate the cable persons within the mater enclosure. Replace service entrance and except and panel  Wring  Topic Spenice entrance cable  Residential/plint-commercial grade Crouse-filled loads by single-plans service entrance and panel  Residential/plint-commercial grade Crouse-filled loads by single-plans service entrance and except the spenish to be 1800 single-plans service entrance and except the spenish service entrance and except the spenish service entrance and except t																					1
TRICAL  Service  Overhead single-phase. The service entrance cable and main circuit breaker are 200 amproade, but meter exclusive appears to be tested only 200 amproade, but meter exclusive accordance pages to be tested only 200 amproade, but meter exclusive accordance pages to be tested only 200 amproade, but meter exclusive persons waster to antificate the cable persons within the mater enclosure. Replace service entrance and except and panel  Wring  Topic Spenice entrance cable  Residential/plint-commercial grade Crouse-filled loads by single-plans service entrance and panel  Residential/plint-commercial grade Crouse-filled loads by single-plans service entrance and except the spenish to be 1800 single-plans service entrance and except the spenish service entrance and except the spenish service entrance and except t	. 10.26	5.0. 1.1.1.1.1.1.1		•	0.0		6/65 0									62.500	55.200/	62.002			62.002
TRICAL  Service Overhead single-phase. The service entrance cable and main circuit prevails are 200 amp rated, but matter enclosure appears to be raided only 300 amps.  Manual of of an article entrance cable in the service entrance excelled and included with that weatherhead can be enclosure permits what to initiate the cable, potentially causing excessive corrosion within the matter enclosure. Replace service entrance above the monetary entrance above the service entrance above the monetary entrance above the service entrance cable.  Writing Type SE service entrance cable  Residential/gint commercial gade Cross-erflids loads that appears to be 180° virtually with appears to be 180° virtually entrance, and one to element of the service interest interest interest gate to the service interest   Description of the interest	rminai Unit Systems	Existing electric baseboard abandoned.	Remove it verified abandoned	U	OB	L	\$/SF Demo.						_			\$2,500	55.30%	\$3,883			\$3,883
Service Overhead single-phase. The service entrance called and main circuit bread are 200-bump regular are 1000-bump. Butting of service entrance cables to line side of meter endosure. Regular source of meter endosure spens to be rated only 100 amps.  Bouting of of service entrance cable to line side of meter endosure. Regular source of meter endosure. Regular source source that we set in inflired source south that westherhead can be mounted wertically.  Writing Type SE service entrance cables are sourced within the meter enclosure and panel  Figuipment Regular source are sourced and panel  Regular source and panel  Exterior Building Lighting Incommercial grade Crouse-Hinds loads that appears to be 1980's writings of the source entrance and panel  Exterior Building Lighting Interior source													•	•							
Service Overhead single-phase. The service entrance called and main circuit bread are 200-bump regular are 1000-bump. Butting of service entrance cables to line side of meter endosure. Regular source of meter endosure spens to be rated only 100 amps.  Bouting of of service entrance cable to line side of meter endosure. Regular source of meter endosure. Regular source source that we set in inflired source south that westherhead can be mounted wertically.  Writing Type SE service entrance cables are sourced within the meter enclosure and panel  Figuipment Regular source are sourced and panel  Regular source and panel  Exterior Building Lighting Incommercial grade Crouse-Hinds loads that appears to be 1980's writings of the source entrance and panel  Exterior Building Lighting Interior source	FDICAL																				
main crout breaker are 200 amy rated, but meter enclosure. Replace service entrance calculate and route work that weatherhead can be mounted vertically.  Routing of of service entrance cable to line side of meter enclosure permits water to inflict the cable, potentially causing excessive corrosion within the meter enclosure end pased.  Writing  Type SS service entrance cable  Equipment  Residential/light-commercial grade Crouse-finds loads that appears to be 1980's vintage  Incandesent luminaries at building entrances, and one two-large medium based utility amp holder  Working  Incandesent luminaries at building entrances, and one two-large medium based utility amp holder  Interior Eighting  Recessed fluorescent lens troffers utilizing T12 image are the clustory of the country of the countr		Quarhand single phase. The consists entrance cable and	Undate consists to provide 200 amp rated	1	END	1			1	I	1					¢2.700	EE 200/	Ć4 102			¢4 103
modurus appears to be raided only 100 amps. Routing of of service entrance cable to line side of meter enclosure endoruser parents water to infiltrate the cable, potentially causing excessive corrosion within the meter enclosure.  Wring   Type \$5 service entrance cable   Service entrance   Service   Service entrance   Service   Service entrance   Service   Service entrance   Service   Servi	Tvice			1	END	L										\$2,700	33.30%	\$4,195			\$4,195
Routing of diservice entrance cable to line side of meter endosure permits water to inflitrate the cable, potentially causing excessive corrosion within the meter endosure permits water to inflitrate the cable, potentially causing excessive corrosion within the meter endosure permits water to inflitrate the cable, potentially causing excessive corrosion within the meter endosure with panel causing excessive corrosion within the meter endosure with panel causing excessive corrosion within the meter endosure with panel causing excessive corrosion within the meter endosure with panel causing excessive corrosion within the meter endosure with panel causing excessive corrosion within the meter endosure with panel causing excessive corrosion within the meter endosure with panel causing panel cause in the panel cause in the cable, potentially cause in the panel c																					
Routing of of service entrance cable to line side of meter enclosure permits water to inflitte the cable, potentially causing excessive corrosion within the meter enclosure  Wiring Type SE service entrance cable  Equipment Residential/light conversal grade Crouse-Hinds loads that appears to be 1980's vintage  Replace load center with modern panelboard. 2 END L  Exterior Building Lighting Incandessent Luminaires at building entrances, and one two-lamp medium based utility lamp holder  Underlied to the conversal grade Crouse Hinds loads that appears to be 1980's vintage incandessent Luminaires at building entrances, and one two-lamp medium based utility lamp holder  Interior Fulphting Recessed fluorescent lens troffers utilizing T12 lamps are lopdic as part of any planned facility optics as part of any planned facility  1 OB L Carry complete 2000 240/120V single-prince entrance and panel  END L Carry S5,000 + MU'S  S11,686		,																			
enclosure permits water to infiltrate the cable, potentially causing excessive corrosion within the meter enclosure  Wiring  Type SE service entrance cable  Equipment  Residential/ight-commercial grade Crouse-Hinds loads that appears to be 1980's virtage  Exterior Building Lighting  Incardesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Interior Lighting  Recessed fluorescent lens troffers utilizing T12 lamps are interior areas.  OBB L Carry complete 200A 240/120V single-phase service entrance and panel  Exterior Building Lighting  Interior Lighting  Recessed fluorescent lens troffers utilizing T12 lamps are interior areas.  OBB L Carry complete replacement for loads and interior areas.		Routing of of service entrance cable to line side of meter	,																		
Carry complete 200A 240/120V single-phase service entrance and panel  Wiring Type SE service entrance cable  Equipment Residential/light-commercial grade Crouse-Hinds loads that appears to be 1880's vintage  Exterior Building Lighting Incandesent luminaires at building entrances, and one work and modern panel board. Incandesent luminaires at building entrances, and one work and medium based utility lamp holder  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are lighting to LED with high performance 1 OB L Carry complete 200A 240/120V single-phase service entrance and panel  Exterior Building Lighting Incandesent luminaires at building entrances, and one will incomplete the provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are lighting to LED with high performance 1 OB L Carry complete replacement for log17 of 10.71 of													•								
Wiring Type SE service entrance cable Equipment Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage  Exterior Building Lighting Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Single-phase service entrance and panel and							Carni camplete 2004 240/120V														
Wiring Type 5E service entrance cable 2 END L  Equipment Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's wintage  Exterior Building Lighting Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are optics as part of any planned facility optics.																					
Wiring Type SE service entrance cable  Equipment Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage  Exterior Building Lighting Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update lighting to LED with high performance 1 OB L Carry S5,000 + MU's  Exterior Building Lighting Carry Complete replacement for 1,017 sf																					
Equipment Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage  Exterior Building Lighting Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  PROD L Carry \$5,000 + MU's  Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  PROD L Carry \$5,000 + MU's  Update outdoor lighting to provide illumination levels per IES recommendations using LED with high performance optics as part of any planned facility  OB L Carry complete replacement for 1,017 sf							and panel														
Equipment Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage  Exterior Building Lighting Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  PROD L Carry \$5,000 + MU's  Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  PROD L Carry \$5,000 + MU's  Update outdoor lighting to provide illumination levels per IES recommendations using LED with high performance optics as part of any planned facility  OB L Carry complete replacement for 1,017 sf	Wiring	Type SE service entrance cable		2	END	L										1					
that appears to be 1980's vintage  Exterior Building Lighting  Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Interior Lighting  Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update outdoor lighting to provide illumination to levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting  Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update lighting to LED with high performance optics as part of any planned facility  1 OB L Carry complete replacement for 1,017 sf			Dealers land anatomistic anadom at 11 1				╡		-				_	_	+	4					
Exterior Building Lighting  Incandesent luminaires at building entrances, and one two-lamp medium based utility lamp holder  Interior Lighting  Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update outdoor lighting to provide illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  1 END  L Carry \$5,000 + MU's  1 END  L Carry \$5,000 + MU's  1 OB  L Carry complete replacement for optics as part of any planned facility  1,017 sf	Equipment		Replace load center with modern panelboard.	2	END	L															
two-lamp medium based utility lamp holder illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update lighting to LED with high performance 1 OB L Carry complete replacement for optics as part of any planned facility 1,017 sf		mar appears to be 1300 s surrage											•								
two-lamp medium based utility lamp holder illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update lighting to LED with high performance 1 OB L Carry complete replacement for optics as part of any planned facility 1,017 sf													_								
two-lamp medium based utility lamp holder illumination levels per IES recommendations using LED fixtures with full-cutoff optics.  Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update lighting to LED with high performance 1 OB L Carry complete replacement for optics as part of any planned facility 1,017 sf	sterior Building Lighting	Incandesent luminaires at building entrances, and one	Undate outdoor lighting to provide	1	FND	1	Carry \$5.000 + MU's								1	\$7 525	55.30%	\$11,686		<b></b>	\$11.686
using LED fixtures with full-cutoff optics.  Interior Lighting  Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update lighting to LED with high performance optics as part of any planned facility optics as part of any planned facility				1 -		1	, , , , , , , , , , , , , , , , , , , ,									Ç.,323	33.3370	<b>711,000</b>			,000
Interior Lighting Recessed fluorescent lens troffers utilizing T12 lamps are installed in all interior areas.  Update lighting to LED with high performance 1 OB L Carry complete replacement for optics as part of any planned facility 1,017 sf		, , , , , , , , , ,																			
installed in all interior areas. optics as part of any planned facility 1,017 sf						1							•								1
installed in all interior areas. optics as part of any planned facility 1,017 sf																					
installed in all interior areas. optics as part of any planned facility 1,017 sf	storior Lighting	Pagassad fluorescent lons traffers utilizing T12 lamps are	Undate lighting to LED with high performance	1	OB	<u> </u>	Carry complete replacement for		<del>                                     </del>		-			<del>                                     </del>	+	\$12,000	EE 200/	\$20,100		-	\$20,100
	CHOI FIRHTHIR			1	UB								_			\$13,000	33.30%	\$20,189			\$20,189
ENOTORIS.		instance in an interior areas.					1,017 31						•								
																					1
				•			•	•	•	•				•	•	•					

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -		ODERATION 8	IMPACT ON A	ECTLIETICS &	TRADE COST +	ESCALATION	* OPINION OF
ATEGORI	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	JECOMITI	SAFETY	COMPLIANCE					LEARN. ENV. A		0.5% MARK-UP	LICALATION	PROBABLE COST
V 44 45 /5:   V	- 2020 2022) Laws Tawa Bassawa	and deliana																
	s 2028 - 2032) - Long Term Recomm	iendations																
BUILDING INTERIOR																		
Main Entrance			_	==:		1000 0 1		т т			1		T	1		40.40		40 =
Entrance Mats	None, a more aggressive broadloom carpet is installed		3	ESL	L	60 Square Feet of aggressive										\$3,465	93.55%	\$6,7
	the front entrance, in good condition	recommendation to replace with more				grade walk-off mat.												
		robust walk-off carpet sequence at the main				50 Square Feet of mild grade												
		entrance. Provide an area of aggressive				walk-off mat.												
		grade walk-off material at the exterior of the				50 Square feet of low grade						_						
		vestibule. Provide a mild grade walk-off mat				walk-off mat							•					
		product as finish floor in the vestibule.																
		Provide an area of low grade walk-off carpet																
		in the main lobby.																
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT	2	ESL	L	A total of 40 square feet										\$210	93.55%	\$4
centing rimstriviate rais	2X4 XCT III tall condition	ceiling complete.	-	LJL	-	A total of 40 square rect										<b>7210</b>	33.3370	Ų-
General Purpose Classrooms			<u> </u>	·		1			I		1			1	1			
Floor & Base Finish Materials	A mix of VCT and broadloom carpet in good condition	Recommend replacing VCT in the next 2	1	END	L	A total of 100 square feet										\$865	93.55%	\$1,6
	, -	years with quartz floor tile or an equivalent														·		
		non-wax finish floor.																
		Recommend replacing broadloom carpet	3	ESL	L	A total of 600 square feet		1							1	\$5,420	93.55%	\$10,4
		with carpet tile as part of standard										_	_			,		, ,
		maintenance practice										•	•					
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT	2	ESL	L	A total of 650 square feet										\$3,425	93.55%	\$6,6
-		ceiling complete.																
Casework	Mixed casework of wood veneer, plastic laminate, and	Recommend replacing aging casework with	2	ESL	L	(1) 36" plastic laminate tall		1								\$11,995	93.55%	\$23,2
	metal of varying finishes and condition	more resilient plastic laminate casework with				cabinet with adjustable shelves,										. ,		
	, ,	resilient edge banding, lockable doors, and				(3) 144" rows of wall mounted												
		adjustable shelves.				shelves on shelving standards												
						(one row with coat hooks												
						(2) 48" wide plastic laminate tall												
						open shelf unit with adjustable												
						shelves, (2) 36" wide wall												
						cabinets, (2) 36" base cabinet												
						with drawers. (2) 24" open base												
						cabinet with adjustable drawers												
						(2) 120"x24" plastic laminate												
						counter with resilient edge												
ibrary / Media Center Floor & Base Finish Materials	Daned leave around in fair and distant	December of analysis and the arms to the	3	ESL		A total of 75 square feet			1		l I					\$680	93.55%	Ć1 2
FIOOI & Base FIIIISII Waterials	Broadloom carpet in fair condition	Recommend replacing with carpet tile	3	ESL	L	A total of 75 square feet										2000	93.33%	\$1,3
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT	2	ESL	L	A total of 75 square feet										\$395	93.55%	\$7
		ceiling complete.				1												
Administration Office Area Floor & Base Finish Materials	Broadloom carpet in good condition	Recommend replacing broadloom carpet	2	ESL	1	A total of 65 square feet			Т		1			T T	1	\$590	93.55%	\$1,1
	Stodaloom carpet in good condition	with carpet tile as part of standard	,	LJL	_	total of oo square reet						_	_	1		,550	33.33/6	71,1
		maintenance practice											•					
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT	2	ESL	L	A total of 65 square feet										\$345	93.55%	\$6
5		ceiling complete.																
Mechanical and Service Spaces														11_				
Floor & Base Finish Materials	VCT in poor condition with resilient wall base	Recommend replacing VCT in the next 2	1	END	L	A total of 75 square feet	·							1		\$650	93.55%	\$1,2
		years with quartz floor tile or an equivalent																
		non-wax finish floor.																
				ECI		A 1 - 1 - 1 - C 75 C 1					1		1	1		6205	02.550/	\$7
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing with new 2x4 ACT ceiling complete.	2	ESL	L	A total of 75 square feet							_			\$395	93.55%	Ţ,

Total Years 11 - 15 \$55,036

**EVALUATION CRITERIA** 

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

				SEE LEGEN	ND	7					EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/	SUSTAIN - ABILITY		OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			LEVEL	CYCLE	PRIORITY	INFO	1	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE   LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recomme	endations															
STRUCTURAL	, , , , , , , , , , , , , , , , , , ,																
Foundations / Drainage	Relatively flat site; stone foundation has some holes that	Patch stone foundation holes.	3	ESL	L	2 SF									\$380	116.55%	\$82
	should be patched.												•				
Exterior Wall Construction	Mix of vinyl siding and wood clapboards; some holes and	1 Renair vinyl siding	2	ESL	1	15 SF vinyl siding.									\$115	116.55%	\$24
Exterior wan construction	loose vinyl siding	Thepair virtyr staring	-	LJL	_	15 51 VIII yi Siding.									Ų113	110.55%	ŲŽ-
BUILDING EXTERIOR																	
Exterior Wall Cladding		Ta		T =0:		T	1	1	1		1				404.00		40==0
Materials	Vinyl siding, white, in fair condition. Large areas of siding that need to be replaced due to damage from	Due to buildings close proximity to playground and playground equipment, we	2	ESL	L	A total of 2,600 square feet of fiber cement siding panels									\$31,305	116.55%	\$67,79
	playground equipment. Small area of painted wood	recommend replacing all vinyl siding with a				inder cernent siding panels											
1	siding in poor condition located on gable end wall above											_					
	bathroom roof).	Replace vinyl siding with resilient fiber										•					
		cement siding panels complete.															
Materials		Remove wood siding and replace with vinyl	0	ОВ	L	A total of 225 square feet									\$2,710	116.55%	\$5,869
		siding in the short term. Replace complete													.,		, , , , ,
		with fiber cement siding panels, with the rest															
		of the school, in the long term.															
Windows	Data da anticología de la composição de	In	2	0.0		(40) 26   60   6	1	1	1		1		1 1		445.255	116 550/	¢22.25
Frame Materials	Painted wood frame in poor condition. Majority of windows have large areas of failing paint (chipped /	Recommend removing all windows complete and replacing them with fiberglass double	2	ОВ	L	(10) 36"x60" fiberglass double hung windows with insect									\$15,355	116.55%	\$33,25
	peeling) and glazing compound is cracked and chipping	hung windows. Each window to have insect				screens and clear/ insulated											
	away in most windows.	screens and insulated glazing with a low-E				glazing with low-E coating.											
	· ·	coating.				(2) 48"x30" fiberglass fixed											
						windows with clear/insulated											
						glazing with low-E coating.											
						NOTE: Window sizes are nor											
						NOTE: Window sizes are per existing openings											
						existing openings											
Glazing Type and Color	Single pane, non-insulated	Provide clear, insulated glazing with Low-E	2	ОВ	1	See above for quantities									¢(r	116.55%	\$(
Glazing Type and Color	Single pane, non-insulated	coating in new windows as described above.	2	06		see above for quantities									Ç	110.55%	Ç.
												•					
Storm Windows and Insect Screens	Aluminum framed storm window systems have been	Remove existing and replace as part of the	2	ОВ	L	See above for quantities					<u> </u>				Śſ	116.55%	Ś
Storm Windows and insect screens	installed over the wood framed windows. In fair	fiberglass window replacement described	-		_	see above for quantities									Ŷ.	110.5570	, , , , , , , , , , , , , , , , , , ,
	condition.	above.															
	Insect screens on some windows, in fair condition.	Remove existing and replace as part of the	2	ОВ	L	See above for quantities									\$0	116.55%	\$0
		fiberglass window replacement described											•				
Mindow Treatment (Chades on Diade)		above.	2	FC!		Carabana fan annasistian									¢.	116 550/	Ć.
Window Treatment (Shades or Blinds)	A mix of roller / pull down shades and curtains in varying age and condition	shades of consistent finish and condition	2	ESL	L	See above for quantities									ŞL	116.55%	\$0
	age and condition	shades of consistent mish and condition															
Fascia, Trim, Soffits &															<u> </u>		
Overhangs  Materials	Painted wood fascia boards with painted woof soffit trim	Recommend stripping and renainting all	1	END	1 1	A total of 100 linear feet	1		т т		1		<u> </u>		\$1,505	116.55%	\$3,25
ividteridis	at gable ends. Metal fascia along roof eave with vinyl	wood fascia and soffit trim at gable ends	1	END	"	A total of 100 linear feet									\$1,505	110.55%	\$3,259
	soffit trim. Wood on fascia is in good condition but paint				1												
	throughout. Metal fascia is in good condition but vinyl				1												
	soffit trim is falling off the roof in many areas.																
Matariala		December of the control of the contr	3	FC:		A +-+-1 -f 120 !: · · · · C · ·		1			1				40.00	440 5501	40.00
Materials		Recommending replacing vinyl soffit trim with PVC trim boards and soffit vents.	2	ESL	"	A total of 120 linear feet									\$3,160	116.55%	\$6,843
		with r VC tilli boards alla sollit velits.						1				_					

**Capital Plan Detailed Scope of Work** 

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4 - Excellent - New		

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -		OPERATION & IMPACT O			ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO	<u> </u>	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE LEARN. EN	7.   APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 16 - 20 (Fiscal Year	ars 2033 - 2037) - Long Term Recomm	endations															
Roof Assembly & Flashing																	
Flat or Sloped Geometry	Main roof - 6:12 pitch (gable ends) asphalt shingles in good condition Roof over office addition - 5:12 pitch (gable ends) asphalt shingles in good condition Roof over bathroom addition - 3:12 pitch (shed roof) black EPDM in good condition Roof over main entrance - 2:12 pitch (shed roof) sheet metal over plywood deck in poor condition	Remove small main entrance roof complete. Re-build with more robust exterior grade lumber and asphalt shingles. Roof to be a small gable end to move water away from people entering or exiting the building.	1	END	L	(1) 48"x72" gable end roof (3:12 pitch) at main entrance. Roofing to be asphalt shingles. Roof substrate and structure to be exterior grade lumber, painted.						•	•		\$1,816	116.55%	\$3,920
Exterior Stairs and Ladders																	
Locations and Materials	Front Entrance: Pressure treated wood stair, landing, and railings all in fair condition. No handrails at front entrance.  Rear Entrance: Pressure treated wood ramp, landing, and railings all in fair condition. ADA compliant painted metal handrail at ramp, in poor condition.	Recommend coating pressure treated lumber with an exterior, all weather sealant to further prolong the life expectancy of the wood.	2	ESL	L	A total of 250 square feet						•	•		\$75:	116.55%	\$1,63
Locations and Materials		Recommend sanding and repainting entire rail at rear entry ramp.	2	END	L	A total of 65 linear feet						•	•		\$980	116.55%	\$2,122
FIRE PROTECTION																	
Fire Service	NA	Install NFPA 13 automatic sprinkler system			L	Base on 1,017 GSF		•	•						\$45,000	116.55%	\$97,448
SECURITY																	
Secure Entry Vestibule	Vestibule entrance sequence, not a secured entrance due to lack of buzz-in/ video / intercom entry devices or equivalent.	Provide buzz-in/ video / intercom entry devices for a secured entry sequence between exterior door and student occupied areas.	0	ОВ	L	(1) buzz-in/video/intercom entry device	•								\$3,010	116.55%	\$6,518

EVALUATION CRITERIA

Total Years 16 -20

**Capital Plan Detailed Scope of Work** 

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ondition Level	Life Cycle (Age Factor)	Action Priority
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- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ID					ı	EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	<b>ACCESSIBILITY</b>	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST

Year 0 (Fiscal Year 2017	) - Immediate Recommendations								
STRUCTURAL									
Exterior Wall Construction	A. Systematic issue noted at the end of long steel lintels bearing on the CMU, where the CMU block is rotating, crack or both.	1 OB	I 8 lintels noted (16 locations). Survey all other windows Lintels vary in lenght from 9 ft to 24ft. Average height of CMU above the lintels is 6ft.  Repair (repair to be verify by investigation): reset exisiting lintel (carry shoring or removal/replacement of masonry above access the full lenght of the lintel), rebuild approximaterly 7.11sq of existing masonry with new grouted masonry at both end of each lintels (16 locations)	•	•	•	\$59,600	0.00%	\$59,600

Total Year 0

**Capital Plan Detailed Scope of Work** 

Nule.

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

		-				_											DGET		
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	SEE LEGEN	ACTION	QUANTITY	SECURITY HEAL	TH & CODE	DA/ SUSTAII	ON CRITERIA	OPERATION &	IMPACTON	A ECTLIETICS O	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE	CID	ALLOCATIO	MAINT.
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	LEVEL	LIFE CYCLE	PRIORITY			ETY COMPLIANCE ACC			MAINTENANCE			30.3% WARE	ESCALATION	COST		CIP (Major I Renovation)	IVIAIN1.
		-																	
ars 1 - 5 (Fiscal Years 201	8 - 2022) - Short Term Recommen	ndations																	
	_																		
nicular & Pedestrian culation																			
Walkway Materials	Brick, Concrete, Bituminous, Gravel	Brick to be adjusted where heaved from frost.	2	ESL	S	(700 SF BRICK SIDEWALK								\$16,141	24.65%	\$20,120			$\overline{}$
		Loam and seed around visible edging (brick)				@\$15/sf)													
		and where large drop (bit.).				(300 SF LOAM & SEED @\$0.75/sf)					•								
						@ \$0.73/31/													
Curb Cuts & Detectable Warning Strips	Curb cut with panels at front entrance in bus loop.	Brick panels to be replaced.	1	END	S	(200 SF DETECTABLE WARNING								\$18,060	24.65%	\$22,512		<del></del>	-+
						PANELS BRICKS@\$60)			_										
									•		•								
ncing		<del>-</del>		•	!	<del>-                                    </del>	-	<del>-                                    </del>	*	-	-								
Locations & Materials	Chain link, some damage	Repair damaged sections	2	ESL	S	Run If (12 FT) and fence height unclear (6 FT),								\$541	24.65%	\$674			\$674
						REPLACE 12LF OF 6' HIGH CHAIN													
						LINK FENCE @\$30/LF					•								
TRUCTURAL																			
Exterior Wall Construction	B. Noted a crack in the interior finish of the exterior cafeteria wall.	Repair crack in finishes and monitor if other cracks develop further.	2	ESL	S	10 SF								\$1,505	24.65%	\$1,876	\$1,876		
	caleteria wali.	cracks develop further.								•	•								
Additional Observations	Chimney: there is a CMU chimney on the high roof. The		2	ESL	S	1 chimney 200 sf surface @ \$25								\$9,105	24.65%	\$11,349			\$11,349
	chimney is approximately 4.5ftx4.5ftx11ft tall. The	Patch cracks . Paint railingfbollard with	2	ESL	S	sf + MU's													
	chimney has effervescence, cracks through the blocks and pieces of the cornice falling.	protective coating.	2	ESL	S	1 ramp ~ 6 location crack repairs \$300 to rout & grout + MU's													
	The ramp at the loading dock has some spalls at the					Railing top & mid rail assumed &													
	corner, some crack visible around the post based. Furth	er				vert 48" o.c. x 30' run assumed =													
	the railing and nearby bollard had sign of rusting.					90 If total pipe @ \$10 If prep &				•	•								
						repaint + MU's Bollard \$150													
						prep & repaint + MU's = = = TOTALS \$6,050 + MU's													
						TO THE GO, GOOD TIME S													
NUI DING EVERNOR																			
UILDING EXTERIOR cterior Wall Cladding	_																		
Spalling, Staining, Efflorescence	CMU showing large sections of efflorescence and staining	ng. Power wash areas of staining, investigate long	2	ESL	S	Approx. 1,500 SF efflorescence to								\$79,015	24.65%	\$98,492	\$98,492	$\overline{}$	$\overline{}$
		term solution to staining of panel above.				repair, \$25 sf to demo & replace													
						assumed split or scored face cmu													
						+ MU's, DOES NOT CORRECT METAL PANELS ABOVE;													
						15,000 SF light power washing.													
						@ \$1 sf + MU's = = = TOTALS													
						\$52,500 + MU's													
Spalling, Staining, Efflorescence	CMU showing large sections of staining.	Recommend further investigation into the	2	ESL	S	Budget for investigative study								\$8,000	24.65%	\$9,972	\$9,972		
		cause of the staining (possible deterioration of metal panel finish from above?)																	
		, , , , , , , , , , , , , , , , , , , ,																	
rindows		1	l	I	l		l .	1	1			l l		1					
Sills	CMU block sills. All sills are stained. Likely, finish of met		2	ESL	S	Approx. 700 LF, 4" (front), 6"								\$2,110	24.65%	\$2,630	\$2,630		
	panel window is staining block below. Sills are properly					(top) CMU sills @ \$2 If prep &													
	flashed, and flashing in good condition.	window frame above.				clean = \$1,400 + MU's													
	High windows have aluminum sill integral to aluminum window system. In good condition.								1	•	•								
	, , , , , , , , , , , , , , , , , , , ,																		
CURITY																			
Security Camera System	Honeywell analog system	Provide digital cameras connected to district	1	END	S	Assume 32 cameras and web-			1					\$28,800	24.65%	\$35,899	\$35,899		
	1	servers	1	1	l	based DVR system	•				1	1		1					
							l		ļ			l l					l l	l l	1
					l				l					Total Year		\$203,525	\$148,869		\$12,024

**Capital Plan Detailed Scope of Work** 

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- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON AES	STHETICS &	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV. AP	PEARANCE	COST		Renovation)		EXPENSE
Years 6 - 10 (Fiscal Years	2023 - 2027) - Long Term Recommen	dations																		
BUILDING EXTERIOR																				
Exterior Doors (not including Main Entry)																				
Materials	Aluminum exterior storefront system. In good condition	Refinish and repaint all exterior HM doors	2	ESL	L.	9 (3' x 7') HM doors & frames										\$3,160			\$3,160	
	HM service doors, paint is faded and chipping.	and frames.				\$150 ea 3070 prep & repaint +														1
						MU's = \$1,350 + MU's														1
																				1
Other Observations		<u> </u>		1	l .						1		1							L
CMU Block chimney	CMU block veneer chimney. Efflorescence occurring on	Remove masonry veneer at areas showing	2	ESL	L	Approx. 200 SF of efflorescence										\$15,196			\$15,196	
	all sides, possibly due to lack of masonry weeps at	signs of efflorescence to discover the cause of				to repair @ \$25 sf demo &														1
	bottom. Concrete cap is spalling and failing.	the problem and correct the issue. Add				replace + MU's;														1
		masonry weeps at bottom of chimney.				Consider 20 LF of 6" tall, 1' wide														1
		Rebuild and reflash concrete cap at top of				concrete cap, reflash @ \$75 If +														1
		chimney.				MU's = = = TOTALS \$6,500 +														1
						MU's														1
																				i
Foundation insulation	5' section of foundation insulation showing near loading	Recommend protecting insulation board,	2	ESL	L	Cover 5 LF foundation insulation										\$116			\$116	
	dock behind gym storage.	covering with earth.				with 6" soil = 1/20 cy material														1
	, c					place & compact \$50 + MU's														1
																				i
ELECTRICAL					<u>.</u>						,		<u> </u>					<u>.                                    </u>		
Site Lighting (type & material)	Metal Halide "shoe-box" pole lights	Update lighting to LED with full cutoff optics	3	ESL	L	Carry (5) LED pole lights										\$35,098			\$35,098	
		as metal halide units fail.																		1
												•								1
												_								1

EVALUATION CRITERIA

#### **EAST END COMMUNITY ELEMENTARY SCHOOL Capital Plan Detailed Scope of Work**

\* Note:

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	LEGEND	
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- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGENI	D						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE COMPLIANCE	ADA/	SUSTAIN -		OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
				0.022				07.11.2.1.		7.00200.5.2	7,5,2,1,1	5150.1			7.1.7.27.110.1102	7 30.070 1117 11111 01	l	
lears 11 - 15 (Fiscal Years 2	2028 - 2032) - Long Term Recomme	endations																
BUILDING INTERIOR																		
General Notes Wall Finish Materials	Painted GWB. Large areas of paint peeling, teachers actively cover up large peeled spots, but create more peeled areas in doing so. General scuffs and marks on al GWB.	Patch and repaint all GWB in entire school.	2	END	L	Approx. 58,000 GSF of school needs refinishing and repainting of GWB @ \$2 sf floor area prep & repaint = \$116,000 + MU's						•	•			\$174,580	93.55%	\$337,90
	GWB.					& Tepaint = \$110,000 + 100 S												
Main Lobby																		
Floor & Base Finish Materials	Terrazzo tile floor, rubber base. Some isolated cracking from building settlement or slab shrinkage. Otherwise in good condition.		2	ESL	L	Approx. 15 LF of cracking in terrazzo tile, \$10 lf to rout & repair cracks = \$150 + MU's						•	•			\$225	93.55%	\$43
Wall Finish Materials	CMU block, in good condition. GWB in high traffic areas need new coat of paint.	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	Approx. 1,500 sf GWB repainting.						•	•			\$3,390	93.55%	\$6,56
Corridors			<u> </u>							<u> </u>	<u> </u>							
Floor & Base Finish Materials	First Floor - VCT flooring. In good condition. Rubber base, in good condition.  Second floor - VCT flooring. In good condition. No rubber base.	Provide rubber wall base for second floor corridors. CMU block wall has black scuff marks up to 4" from floor (floor polishing).	2	ESL	L	900 If new rubber base @ \$2.50= \$2,250 + MU's						•	•			\$3,390	93.55%	\$6,56
Wall Finish Materials	CMU up to 3', upper floor CMU walls are scuffed 6" up from floor level. GWB above CMU, paint is peeling away and walls dented, scuffed. Paint on wood trim topping CMU is peeling, wearing away.	Clean CMU walls close to floor. Repaint all GWB. Repaint all wood cap trim in corridors	2	ESL	L	Clean approx. 900 LF along floor, up to 6" from floor, hand cleaning required for 450 sf @ \$3 sf = \$1,350 + MU's See general notes for quantities (patching & repainting GWB), 900 If run & 6' ht above cmu assumed = \$,400sf @ \$1.50 prep & repaint = \$8,100 + MU's. Approx. 900 LF of 10" wood cap trim to repaint @ \$3 If prep & repaint = \$2,700 + MU's = = TOTALS \$12,150 + MU's						•	•			\$18,285	93.55%	\$35,39
Stairs and Exits		- -								,								
Handrails (height, extensions, profile)	Fully compliant. Main entry stair handrails, paint is chipping and wearing away.	Refinish and repaint main entry stair handrail.	2	ESL	L	Approx 100' handrail, 100' assumed to be total pipe run regardless of rail configuration @ \$10 if prep & repaint = \$1,000 + MU's						•	•			\$1,505	93.55%	\$2,91
Art Classrooms		<u> </u>	1				l	l .		l.				1	l .	1		
Floor & Base Finish Materials	Exposed concrete floor. Long crack in floor at entry.  Some concrete floor edges not covered by wall base, jagged edge exposed. Rubber base showing wear and tear.	Remove and replace rubber base.	2		L	Approx 150 If rubber base, \$3 If remove & replace = \$450 + MU's						•	•			\$680	93.55%	\$1,31
Performing Arts - Stage			1	,		T	1			1				1	ı	1	ı	
Floor & Base Finish Materials	Plastic laminated composite panels. Panels showing wear and tear, delamination.	Refinishing, repaint.	2	END	L	Approx. 1100 SF refinish, repaint laminate floor panels. \$5 sf clean-refinish-repaint-seal panels = \$5.500 + MU's						•	•			\$8,280	93.55%	\$16,02

**Capital Plan Detailed Scope of Work** 

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ondition Level	Life Cycle (Age Factor)	Action Priority
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				SEE LEGEN	ND					EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE ADA/ COMPLIANCE ACCESSIBILIT	SUSTAIN - Y ABILITY	EXTENDING BLDG, LIFE	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
		•	LEVEL	CICLL	FRIORITI	INIO	I I	JAILII	CONFEIANCE ACCESSIBILI	I ADILITI	DEDG. EII E	WAINTENANCE LEARN. ENV.	AFFLANANCE	30.376 WIARR-OF		PROBABLE COST
Years 11 - 15 (Fiscal Years 2	028 - 2032) - Long Term Recomme	endations														
Stage Accessibility	ADA compliant ramp. Railing paint is worn, chipping away.	Refinish, repaint ramp railing.	2	END	L	Refinish, repaint approx. 70 LF railing. 70' total pipe length regardless of configuration assumed @ \$10 If prep & repaint = \$700 + MU's					•	•		\$1,055	93.55%	\$2,042
Gymnasium				1			ļ.		l l				1		<u> </u>	
Wall Finish Materials	Painted CMU up to 7'-0", GWB above. GWB protected b wall protection boards, in good condition. Paint on CMU walls beginning to show wear, scuffs, chipping.		2	END	L	Approx 2,500 sf cmu repainting; \$2 sf clean prep & repaint w/block filler = \$5,000 + MU's					•	•		\$7,525	93.55%	\$14,565
Acoustical Treatments	None	Consider installing hanging ceiling baffles between joists to help with sound absorption.	-	-	L	Install approx. 140 (2' x 4') hanging acoustic baffles. 1,120 sf total baffle area @ \$20 sf = \$22,400 + MU's					•	•		\$33,715	93.55%	\$65,255
Cafeteria				-1	1		Į.						1		I	
Floor & Base Finish Materials	VCT floor, rubber base. VCT is in good condition, rubber base is showing signs of age, peeling, scuffed.	Replace rubber base.	2	END	L	350 If rubber base replacement; \$3 If remove & replace = \$1,050 + MU's					•	•		\$1,580	93.55%	\$3,058
Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	L	Approx. 1000 SF patch and repaint GWB. \$2 sf clean-prep-patch-repaint = \$2,000 + MU's					•	•		\$3,010	93.55%	\$5,826
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core. HM frame, 1/2 lite. Door in good condition, HM frame paint is chipping, peeling	Refinish and repaint HM frame	2	ESL	L	2 double doors HM frames (3' doors); \$75 prep & repaint ea frame x 4 equiv frames = \$300 + MU's					•	•		\$455	93.55%	\$881
Curtainwall	Aluminum curtain wall system. Wood still.	Refinish wood sill.	2	ESL	L	Approx. 20 SF total wood sill refinishing. \$5 sf prep & repaint wide sill = \$100 + MU's					•	•		\$150	93.55%	\$290
Stage Steps	Wood stage steps, 4 risers. Wood showing wear and tear.	Refinish wood stage steps.	2	ESL	L	Refinish approx. 170 SF wood stage steps. \$5 sf prep & varnish & seal stage steps = \$850 + MU's					•	•		\$1,280	93.55%	\$2,477
Kitahan and Camana													1			
Kitchen and Servery  Wall Finish Materials	Painted CMU up to 3', GWB above. GWB has significant areas of peeling paint, chipping, scratching and scuffing.	Patch and repaint all GWB.	2	END	L	Approx. 1200 SF patch and repaint GWB. \$2 sf prep-patch-repaint = \$2,400 + MU's					•	•		\$3,615	93.55%	\$6,997
Door Material (Including Frame & Glazing)	Doors are plastic laminate on particle wood core and HM. HM frame, 1/2 lite and no lite. Doors in good condition. There is 1 door and frame from the kitchen to the back hall where paint is chipping, wearing away.	Repaint 1 HM door and frame.	3	ESL	L	1 ea 3070 HM door & frame, \$125 prep & repaint + MU's					•	•		\$190	93.55%	\$368
Nurse and Health			_1	1						1			1	1		
Privacy Curtains (no. of rest areas)	There is 1 cot in the nurse suite - no privacy curtain.	Install privacy curtain.	3	ESL	L	Install 1 ceiling mounted curtain track, curtain around cot. \$350 track & curtain + MU's					•	•		\$530	93.55%	\$1,026
DILINADING																
PLUMBING Hot Water System	(Summer) Bradford White gas fired condensing water heater installed 2013, 300 MBH. (Heating) Off boilers tankless coils.	Expected service life is 15 years; replace.	3	N	L	(1) Gas water heater + MU's					•	•		\$20,000	93.55%	\$38,710

#### **EAST END COMMUNITY ELEMENTARY SCHOOL Capital Plan Detailed Scope of Work**

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				SEE LEGEN					EVALUATION (						BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
pare 11 15 /Fiscal Voors	2028 - 2032) - Long Term Recomm	ondations														
ECHANICAL	2028 - 2032) - Long Term Recomm	endations											_			
Heating Plant	(2) HB Smith 28HE dual fuel hydronic boilers (1800 MB	H) Maintenance	3	ESL	L											
										•	•					
Air Conditioning (Yes/No/Limited)	Yes	Maintenance	3	ESL	L											
Cooling Plant	NA NA			1	L	General Note: Replacement cost (less HVAC piping & ductwork)										
Air Handling Unit Systems	Yes: Packaged and split rooftop units with VAV	Maintenance	3	ESL	L	of all HVAC systems (10 years	+							\$2,190,000	93.55%	\$4,238,74
Pumps	Boiler blend pump, Boiler injection to heating loop	Maintenance	3	ESL	L	service life left in most cases) \$/SF @ 73K SF. + MU's	+							\$2,190,000	,	¥ 1,255,1
	pump, and main building loop pumps lead/lag (VFD)					\$751 @ 75K31. 1 WO 3				•	•					
Terminal Unit Systems	VAV w/ reheat, fintube, and CUHs/Uhs	Maintenance	3	ESL	L	_				_						
Exhaust Systems	Kitchen hood, Janitor and toilet roof tops	Maintenance	3	ESL	L											
Piping System	Black steel, copper, will insulated				L	_				•						
ELECTRICAL																
Interior Lighting																
Classrooms	T8 dimmable fluorescent pendant direct/indirect		3	ESL	L					•						
Offices	T8 fluorescent parabolics		3	ESL	L	]				•	•					
Corridors	Compact fluorescent (CF) recessed & surface mount	Interior lighting fixtures will reach the end of	3	ESL	L					•	•					
Toilets	T8 fluorescent lens troffers	their anticipated useful lives in	3	ESL	L	Carry complete interior lighting replacement for 72,620 sf				•	•			\$928,900	93.55%	\$1,797,88
Mech/Storage	T8 fluorescent strips & wrapaounds	approximately 10 years.	3	ESL	L					•	•					
Assembly	lens troffers, CF pendants, incandescent		3	ESL	L					•	•					
Gym	T5 fluorescent high-bays		3	ESL	L					•						
Life Safety				•		•	1					•				•
Fire Alarm	FCI addressable	The fire alarm system will reach the end of its	3	ESL	L	Carry complete system								\$136,600	93.55%	\$264,38
		anticipated useful life within 10 years.				replacement for 72,620 sf										
Emergency Lighting	Battery units/ halogen & LED DC heads	Replace existing battery units as they fail	2	END	L	allow \$350 per emergency light								\$21,070	93.55%	\$40,78
	, , -					replacement, re-use existing										
						wiring + MU's Carry replacement of 40 Units				_						
						curry replacement of 40 offics				•	•					
Intercom/Paging System	Dukane intercom	Provide paging and intercom integrated with	3	ESL	L	58,000 gsf assumed to be								\$87,290	93.55%	\$168,9
		VOIP phone system.				covered, allow \$1 per sf = \$58,000 + MU's										
						\$50,000 · NO 3				•						
				1												

Total Years 11 - 15 \$7,059,349

**Capital Plan Detailed Scope of Work** 

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SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURIT	Y HEALTH &	CODE	ADA/	SUSTAIN -	OPERATION &	IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
CATEGORI	DESCRIPTION AND GENERAL COMMILING	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	SECORIT	SAFETY	COMPLIANCE	ACCESSIBILITY		MAINTENANCE		APPEARANCE	50.5% MARK-UP	LICALATION	PROBABLE COST
Years 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recomme	endations															
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Materials	Colored CMU, metal panel. Some very isolated areas	Metal panel is in good condition, no action	1	END	L	Approx. 20 SF of masonry block									\$755	116.55%	\$1,635
	where masonry CMU is compromised. Cracking through	req'd.				replacement, colored cmu split											
	mortar, blocks that are ready to fall out.	Replace areas where CMU is compromised				or scored face assumed, \$25 sf											
		(near cafeteria entrance).				demo & replace + MU's											
Sealants & Expansion Joints				l l						l	l l	1		L			
Window / Door Perimeter Sealant	Window and door sealants are currently in good	No immediate action required, however the	3	ESL	L	4,500 LF window/door sealant									\$23,705	116.55%	\$51,333
	condition.	next 10 years will likely see the failure of				removal, replacement @ \$3.50 If											
		these sealants.				remove & recaulk = \$15,750 +											
						MU's						•					
Building Joint Sealant	Building sealant is currently in good condition.	No immediate action required, however the	3	ESL	L	2,500 LF building sealant									\$18,815	116.55%	\$40,744
		next 10 years will likely see the failure of				removal, replacement @ \$5 If											
		these sealants.				remove & recaulk & backer rod =						•					
						\$12,500 + MU's											
Roof Assembly & Flashing							•										
Age	10 years (2006), Black EPDM	Budget to replace at end of service life	3	ESL	L	50,000 SF									\$903,000	116.55%	\$1,955,447
								1									
Roof Drains (Covers)	Steel roof drain covers. Generally clean and well-	Continue maintenance. Recommend clearing	2	ESL	L	Approx. 4 drains need clearing,									\$1,505	116.55%	\$3,259
	maintained. Covers in the green roof portion need	covers in green roof portion of building.				and regular maintenance, allow											
	special attention to prevent soil from going down drain.					\$250 per drain + MU's to clear surrounding area & provide											
						mesh perimeter drain screen											
						mesii perimeter dram screen											
xterior Stairs and Ladders		Ta				1		_	1	T		1	1		4		40.000
Locations and Materials	Concrete ramp at loading dock - isolated areas of	Patch and repair cracks and around railing	2	ESL	L	Approx. 10 LF cracking.									\$1,505	116.55%	\$3,259
	cracking, spalling especially around railing posts	posts.				Patch approx. 10 (4" x 4") post											
						locations. Allow 10 If crack @											
						\$10 + \$75 ea post location = \$1,000 + MU's											
						\$1,000 + IVIO S											
Other Observations																	
Site walls/storage	CMU block veneer site wall at building rear - block is	While not an immediate concern, consider	2	ESL	L	Demolish 20 LF CMU veneer									\$36,500	116.55%	\$79,041
, 5	breaking in areas. Aluminum coping capping wall is	demolishing site wall and wood shed, replace				wall, assume 10' ht = 200 sf @									. ,		
	damaged. Wall showing efflorescence and staining all	with more permanent outdoor storage shed.				\$5 = \$1.000 + MU's;											
	around. Wood shed inside site wall showing signs of					Pour an additional 20 LF											
	deterioration.					concrete foundation, \$180 If dig											
						& bf & new frost wall = \$3,600 +											
						MU's. Rebuild 10' CMU veneer											
						wall over old and new											
						foundations (40 LF, 10' x 10'											
						shed) = 10' ht assumed = 400 sf											
						veneer on block backup @ \$35											
						sf = \$14,000 + MU's. Provide											
						properly flashed edges and roof											
						= 40 If set @ \$20 If = \$800 + MU's, and 6' x 7' double HM											
						door & frame = \$2,150 per 3070											
						+ \$150 blocking per 3070 & \$125											
						paint exterior door & frame =											
						\$2,525 per 3070 + MU's. = = =											
						TOTALS \$24,250 + MU's											
						., ,											
	•					<u> </u>	•	•		•		•			J		

**EVALUATION CRITERIA** 

#### **EAST END COMMUNITY ELEMENTARY SCHOOL Capital Plan Detailed Scope of Work**

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

				SEE LEGEN	D					EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Years	s 2033 - 2037) - Long Term Recomm	endations														
PLUMBING																
Domestic distribution piping	Copper pping	Expect service life-is 30 years-replace in 20	2	END	L	\$/SF @ 70K SF					•	•		\$1,300,000	116.55%	\$2,815,150
Sanitary Waste and Vent System	PVC	Expected service life is 30 years; replace in 20.	3	ESL	L	\$/SF @ 70K SF					•	•		\$735,000	116.55%	\$1,591,643
Storm Drain System	PVC	Expected service life is 30 years; replace in 20.	3	ESL	L	\$/SF @ 70K SF					•	•		\$315,000	116.55%	\$682,133
Plumbing Fixtures	Good operating condtion low flow	Expected service life is 30 years; replace in 20.	3	ESL	L	Figure 100 fixtures use same roughins @500 ea. + MU's					•	•		\$75,000	116.55%	\$162,413
Drinking Fountains / Water Coolers	Yes	Expected service life is 20 years; replace in 10	3	ESL	L	(4) Water Coolers					•	•		\$15,000	116.55%	\$32,483
ELECTRICAL																
Panels	Square D Panelboards - reasonable number of spare circuits available	Panelboards will need to be replaced within 20 years	3	ESL	L	Carry complete power distribution system replacement for 72620 sf					•	•		\$292,700	116.55%	\$633,842

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
? - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained I - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ID						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY		271121121110	OPERATION & MAINTENANCE	min Act Oil	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Year 0 (Fiscal Year	2017) - Immediate Recommendations																	
																	0.00%	\$0

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New N/A - Not Applicable

		4 - Excellent - New													I				BUDGET			
				SEE LEGENI	)	7					EVALUATION	CRITERIA				TRADE COST PLUS		* OPINION OF	ושטעכו	ALLOCA:	TION	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO		EALTH & SAFETY		ADA/ ACCESSIBILITY	SUSTAIN - Y ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CIT EXPE
pare 1 E /Eissal Vaars 2010	- 2022) - Short Term Recommend	dations																				
ais 1 - 5 (Fiscal Teals 2016	- 2022) - Short Term Recommend	Jations																				
king		I				I										1 4		4		1	1 4:	
Number of Spaces (Regular & ADA)	6 ADA spaces, only 2 compliant, 1 space has a dumpster in it.	Relocate dumpster. Repaint to include parking aisle(s).	2	ESL	S	Repaint 6 ADA stalls @ \$125 = \$725 + MU's		•		•			•			\$1,09	24.65%	\$1,365			\$1,365	
Accessible Parking Signage	Only 1 sign	Install additional signage, 1 per ADA space.	1	END	S	5 ADA sign@ \$350 = \$1,750 + MU's		•		•						\$2,63	5 24.65%	\$3,285			\$3,285	
hicular & Pedestrian culation			•							•		•		•	•	•	•			•		
Pedestrian Ramp Location & Materials	Crosswalk/Speed Table at Stevens, concrete with comp.	Repair pavement at sidewalk transition to	2	ESL	S	Grind 36" lop \$100 + MU's				1	1	1	1			\$15	24.65%	\$187			\$187	
	paver. Lip at base of Ramp. Food carts stored on ramp landing	reduce lip to 1/4" or less. Install additional storage space for food carts if needed.						•		•												
DOT School Zone Markings/Signage at Street	No School Zone signage on Concord Street West.	Install School Zone sign.	0	OS	S	\$500 + M U's		•								\$75	5 24.65%	\$941				
e Furniture &			I	1 1					1	1		1	I	ı						l		
Types, Locations, Materials	1 Big Belly Trash between schools, limited lighting	Install lighting at side and rear of building.	2	ESL	S											\$22,57	24.65%	\$28,140	\$28,140			
,						3 lights @ \$5,000 ea	•															
TRUCTURAL																						
Roof Construction	<ul> <li>A. Wing roofs do not appear to be design for drifting snow.</li> </ul>	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel ba joists between the existing joists. Shoveling of drifts recommended in the interim.		ESL	S	5,300 SF of roof		•				•				\$39,88	5 24.65%	\$49,717	\$49,717			
Roof Construction	Central section roof:  B. Roof does not appear to be design for drifting snow around high roof.	grandfathered; recommend reinforcing high low roof conditions for drift by installing new steel bar joists between the existing joists. Shoveling of drifts recommended in the interim.		ESL	S	2,000 SF of roof \$5 sf + MU's		•				•	•			\$15,05	24.65%	\$18,760	\$18,760			
Roof Construction	Central section roof:  A. Some of the steel beams in the roof are covered with a mix for terracotta and concrete potentially for fire proofing (not all the beams are covered). In one location the steel beam bottom flange's cover is cracked and bulging.	Remove the cover (replace with other material if required for fire proofing). Survey rest of the roof for other loose locations.	1	OB	S	1 location		•				•				\$45	5 24.65%	\$567	\$567			
Exterior Wall Construction	A. Cast stone bands are spalling and their faces have fallen off. In some location reinforcement is visible. The mortar is failing from the cast stone joints	Remove and replace the felled cast stones.	0	ОВ	S	~1,000 LF		•								\$26,33	7 24.65%	\$32,829	\$32,829			
Exterior Wall Construction	B. Lintels above mechanical opening are rusting and jacking the surrounding brick.	Remove the existing lintels and replace them with galvanized lintels	1	END	S	~ 70 locations lintel lengths unknown, carry \$125 If + MU's to demo lintel, provide new w/mason labor, remove 18" brick above & replace & provide flashing		•				•	•			\$75,00	24.65%	\$93,488	\$93,488			
Additional Observation	A. Entry canopies to the poetry garden: the roof finishes are falling off and the structure is heavily corroded.	Remove the canopies.	1	ОВ	S	7 locations		•								\$15,80	5 24.65%	\$19,701	\$19,701			
JILDING EXTERIOR		1								•		•		1						ı		
terior Wall Cladding  Materials	Brick masonry veneer- Precast Concrete. Isolated areas	Remove cracked or broken precast concrete	2	ESL	S	A total of 100 linear feet of				1		1	1	1		\$15,00	24.65%	\$18,698	\$18,698		1	
MIACE IOD		and replace with new precast concrete in the same shape to maintained buildings		LJL	3	precast concrete to be replaced.		•				•	•			\$15,00	24.05%	\$10,098	\$10,098			

**Capital Plan Detailed Scope of Work** 

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
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		4 - Excellent - New																			
				SEE LEGEN	ID	7				EVALUATION	I CRITERIA				TRADE COST PLUS	I	* OPINION OF	BUDGET	ALLOCA	TION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURI	TY HEALTH &	CODE	ADA/ SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON	AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY COM	MPLIANCE	ACCESSIBILITY ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
Vears 1 - 5 (Fiscal Vears 2018	- 2022) - Short Term Recommen	dations																			
Exterior Doors - Main Entrance	- 2022) - Short Term Recommen	dations																			
Accessible entrance	Front entrance is not accessible	Provide a 12'x5' concrete ramp with code	0	ОВ	S	A total of 60 square feet of									\$67,725	24.65%	\$84,419	\$84,419			
		compliant painted metal round pipe rails to				concrete (ramp). A total of 30															
		allow front entrance to be accessible.  Provide chair lift inside front entrance.				linear feet of painted metal round pipe handrail. (1) ADA															
		Trovide chair int inside front entrance.				chair lift inside main entrance.															
						Ramp dig & bf & foundations &															
						slab & handrails = \$10,000 +					•	•									
						MU's; ADA chair lift & lift enclosure & electrical = \$35,000															
						+ MU's = = = TOTALS \$45,000 +															
						MU's															
BUILDING INTERIOR							<u> </u>													<u> </u>	
General Notes											_					,					
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non- compliant hardware (door knobs); accessible doors need	Recommend replacement of all non-	0	OB	S	18 Knobs (typically on service									\$13,545	24.65%	\$16,884	\$16,884			
	to have a shape that is easy to operate with one hand	code compliant hardware.				doors), service doors suggests HM, \$500 per leaf minimal															
	and that does not require tight grasping, tight pinching,	, , , , , , , , , , , , , , , , , , , ,				modification of leaf t accept															
	or twisting of the wrist to operate. Lever-operated					hardware =\$9,000 + MU's				•											
	mechanisms, push-type mechanisms, and U-shaped																				
	handles are acceptable designs.																				
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck	Recommend replacement of all non-ADA	0	ОВ	S	Provide the following in each									\$119,085	24.65%	\$148,439	\$148,439			
Sinks (ADA compliance)	faucet. Non-ADA (no knee clearance)	casework with more resilient plastic laminate		ОВ	3	classroom ( 25 classrooms):									3119,083	24.037	3140,433	3140,433			
		casework with resilient edge banding and				(1) 72" x 24" plastic laminate															
		lockable doors				counter with counter mounted															
						stainless steel sink at ADA height. 150 If top @ \$90															
						w/demo = \$13,500 + MU's +															
						sinks @ \$1,500 re-use rough =															
						\$37,500 + MU's;				•		•									
						(1) 36" wide ADA sink apron @ \$300 = \$7,500 + MU's;															
						(2) 18" wide base cabinets with															
						lockable doors 75 If @ \$275															
						w/demo = \$20,625 + MU's = = =															
						TOTALS \$79,125 + MU's															
Main Entrance																					
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button	0	OB	S	ADA push button sequence for									\$3,765	24.65%	\$4,693	\$4,693			
		access				two double doors. Allow \$2,500			•												
						w/new wiring tie-in + MU's															
Main Lobby		<u> </u>	1				1			t			1							1 1	
Ceiling Finish Materials	Painted plaster in good condition. Paint on ceiling in	Recommend providing 2x4 ACT ceiling in	2	END	S	1,400 sf @ \$3.50 =\$4,900 +									\$7,375	24.65%	\$9,193	\$9,193			
	basement peeling and falling off.	basement to conceal infrastructure and to provide a better acoustic environment in the				MU's					•	•		•							
		corridor.																			
Corridors	No apparent ratings / No slosers / No hold opens / mix s	f Decommand installing closers on all deers in	T 2	l on		00 clasors @ \$200 - \$27 000 :	1	· ·		·	1	1	<u> </u>		¢40.63E	24.659	¢50.652			<u> </u>	
Doors opening into Corridors (rating, closers, hold-opens, swing, widths)	No apparent ratings / No closers / No hold-opens / mix of doors with or without glazing	corridor and provide safety glazing on all	2	OB	S	90 closers @ \$300 = \$27,000 + MU's, door glazing excluded									\$40,635	24.65%	\$50,652	\$50,652			
		doors. Schedule hardware work with the																			
		replacement of the interior doors.				Provide a price for safety glazing															
						on (80) of the doors. Size of glazing to be		•			•	•									
						24" x 42"															
Ceiling Finish Materials	Painted plaster - Painted GYP in basement	Replace areas of older / failing plaster with	3	ESL	S	200 square feet of old plaster to									\$4,515	24.65%	\$5,628	\$5,628			
		new plaster to match the majority of the corridor.				be replaced. w/wire lath assumed, \$15 sf demo & replace	.]														
						& paint = \$3,000 + MU's					•	•									
			1																		
Ceiling Finish Materials		Remove peeling paint and provide 2x4 ACT	2	END	S	A total of 1,400 square feet @									\$10,535	24.65%	\$13,132	\$13,132			· · · · ·
		ceiling tile in basement to reduce noise and conceal all exposed pipes and conduits.	1			\$5 paint cleanup & new ACT w/grid = \$7,000 + MU's	1				•	•									
		concear an exposed pipes and conduits.				, 6114 - 97,000 + 1VIU 3															
	<u> </u>	1	1	1	l	I.	1			I	ı	I	1			1		1		1 1	

**Capital Plan Detailed Scope of Work** 

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#### LEGEND Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

O22) - Short Term Recomments  Sulated mechanical pipe in basement projecting from all at about 60" AFF  inking fountains are not located in alcoves and do not we cane detection devices.	Provide cane detection at pipe  Provided painted round metal cane detection	COND. LEVEL	SEE LEGENU LIFE CYCLE OB	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY (	CODE COMPLIANCE	ADA/ SUSTAIN		OPERATION & IMPACT ON MAINTENANCE LEARN, ENV.		TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST	CIP	ALLOCATION  CIP (Major MAINT.	CITY EXPENSE
O22) - Short Term Recomment sulated mechanical pipe in basement projecting from all at about 60" AFF	Provided painted round metal cane detection		CYCLE			SECORIT							301370 111111111111111111111111111111111	200/12/11011		CIP		
sulated mechanical pipe in basement projecting from all at about 60" AFF  inking fountains are not located in alcoves and do not	Provide cane detection at pipe  Provided painted round metal cane detection	0	ОВ	S							MAINTENANCE ELANG. ENV.	ALLEANANCE			6031		Renovation)	EXPENSE
sulated mechanical pipe in basement projecting from all at about 60" AFF  inking fountains are not located in alcoves and do not	Provide cane detection at pipe  Provided painted round metal cane detection	0	ОВ	S														
ill at about 60" AFF inking fountains are not located in alcoves and do not	Provided painted round metal cane detection	0	OB	S	T	,	, ,	,				,						
inking fountains are not located in alcoves and do not					<ol> <li>painted round metal cane detection devices. \$250 + MU's</li> </ol>								\$380	24.65%	\$474		\$47	4
					detection devices. 9230 1 Mo 3		•	•										
ve cane detection devices.	A	0	OB	S	(2) painted round metal cane								\$1,505	24.65%	\$1,876		\$1,87	6
	devices to either side of the drinking fountain to meet ADA requirements				detection devices. Two for each fountain. 4 total @ \$250 = \$1,000 + MU's		•	•										
one fountain outside of gym area	Provide fountain on each level	0	ОВ	S	(2) high-low ADA compliant drinking fountains (1 fountain for each floor) with cane detection as described above. \$2,250 ea fountain w/new rough + \$500 for 2 cane detectors = \$2,750 per fountain x 2 = \$5,500			•	•				\$8,280	24.65%	\$10,321		\$10,32	1
		1				1				1		1		1				_
me but scattered (Most are on the doors). V	Recommend providing consistent code compliant signage throughout the entire building	0	OB	S	Provide ADA compliant room signage for 50 spaces @ \$75 = \$3,750 + MU's		•	•	•				\$5,645	24.65%	\$7,036		\$7,03	ō
cond exit signs are missing above the second set (the terior doors) of all exits.	-	0	ОВ	S	(5) illuminated exit signs. \$1,000 w/new wiring = \$5,000 + MU's		•	•	•				\$7,525	24.65%	\$9,380		\$9,38	ס
		l .															<u> </u>	
ear finish metal handrails. No extensions at the top or ttom of stairs (handrails continue across landings), und profile and compliant height	Provide round metal handrail at the top and bottom of each stair to provide the required handrail extensions at the top and bottom of each stair.		OB	S	14 If total @ \$50 = \$700 + MU's		•	•	•				\$1,055	24.65%	\$1,315		\$1,31	5
inted plaster	Recommend re-painting as part of standard maintenance practice.	3	ESL	S	400 sf @ \$1.50 prep & paint = \$600 + MU's					•	•		\$905	24.65%	\$1,128		\$1,12	8
					1											<u> </u>		
ne	Provide elevator to allow access to all levels	0	OB	S	Addition for LULA elevator, allow \$1.3M w/addition enclosure + MU's	,		•	•				\$1,300,000	24.65%	\$1,620,450	\$1,620,450		
inted plactor. 2v4 ACT in placerooms in the bacoment	Donlars 2v4 ACT sailings with new 2v4 ACT	1 2	ECI	c	A total of 2 200 square fact of	1					1		Ć1E E90	24.659/	¢10.420	¢10.430		
inteu piaster - 244 Act ii Liossi Ouris iii tile Vaseilerit.	ceilings	2	ESE	3	2x4 ACT to be replaced in the classrooms, includes new grid @ \$4.50 demo & replace = \$10,350 + MU's					•	•		\$13,360	24.0376	313,420	315,420		
					·							1						
om for maneuvering clearances and missing grab bars. le kindergarten classroom is missing a designated let.	future renovation. Provide designated bathroom in the one kindergarten room that was missing a bathroom in a future renovation or relocate classroom to another classroom with designated bathroom in the	2	ESL	S	Interior renovation for a 64 square foot ADA compliant bathroom, \$10,000 + MU's			•	•				\$15,050	24.65%	\$18,760	\$18,760		
" clear width door	Provide a door with min. clear width of 36*	1	OB	S	Provide a total of (3) 36"x84" wood veneer doors with painted hollow metal frames, \$1,500 ea w/demo-reframe-new door & hdwr = \$4,500 + MU's			•	•				\$6,775	24.65%	\$8,445	\$8,445		
o wall mounted sinks (Non-ADA). One is plastic and e other is china	Replace and provide with sinks that meet ADA requirements. Provide plastic laminate counter and apron with resilient edge banding for a more durable long lasting product.	0	OB	S	(1) 72"x24" plastic laminate counter at ADA height @ \$90 w/demo = \$540, (2) stainless steel 36" wide sinks @ \$1,500 ea & re-use exist rough, (2) 36" wide plastic laminate sink aprons for ADA knee clearance @ \$300 ea = = = TOTALS \$4,140 + MU's			•	•				\$6,230	24.65%	\$7,766	\$7,766		
cote eatt un in ee or ee ille	ond exit signs are missing above the second set (the erior doors) of all exits.  ar finish metal handrails. No extensions at the top or tom of stairs (handrails continue across landings). und profile and compliant height  nted plaster  ne  et kindergarten toilet rooms are not Accessible; no m for maneuvering clearances and missing grab bars. et kindergarten classroom is missing a designated et.  clear width door	compliant signage throughout the entire building Provide second exit sign at each exterior egress door  Provide second exit sign at each exterior egress door  Provide round metal handrail at the top and bottom of stairs (handrails continue across landings), and profile and compliant height  Recommend re-painting as part of standard maintenance practice.  Provide elevator to allow access to all levels  Provide elevator to allow access to all levels  Replace 2x4 ACT ceilings with new 2x4 ACT ceilings  Recommend upgrading toilet rooms in a future renovation. Provide designated et.  Recommend upgrading toilet rooms in a future renovation or relocate classroom to another classroom with designated bathroom in the short term.  Replace and provide with sinks that meet ADA requirements. Provide plastic laminate counter and apron with resilient edge banding for a more durable long lasting	compliant signage throughout the entire building ond exit signs are missing above the second set (the erior doors) of all exits.  Provide second exit sign at each exterior egress door  Provide round metal handrail at the top and bottom of each stair to provide the required handrail extensions at the top and bottom of each stair.  Recommend re-painting as part of standard maintenance practice.  Provide elevator to allow access to all levels  Provide elevator to allow access to all levels  O  Retindergarten toilet rooms are not Accessible; no more maneuvering clearances and missing grab bars. e kindergarten toilet rooms in missing a designated et.  Recommend upgrading toilet rooms in a future renovation. Provide designated bathroom in a future renovation or relocate classroom to another classroom with designated bathroom in a future renovation or relocate classroom to another classroom with designated bathroom in the short term.  Clear width door  Provide a door with min. clear width of 36"  1  Replace and provide with sinks that meet ADA requirements. Provide plastic laminate counter and apron with resilient edge banding for a more durable long lasting	compliant signage throughout the entire building compliant signage throughout the entire compliant signage throughout the entire compliant signage and compliant signage throughout signage and compliant signage throughout signage and compliant signage and compliant signage and compliant signage and compliant signage throughout signage and compliant signage and c	compliant signage throughout the entire building ond exit signs are missing above the second set (the Provide second exit sign at each exterior egress door    Provide second exit sign at each exterior egress door    Provide round metal handrails at the top and bottom of staris (handrails continue across landings). Industry profile and compliant height    Recommend re-painting as part of standard    Recommend users to all levels    Recommend users to all levels	detection a description above.  ### S2500 for 2 cane detection a feet of \$2,500 or 6 dournation w//new rough \$2,500 or 2 cane detection a \$6,500 for 2 cane	selection as described above. \$2,230 or Droiting where rough \$3,930 or Droiting \$3,930 or Droiting \$3,930 or Droiting \$4,930 or Droit	described above. \$2,20s of burstand were rough +5000 for 2 came detectors = 52,20s of burstand x = 55,000 and 2 came detectors = 52,20s of burstand x = 55,000 and 2 came detectors = 52,20s of burstand x = 55,000 and 2 came detectors = 52,20s of burstand x = 55,000 and 2 came detectors = 52,20s of burstand x = 55,000 and 2 came detectors = 50,20s of burstand x = 50,000 and 2 came detectors = 50,20s of burstand x = 50,000 and 2 came detectors = 50,20s of burstand x = 50,000 and 2 came detectors = 50,20s of burstand x = 50,000 and 2 came detectors = 50,000 and 2 came detec	setection and echips are constructed with a second set file of the second set for the sec	detection as Security of Secur	Section for force or description or the identity. Y  Teacommend providing considered code considered (Most are on the identity. Y  Teacommend providing considered code considered (Most are on the identity. Y  Teacommend providing considered code considered (Most are on the identity. Y  Teacommend providing considered (Most are on the identity. Y  Teacommend providing considered (Most are on the identity. Y  Teacommend providing considered (Most are on the identity. Y  Teacommend providing considered (Most are on the identity. Y  Teacommend providing considered (Most are on the identity. Y  Teacommend providing considered (Most are on the identity. Y  Teacommend providing considered (Most are on the identity. Y  Teacommend providing (Most are on the identity)  Teacommend providing (Most are on the identity. Y  Teacommend providing (Most are on the identity)  Teacommend provided (Most are on the identity)  Teacommend providing (Most are on the identity)  Teacommend providing (Most are on the identity)  Teacommend provided (Most are on the identity)	Section as a control of a section of the control of	bed southern of the state of th	Addition for a first control and account on the dates of a first c	Section of the control of the contro	As desiration from the search of the search	Microsoft of Column   Microsoft Column   Microsof	Contraction of the contract

**Capital Plan Detailed Scope of Work** 

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority

I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

		-				•	_												BUDGET		
CATEGORY	DESCRIPTION AND CENTRAL COMMENTS	RECOMMENDED ACTION	COND	SEE LEGENI		QUANTITY	CECUDIT	ry LIEALTH O	CODE		VALUATION		L ODERATION 6	LIMPACTON	AESTHETICS &	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE	CID	ALLOCATION MAINT	CITY CITY
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURIT	Y HEALTH & SAFETY (	CODE COMPLIANCE	ADA/ ACCESSIBILITY					APPEARANCE	30.3% WAIK-01	ESCALATION	COST	CIP	CIP (Major MAINT. Renovation)	CITY EXPENSE
-	2018 - 2022) - Short Term Recommen	dations																			
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling in the future	3	ESL	S	1,200 square feet of 2x4 ACT,										\$8,130	24.65%	\$10,13	4 \$10,13	4	
		with new 2x4 ACT ceiling complete				includes new grid @ \$4.50 demo & replace = \$5,400 + MU's	2						•								
						C Teplace \$5,100 * 1110 5															
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible	0	OB	S	80 square feet of interior										\$18,815	24.65%	\$23,45	3 \$23,45	3	
		room to keep the kiln in as part of future renovations.				renovation to provide a room															
		Teriovations.				constructed of gyp partitions up to roof deck, single wood venee															
						36"x84" door, 2x4 ACT ceilings,															
						and VCT flooring. \$125 sf +		•													
						MU's + \$2,500 to relocate kiln- hood-exhaust-fan thru roof =															
						\$12,500 + MU's															
Performing Arts - Stage				1		L						1			-1	l				<u> </u>	
Ceiling Finish Materials	Painted GYP / plaster	Repair, patch, sand, and paint areas of ceiling	2	ESL	S	450 sf @ \$1.50 prep & repaint =										\$1,015	24.65%	\$1,26	5 \$1,26	5	
		that are damaged or where the paint is				\$675 + MU's															
		peeling. Recommend re-painting as part of standard maintenance practice.											•								
		·																			
Stage Accessibility	Cafetorium Stage is not wheelchair accessible. No chair lift or ramp. Stair access only, stairs are narrow.	Recommend providing access to stage in a future renovation	0	OB	S	Interior renovation to accommodate a chair lift, allow										\$37,625	24.65%	\$46,90	0 \$46,90	0	
	int of famp. Stall access only, stalls are flaffow.	Total E TEHOVALION				\$25,000 + MU's for lift & stage															
						cut-out-reframe to				•											
						accommodate															
Library / Media Center																					
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with new 2x4 ACT ceiling complete	3	ESL	S	1700 square feet @ \$4.50 w/demo-replace = \$7,650 +										\$11,515	24.65%	\$14,35	3 \$14,35	3	
		ACT centing complete				MU's						•	•								
												_									
Gymnasium			1				1	1					1		-1	I				L	1
Ceiling Finish Materials	2x2 ACT	Replace all broken ceiling tiles. Recommend	2	END	S	2500 sf; grid remains; \$3 sf										\$11,290	24.65%	\$14,07	3 \$14,07	3	
		replacing ACT ceiling with a more abuse				demo-replace tiles only = \$7,500	)														
		resistant ceiling in future renovations				+ MU's.															
						No, provide new grid															
Wall Pads	None	Recommend providing wall pads behind each	n 0	ОВ	S	A total of 20 linear feet of 6' tall										\$1,535	24.65%	\$1,91	3 \$1,91	3	
		backstop in future renovations				wall pads @ \$8.50 sf =\$1,020 +		•				•	•								
Drinking Fountains	None	Recommend providing drinking fountain	0	ОВ	S	MU's (1) high-low ADA compliant		+							+	\$3,390	24.65%	\$4,22	6 \$4,22	6	
		within Gym area in future renovations	_			drinking fountains \$2,250				•						7-,		* 7/	1 7		
Teacher Workroom and Staff Areas						w/new rough + MU's															
	2:4.407	Dealers the celling of the	2	Fc. 1		1400 -f @ ¢4 F0 '	1		Т	1		1	1	1	1	42	24.5	, Ac	0 40	ol I	1
Ceiling Finish Materials	2x4 ACT	Replace the ceiling complete	3	ESL	S	400 sf @ \$4.50 demo-replace =\$1,800 + MU's										\$2,710	24.65%	\$3,37	8 \$3,37	8	
						. ,=== := #						•	•								
Casework	Residential grade (wood and plastic laminate) - Non-AD/	A Recommend replacement of all non-ADA	0	OB	S	(1) 84"x24" plastic laminate	1									\$4,055	24.65%	\$5,05	5 \$5,05	5	
		casework with more resilient plastic laminate	2			counter with resilient edge															
		casework with resilient edge banding and lockable doors.				banding at ADA height = 7 If @ \$90 w.demo = \$630, (1) 18"															
		lockable doors.				base cabinets with drawer @															
						\$275 w/demo =\$415, (1) 30"															
						ADA sink apron for knee															
						clearance @ \$300, (1) 24" four drawer base cabinet = 2 If @															
						\$275 w/demo = \$550, (1) 36"															
						wall cabinet @ \$125 w/demo =															
						\$375, (1) 36" microwave wall															
						cabinet @ \$100 = \$300, (1) 12" wall cabinet @ \$125 w/demo =															
						\$125 = = = TOTALS \$2,695 +															
						MU's															
Sinks (ADA compliance)	Counter mounted sinks with stainless steel gooseneck	Recommend relocating sink to new plastic	0	OB	S	Relocate existing sink into new	1	+ +				<b> </b>				\$755	24.65%	\$ \$94	1 \$94	1	
Siliks (ADA compliance)	faucet. Non-ADA (no knee clearance)	laminate counter set at ADA height as	0	JB	3	casework. See casework notes										\$755	24.05%	\$92	, ,94	<u> </u>	
	,	described above.				above \$500 relocate & adjust				•											
						rough + MU's															
1						1															·

**Capital Plan Detailed Scope of Work** 

Nule:
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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained N/A - Not Applicable B - Obsolete

				SEE LEGEN	D	7				EVALUATION CRITERIA	A		TRA	ADE COST PLUS		* OPINION OF	BUDGET	ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH &		ADA/	SUSTAIN - EXTER	NDING OPERATION	ON & IMPACT ON	AESTHETICS & 50		ESCALATION	PROBABLE	CIP	CIP (Major MAINT.	
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY BLDG	6. LIFE MAINTEN	ANCE LEARN. ENV.	APPEARANCE			COST		Renovation)	EXPENSE
Years 1 - 5 (Fiscal Years 201	18 - 2022) - Short Term Recommen	dations																	
Nurse and Health																			
Ceiling Finish Materials	Painted plaster	Replace ceiling with plaster to match the res of the school.	t 2	END	S	400 square feet @ \$15 demo & replace w/plaster on metal lath								\$9,030	24.65%	\$11,256	\$11,256		
						= \$6,000 + MU's													
Sinks (ADA compliance)	Wall mounted china sink, non ADA (to high)	Provide sink that meets ADA requirements in	1 0	OB	S	(1) wall mounted sink at ADA								\$3,010	24.65%	\$3,752	\$3,752		
1	(4.00)	future renovations				height in nurses suite bathroom								, .,.		.,,			
						\$2,000 w/new chair carrier & re use exist rough + MU's			•										
Door Widths and Clearances	two of the four doors are less then the 32" clear width	Provide doors with a min. clearance of 36" in	0	OB	S	(2) 36"x84" wood veneer doors								\$6,020	24.65%	\$7,504	\$7,504		
	required	future renovations				with painted hollow metal frames \$2,000 ea demo-reframe	:-		•										
						new door-frame-hdwr = \$4,000 + MU's													
Administration Office Area						TIVIO S							ı						
Conference Room	Conference room (Counter mounted sinks with stainless	Recommend replacement of non-ADA sink with ADA compliant sink and plastic laminate	0	OB	S	(1) 72" x 24" plastic laminate counter with counter mounted								\$4,765	24.65%	\$5,940	\$5,940		
	steel gooseneck faucet. Non-ADA (no knee clearance)	casework				stainless steel sink at ADA													
						height. 6 If @ \$90 w/demo + \$1,500 sink re-use rough =													
						\$2,040 + MU's													
						(1) 36" wide ADA sink apron \$300 + MU's			•										
						(2) 18" wide base cabinets with													
						lockable doors = 3 If @ \$275 w/demo = \$825 + MU's = = =													
						TOTALS \$3,165 + MU's													
Student Toilet Rooms Plumbing Fixtures	The water closets are predominately floor mounted	Recommend providing ADA compliant	0	ОВ	S	(4) 60"x60" painted enamel ADA								\$20,470	24.65%	\$25,516	\$25,516		
Finality (Taxtures	vitreous china with manual flush valves.	fixtures in a future renovation		ОВ	3	compliant bathroom stalls @								320,470	24.03/6	\$23,310	323,310		
	Urinals are wall hung vitreous china with manually					\$1,150 = \$4,600, (2) wall mounted urinals at ADA height													
	operated flush valves.					\$2,000 w/adjust rough = \$4,000													
	Lavatories are floor mounted semi-circle sinks					(4) floor mounted water closets at ADA height @ \$1,250 &			•										
						re=use rough = \$5,000 = = =													
	No ADA compliant fixtures are provided					TOTALS \$13,600 + MU's													
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab bars	0	ОВ	S	(4) wall mounted stainless steel grab bar @ \$150 = \$600 + MU's								\$905	24.65%	\$1,128		\$1,12	8
									•										
Staff Toilets																			
Ceiling Finish Materials	2x4 ACT	Replace with new 2x4 ACT ceiling complete	3	ESL	S	50 sf @ \$5 demo-replace = \$250					•			\$380	24.65%	\$474	\$474		
Accessories	Missing grab bars required for ADA fixtures	Provide wall mounted stainless steel grab	0	OB	S	+ MU's (1) wall mounted stainless steel								\$225	24.65%	\$280		\$28	10
		bars				grab bars @ \$150 + MU's		•						,					
Door Widths and Clearances	Door width is less than the required min, of 32" clear.	Provide door with a min. clearance of 32" in	2	END	S	(1) 32"x84" wood veneer door								\$6,010	24.65%	\$7,491	\$7,491		
Door withins and clearances	boor width is less than the required min, or 52 clear.	future renovations	2	END		with painted hollow metal fram	غ ا							\$6,010	24.03%	\$7,491	\$7,491		
						\$2,000 + MU's demo-reframe- new door & frame w/hdr		•	•										
						.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,													
Machanical and Service Spaces																			
Mechanical and Service Spaces Ceiling Finish Materials	Painted GYP	Repair, patch, sand, and paint areas of ceiling	g 2	END	S	50 sf @ \$1.50 = \$75 + MU's								\$115	24.65%	\$143		\$14	3
		that are damaged or where the paint is peeling. Recommend re-painting as part of																	
		standard maintenance practice.																	
FIRE PROTECTION																			
Type of Sprinkler System	NFPA 13 automatic wet system hallways , stage, dry	New NFPA 13 automatic system for entire	2	ESL	S	\$/SF @ 43K SF								\$254,345	24.65%	\$317,041	\$317,041		
	system (?)	building					•	•											
PLUMBING  Drinking Fountains / Water Coolers	Bubblers at class sinks & ADA cooler in hallway	Upgrade cooler to one with bottle fill	3	ESL	S	\$1,500 + MU's, re-use rough								\$2,260	24.65%	\$2,817		\$2,81	7
		-FO SEE SEE SE SEE WITH BOTTLE IN		_52	, ,	, , , , , , , , , , , , , , , , , , , ,			•					\$2,230	2	<i>\$2,017</i>		\$2,01	
	1		1			1	1	1	1	<u> </u>									1

**Capital Plan Detailed Scope of Work** 

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2 - Fair - Functions, Service Required Action Priority - Immediate (Year 0) - Short Term (Years 1-5) - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete /A - Not Applicable

					_	_													BUDGET			
				SEE LEGEN							LUATION C		T		1	TRADE COST PLUS	ECCAL ATION	* OPINION OF		ALLOCAT		
GORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEA			ADA/ SU	USTAIN -	EXTENDING	OPERATION & MAINTENANCE	IMPACT ON	AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	E)
		1	LEVEL	CYCLE	PRIORITY	INFO	SA	ETY CONIPL	ANCE   ACCES	ESSIBILITY	ABILITY	BLDG. LIFE	IVIAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Kenovation)		
1 F /F:  V 20	240 2022) Chart Tarre Decomposition	datiana																				
ars 1 - 5 (Fiscai Years 20	018 - 2022) - Short Term Recommen	aations																				
CTRICAL																						
Service	Utility XFMR vault in building	Upgrade service - provide padmount XFMR	1	OB	S	Carry complete new service										\$112,000	24.65%	\$139,608	\$139,608			ĺ
						entrance for 42,767 sf																1
													_									1
					_											4472.400	24.650/	4244.007	4244.007			←
Panels	mostly past anticipated life, a couple of residential-grade loadcenters have been added	replace throughout	1	ОВ	S	Carry complete power distribution system replacement										\$172,400	24.65%	\$214,897	\$214,897			Í
	loadcenters have been added					for 42,767 sf						•										ĺ
						101 42,707 31						_										1
Wiring	Building wiring in conduit. Wiring has exceeded its	replace throughout	2	END	S	Carry complete distribution										\$76,600	24.65%	\$95,482	\$95,482			$\overline{}$
· ·	anticipated useful life.					wiring system for 42,767 sf										, ,						Í
	·											•	•									1
				/												4						—
Exterior Building Lighting	Mix of LED and metal halide (MH) wall packs	replace MH with LED as MH units fail	2	ESL/END	S	Carry (18) LED wall packs					_	_	_			\$16,200	24.65%	\$20,193	\$20,193			1
											•	•	•									1
																						<u> </u>
Life Safety - Fire Alarm	Conventional FCI	Update to addressable ADA compliant	1	OB	S	Carry Complete system for										\$80,500	24.65%	\$100,343	\$100,343			1
						42,767 sf																1
							'															1
life Cefety Foregon Linking		Deales alder with a shortfall Deside	2	FCI		C					-					622 575	24.650/	\$28,140	620.140			-
Life Safety - Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	ESL	S	Carry replacement of (20) indoo units and addition of (8) outdoo										\$22,575	24.65%	\$28,140	\$28,140			l
	illuminated exit signs with integral battery backup.	outdoor enlergency lighting at building exits.				units and addition of (8) outdoo		_														Í
	illuminated exit signs with integral battery backup.					units																i
																						Í
				L															ļ			
URITY	le 1			0.0	1 6	lage 5 to 11	1			•	<u> </u>		1		1	445.050	24.650/	440.700	440.700		1 1	
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into	Recommend providing a third set of entry doors between corridor and entrances into	0	OB	S	300 Square Feet of complete interior renovations. Allow										\$15,050	24.65%	\$18,760	\$18,760			1
	admin area, allowing visitors to have access to student	admin suite and principles office. Third set of				\$6,000 interior buzz double																Í
	areas before checking in.	door to be buzz-in to allow access to student				doors + \$4,000 floor & ceiling &																i
	dreas service directing in	areas. Door configuration to match existing				pint = \$10,000 + MU's	•															Í
		vestibule doors				, , , , , ,																Í
																						1
Intrusion Alarm System	DSC control panel initiated by motion sensors in corridors	Provide a security alarm control panel that is	2	ESL	S	allow \$20,000 + MU's										\$36,875	24.65%	\$45,965	\$45,965			
		integrated with the district-wide network.																				1
						Also include door contacts for 18	i 🕳 [															l
						openings																ſ
																						1
Security Camera System	None	Provide web-based security camera system	<del>                                     </del>	<del>                                     </del>	S	(10) cameras	<del>                                     </del>						<del> </del>			\$10,000	24.65%	\$12,465	\$12,465			
Security Connected System		with DVR				(10) cameras										\$10,000	24.03/6	712,403	712,403			1
																						1
		l.		1	l								I			1					<b> </b>	+
																Total Year	-1.5	\$3,491,973	\$3,450,296		\$40,736	<del></del>
																Total Year	21-2	\$3,491,973	ş5,45U,29b	ېږ	) 34U,/36	4

**Capital Plan Detailed Scope of Work** 

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LEGEND

Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
ESL - w/ln Expected Service Life
2 - Fair - Functions, Service Required
END - Nearing End of Service Life
4 - Excellent - New

Action Priority
1 - Immediate (Year 0)
5 - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

		4 - Excellent - New														BUDGET	
				SEE LEGENI						ON CRITERIA			TRADE COST PLUS		* OPINION OF	ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO		TH & CODE ETY COMPLIANC	ADA/ SUSTAIN E ACCESSIBILITY ABILITY		OPERATION & MAINTENANCE	IMPACT ON AESTHETICS 8 LEARN. ENV. APPEARANCE		ESCALATION	PROBABLE COST	CIP CIP (Major M Renovation)	IAINT. CITY EXPENSE
	<u> </u>	!	LLVLL	CICLL	FRIORITI	INFO	JAI	LTT CONFLIANC	L ACCESSIBILITY ABILITY	DLDG. LIFE	IVIAINTENANCI	L LLAKN. LIVV.   AFFLAKANCE	1		COST	Renovation	LAFENSE
Years 6 - 10 (Fiscal Years 2	023 - 2027) - Long Term Recommen	dations															
SITE																	
Parking	Bituminous Pavement in Parking Lot in Poor condition	December of the control of the contr	2	END			1		1				Ć40.013	FF 200/	Ć7F 0C4 44	Č7F 0C1 11	
Paving Materials	Bituminous Pavement in Parking Lot in Poor condition	Recommend pavement overlay.  Maintenance will repair as needed until funding is secured	2	END	L	26,000 s.f @\$1.25/sf					•		\$48,913	55.30%	\$75,961.11	\$75,961.11	
Parking Striping Condition	Poor	Repaint parking lines Maintenance will repair as needed until funding is secured	1	END	L	2200 If @ \$0.50					•		\$1,655	55.30%	\$2,570.22	\$2,570.22	
Site Topography																	
Characteristics	Flat at front. 4:1 slope at rear	Slope stabilization needed.	2	ESL	L	3800 sf @\$1.00					•		\$5,719	55.30%	\$8,881.61	\$8,881.61	
STRUCTURAL																	
Additional Observation	B. Large retaining wall at the back of the poetry garden ( story wall running between the west ends of the wings). Generally in good condition. A handful of location have large spalling (near or at the location of post bases), one location has reinforcement visible.	I Remove the spalls, clean and repair Maintenance will repair as needed until funding is secured	2	END	L	5 locations (1 with rebar exposed)				•	•		\$1,505	55.30%	\$2,337.27	\$2,337.27	
Additional Observation	C. Site: The south steps wing walls are formed with large blocks. The front stone shifted forward and a gap is	e Repair Maintenance will repair as needed until	1	END	L	1 location (south steps)							\$455	55.30%	\$706.62	\$706.62	
	visible behind it.	funding is secured									•						
Additional Observation	D. Site: Concrete site steps outside the west end of the south wing (basement level). The steps have spalled and cracked and in a couple spots the reinforcement is exposed. Additionally, the wings walls have large spalls a their interface with the building (also exposing reinforcement).	Maintenance will repair as needed until	2	END	L	7 repair locations.				•	•		\$3,010	55.30%	\$4,674.53	\$4,674.53	
Additional Observation	E. Site: Access ramp at the north of the building is made up of metal section and of a wood section. The ramp currently sits on asphalt and is subject to frost heaves.	Provide foundation that extends below frost line.	3	ESL	L	1 ramp				•	•		\$1,505	55.30%	\$2,337.27	\$2,337.27	
Additional Observation	F: Site: Main entrance steps (east façade): the concrete side walls have large areas of spoils and some of the joints are opening up.	Repair concrete Maintenance will repair as needed until funding is secured	2	END	L	5 locations				•	•		\$3,765	55.30%	\$5,847.05	\$5,847.05	
Additional Observation	G: Site: Metal flag pole painted white has some rust is coming through the paint.	Clean and repaint with protective coating. Maintenance will repair as needed until funding is secured	2	ESL	L	1 flag pole					•		\$565	55.30%	\$877.45	\$877.45	
PLUMBING																	
Cold Water System	No backflow protection	Install backflow protection per municipal requirements			L	allow \$3,500 + MU's				•	•		\$5,270	55.30%	\$8,184.31	\$8,184.31	
Hot Water System	Electric 65 gallon dual 6,000w elements, 2003 mfg at end of service life (15 years)	replace with new gas fired 100 gal DWH including venting, mix valve, recirc pump	2	END	L					•	•		\$30,100	55.30%	\$46,745.30	\$46,745.30	
Domestic Distribution System	Mostly original copper with lead solderend of service life	Replace with new copper distribution system with insulaton	2	END	L	Figure \$/SF @ 43K SF				•	•		\$774,000	55.30%	\$1,202,022.00	\$1,202,022.00	
Sanitary Waste and Vent System	Mostly original Cast Ironend of service life	Replace Sanitary system	2	END	Ĺ	Figure \$/SF @ 43K SF							\$451,000	55.30%	\$700,403.00	\$700,403.00	
Storm Drain System	Mostly original Cast Ironend of service life	Replace Storm system	2	END	L	Figure \$/SF @ 43K SF				•	•		\$193,500	55.30%	\$300,505.50	\$300,505.50	
Natural Gas	NA	New Natural Gas system			L	3" Piping to mech room (100')				•	•		\$5,000	55.30%	\$7,765.00	\$7,765.00	
NATCHANICAL																	
MECHANICAL Heating Plant	Steam from Deering High via undergroundpumped return: Piping Is vintage and most likely failing.	Provide HW gas fired condensing boiler (1600 MBH) plant at time of steam to HW buildng conversion	2	END	L	Figure (2) 800 MBH Condensing gas boilers & Appurtenances (ET)				•	•		\$390,000	55.30%	\$605,670.00	\$605,670.00	
Air Conditioning (Yes/No/Limited)	None	Provide limited ductless AC at time of steam to HW conversion.	2	END	L	(3) 3 ton units +MU's							\$22,500	55.30%	\$34,942.50	\$34,942.50	
		Conversion.								•	•						

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level
0 - Failed - Not Functional Action Priority

I - Immediate (Year 0) 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

		4 - Excellent - New					J														
				SEE LEGEN	ID.	7					VALUATION C	DITEDIA				TRADE COST PLUS			BUDGET	ALLOCATIO	N.
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY H	EALTH &	ODE				OPERATION &	IMPACT ON	AFSTHETICS &		ESCALATION	* OPINION OF PROBABLE	CIP		AAINT.
	5250ttt 110171115 G211211112 G3111112115		LEVEL	CYCLE	PRIORITY	INFO	5266	SAFETY COM		ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST	G.:.	Renovation)	Е
rs 6 - 10 (Fiscal Years 2	2023 - 2027) - Long Term Recomme	ndations																			
ir Handling Unit Systems	Unit ventilators	Convert to HW fin tube and ERU ventilation	2	END	1	Figure \$/SF @ 43K SF for fintube.			1	1	Т			1		\$629,000	55.30%	\$976,837.00	1	\$976,837.00	
7 III Hariding Offic Systems	ome ventuators	at time of steam to HW building conversion.	_	2.1.5		Figure (3) 5,000 cfm ERU rooftop										\$023,000	33.3070	\$370,037100		\$370,037100	
						units. Figure \$/SF for ductwork															
						(uninsulated)							•								
Pumps	Steam return pumpreplaced pump only	Add HW pumps at time of steam to HW		N	L	(2) 100 gpm pumps w/VFDs										\$25,000	55.30%	\$38,825.00		\$38,825.00	
		conversion.				+MU's															
Terminal Unit Systems	Fin tube & convectors	Replace w/ AHUs abbove	2	END	L	Price figured with AHUs above.			+							\$0	55.30%	\$0.00		\$0.00	
Piping System	Asbestos insulation on steam piping in areas; beyond	Replace with HW piping and insulation	2	END	L	\$/SF @ 43K SF										\$774,000	55.30%	\$1,202,022.00		\$1,202,022.00	
	service life												•								
Automatic Temperature Controls	Pneumatic w/some DDC	Replace pnuematic with upgraded DDC; at time of steam toHW conversion.	2	END	L	\$/SF @ 43K SF						_	_			\$193,500	55.30%	\$300,505.50	1	\$300,505.50	
		time of steam tonw conversion.										•	•								
CTRICAL			_		<u> </u>						<u> </u>										
Interior Lighting																					
Classrooms	Old louvered fluorescents	Update lighting to LED with high	2	ОВ	L																
Classrooms	Old louvered fluorescents	performance optics as part of any planned	2	ОВ	L								_	_							
Classrooms	Old louvered fluorescents	performance optics as part of any planned facility renovations. Maintenance will repair	2	ОВ	L						•	•	•	•							
Classrooms	Old louvered fluorescents	performance optics as part of any planned	2	OB	L						•	•	•	•							
		performance optics as part of any planned facility renovations.Maintenance will repair as needed until funding is secured	2		L						•	•	•	•							
Classrooms Offices	Old louvered fluorescents  T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned		OB OB	L	_					•	•	•	•							
		performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.			L	_					•	•	•	•							
		performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until			L						•	•	•	•							
		performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.			L						•	•	•	•							
Offices	T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2	OB							•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
		performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until	2		L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices	T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until	2	OB		Carry complete interior lighting					•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices	T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.	2	OB		Carry complete interior lighting replacement for 42,767 sf					•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors	T8 fluorescent wraparounds  Old louvered fluorescents	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2	OB OB	L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices	T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until	2	OB							•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors	T8 fluorescent wraparounds  Old louvered fluorescents	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until facility renovations.  Maintenance will repair as needed until	2	OB OB	L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors	T8 fluorescent wraparounds  Old louvered fluorescents	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.	2	OB OB	L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors	T8 fluorescent wraparounds  Old louvered fluorescents	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until facility renovations.  Maintenance will repair as needed until	2 3 2	OB OB	L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors  Toilets	T8 fluorescent wraparounds  Old louvered fluorescents  T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2 3 2	OB OB	l L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors  Toilets	T8 fluorescent wraparounds  Old louvered fluorescents  T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2 3 2	OB OB	l L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors  Toilets	T8 fluorescent wraparounds  Old louvered fluorescents  T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2 3 2	OB OB	l L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors  Toilets	T8 fluorescent wraparounds  Old louvered fluorescents  T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2 2	OB OB	l L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors  Toilets  Mech/Storage	T8 fluorescent wraparounds  Old louvered fluorescents  T8 fluorescent wraparounds  T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2 2	OB OB	L L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	
Offices  Corridors  Toilets  Mech/Storage	T8 fluorescent wraparounds  Old louvered fluorescents  T8 fluorescent wraparounds  T8 fluorescent wraparounds	performance optics as part of any planned facility renovations. Maintenance will repair as needed until funding is secured  Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured  Update lighting to LED as part of any planned facility renovations.  Maintenance will repair as needed until funding is secured	2 2	OB OB	L L						•	•	•	•		\$547,000	55.30%	\$849,491.00		\$849,491.00	

**Capital Plan Detailed Scope of Work** 

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#### LEGEND Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Condition Level 0 - Failed - Not Functional Action Priority I - Immediate (Year 0) 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 5 - Short Term (Years 1-5) - Long Term (Years 6-20) 3 - Good - Functional & Maintained I - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ND					EVALUATION	CRITERIA					BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE ADA/	SUSTAIN -			IMPACT ON			ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE ACCESSIBIL	TY ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COS
AF /Final Van	- 2020 2022) Lave Terry December	and attack															
	s 2028 - 2032) - Long Term Recommo	endations															
UILDING INTERIOR																	
Interior doors	A mix of wood veneer doors with stained wood frame	Recommend replacement of all interior	2	END	L	(100) single door 36"x84"						1			\$316,050	93.55%	\$611,714
	and painted metal doors with painted metal frames.	doors and wood frames with new wood				(20) double door 72"x84" ,									, , , , , , ,		, ,
	Doors are worn and approaching end of life	veneer doors and painted hollow metal				\$1,500 per opening w/demo &											
		frames				new lockset & closer = 140											
						leaves =\$210,000 + MU's											
Interior Wall Finish Materials	Painted gyp / plaster	Recommend refinishing (repair, patch, sand,	1	END	L	Total of all walls for a three level									\$185,420	93.55%	\$358,880.
		and paint) all walls due to areas of wall that				building with a gross square feet											
		are damaged or where the paint is peeling.				of 61,600 @ \$2 sf floor area = \$123,200 + MU's											
						\$123,200 + IVIO \$											
Interior wall base	Typically original wood base with resilient rubber wall	Remove wood and resilient base complete.	2	END	L	All interior walls with the									\$60,260	93.55%	\$116,633.
	base applied over it in all rooms except Art and Toilet	Replace wood trim with more resilient PVC			_	exception of the Art room in the									, , , , , ,		,,
	Rooms. Original wood base is showing signs of heavy	trim.				ground floor and the Toilet											
	wear and tare, resilient base is in fair shape.					Rooms throughout., allow 65											
						cents per sf floor area = \$40,040											
						+ MU's											
Interior Window Sills	Wood window sills in poor condition	Replace all window sills with plastic laminate	1	END	L	24 linear feet of plastic laminate									\$21,675	93.55%	\$41,951.
	·	sill with resilient edge banding				window sills with resilient edge											
						banding in each room, a total of											
						(30) rooms. 720 If @ \$20					•	•					
						w/demo = \$14,400 + MU's											
Main Entrance Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our	3	ESL		50 Square Feet of aggressive		1			1	1	1		\$5,910	93.55%	\$11,438.
Littratice iviats	walk-off carpet in good condition	recommendation to replace with more	3	LJL	_	grade walk-off mat. \$17.50 sf									\$3,510	93.33%	\$11,430.
		robust walk-off carpet sequence at the main				recycled rubber matt = \$875 +											
		entrance. Provide an area of aggressive				MU's 150											
		grade walk-off material at the exterior of the				Square Feet of mild grade walk-											
		vestibule. Provide a mild grade walk-off mat	:			off mat. @ \$15 = \$2,250 +					•	•					
		product as finish floor in the vestibule.				MU's 80											
		Provide an area of low grade walk-off carpet				Square feet of low grade walk-											
		in the main lobby.				off mat @ \$10 = \$800 + MU's											
Main Lobby		1		1	ı	<u>l</u>	l l		L		1	I	1	l	l .		
Floor & Base Finish Materials	appears to be 9x9 vinyl asbestos tile with large areas of		2	END	L	200 sf abatement @ \$5 w/prep									\$2,635	93.55%	\$5,100.
	tile in rough condition - Wall tile base					for new = \$1,000 + MU's, new											
						floor @ \$3.75 = \$750 + MU's, tile											
						base remains											
orridors				_													
Floor & Base Finish Materials	Levels 1 and 2:appears to be 9x9 vinyl asbestos tile with	· ·	2	END	L	6700 sf Abate & prep for new									\$93,275	93.55%	\$180,533.
	large areas of tile in rough condition.	replace with quartz floor tile or an equivalen	t			@ \$5 & \$3.75 sf new + \$0.50 sf											
		non-wax finish floor.				new wall base = \$9.25 for 6700											
						sf =\$61,975 + MU's								_			
Floor & Base Finish Materials	Basement level: Painted concrete floor in poor condition		2	END	L	1400 sf clean prep for new @									\$10,535	93.55%	\$20,390.
	with no wall base.	with quartz floor tile or an equivalent non-				\$.75 & \$3.75 sf new + \$0.50 sf						_					
		wax finish floor.				new wall base = \$5 for 1400 sf								•			
						=\$7,000 + MU's											
		Provide Resilient wall base at lower level	0	ОВ	L	All walls lower corridor = 260 lf						_			\$1,175	93.55%	\$2,274.
Floor & Base Finish Materials																	
Floor & Base Finish Materials		corridor walls				@ \$3 = \$780 + MU's	]	l									

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGENE	)						<b>EVALUATION</b>	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &			TRADE COST +	ESCALATION	* OPINION OF
		1	LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
/ 44 45 /5:  V	- 2020 2022) Laws Tawa Bassawa																	
Years 11 - 15 (Fiscal Years	s 2028 - 2032) - Long Term Recomm	endations																
Lockers	Wood cubbies of assorted finishes and condition	Replace assorted cubbies with more resilient	2	ESL	L	(1) 48"x96" plastic laminate										\$18,815	93.55%	\$36,416.43
		plastic laminate cubie systems for a longer				open cubbie with resilient edge												
		lasting product and consistent finish.				banding. Locate cubbies in												
						corridor outside of each												
						classroom.												
						A total of (25 classrooms).,												
						single height open assumed, no interior divided areas @ \$500 ea												
						= \$12,500 + MU's												
						- \$12,500 ° WO 3			1									
Stairs and Exits Floor & Base Finish Materials	A mix of what appears to be 9x9 Vinyl Asbestos Tile (in	Abatement of 9x9 vinyl asbestos tile and	2	END	-	400 sf abate & prep @ \$5 +				1		1		1		\$5,570	93.55%	\$10,780.74
Fiooi & base Fillish Materials	good condition), rubber stair tread, metal stair tread, a			LIND	L	\$3.75 sf new floor + \$0.50new										\$3,370	93.33%	\$10,780.74
	VCT. Wall base in wood with resilient base on top.	non-wax finish floor. Schedule all floor finish				wall base = \$9.25 sf = \$3,700 +												
	veri van sase in vood van resilient sase on top.	renovations to take place at the same time				MU's						•	•					
		, , , , , , , , , , , , , , , , , , , ,																
Floor & Base Finish Materials		Replace metal stair tread with rubber stair	2	ОВ		400 sf @ \$25 demo & replace =		-		+					-	\$15,050	93.55%	\$29,129.28
FIOOT & Base FITTISTI Materials		tread material at all treads and landings.	2	ОВ	L	\$10,000 + MU's										\$15,050	95.55%	\$29,129.26
		Schedule all floor finish renovations to take				\$10,000 + IVIO \$												
		place at the same time																
		place at the same time																
Kindergarten Classrooms	Tack bar - tack board - chalk board	Replace chalkboard with white boards	3	ESL		A total of 24 feet of chalkboard			1	1		1		1		\$2,830	02.550/	\$5,477.47
Visual Display Surfaces	Tack bar - tack board - chaik board	Replace chalkboard with white boards	3	ESL	L	to be replaced. 4' height										\$2,830	93.55%	\$5,477.47
						assumed = 96 sf @ \$30 = \$2,880												
						+ MU's w/demo =												
						i wo s wydeino =								_				
1																		
Kindergarten Toilet Rooms			I	1				1	ı	I.		I	1	1				
Ceiling Finish Materials	Painted GYP	Patch, sand, paint large hole in ceiling of each	2	END	L	Total of 15 sf, allow \$750 + MU's										\$1,130	93.55%	\$2,187.12
		Kindergarten bathroom																
General Purpose Classrooms		To a second a second		I I		Tage 6 11 1						T			1	40.00		4100 010 10
Floor & Base Finish Materials	Broadloom carpet w/ small areas of what appears to be	•	2	END	L	230 square feet in each										\$64,040	93.55%	\$123,949.42
	9x9 vinyl asbestos tile that appear to be in rough shape					classroom. A total of (20)												
		non-wax finish floor.				rooms. \$5 sf abate & prep + \$3.75 sf new floor + \$0.50 sf						_	_					
						new base = \$9.25 sf for 4600 sf						•	•					
						=\$42,550 + MU's												
Floor & Base Finish Materials		Replace broadloom carpet with new	3	ESL	L	650 square feet in each		+		+						\$117,390	93.55%	\$227,208.35
		broadloom carpet as part of standard		202	-	classroom. A total of (20)										<b>4117,330</b>	33.3370	\$227,230.33
		maintenance practice				classrooms \$6 sf demo-prep-			1									
						replace for 13,000 sf = \$78,000 +						_	_					
						MU's												
		1	l	1		-		1	1	_1	1	l .	l	1	l		l	

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D	]					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -				AESTHETICS &		ESCALATION	* OPINION OF
		<u>l</u>	LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 2)	028 - 2032) - Long Term Recomme	endations																
Casework		Recommend replacing aging casework with	2	ESL	1	Provide the following in each		1								\$222,590	93.55%	\$430,822.95
	metal of varying finishes and condition	more resilient plastic laminate casework with	_	250	_	classroom (a total of 20										7222,330	33.3370	\$ .30,022.33
		resilient edge banding, lockable doors, and				classrooms):												
		adjustable shelves.				(1) 36" plastic laminate tall												
						cabinet with adjustable shelves @ \$750 ea, three rows of 144"												
						wall mounted shelves on												
						shelving standards (one row												
						with coat hooks) = 36 If @ \$20 = \$720 per class, (1) 48" wide												
						plastic laminate tall open shelf												
						unit with adjustable shelves @												
						\$500 ea, (2) 36" wide wall						_	_					
						cabinets = 6 If @ \$125 = \$725 per class, (4) 60" wide x 36" tall						•	•	•				
						open shelf units with adjustable												
						shelves = 20' book shelf @ \$145												
						If = \$2,900 per class , (2)												
						120"x24" plastic laminate counter with resilient edge												
						banding = 20 If top @ \$90												
						w/demo = \$1,800 per class = = =												
						TOTALS \$7,395 per class x 20 =												
						\$147,900 + MU's.												
																		-
Visual Display Surfaces	White boards, chalk boards and some rooms have	Recommend replacement of all chalkboards,	2	OB	L	30 linear feet of chalkboard per										\$108,360	93.55%	\$209,730.78
	marker board laminate applied over chalk boards	and chalkboard with white board laminate, with better quality white boards				classroom. A total of (20) rooms 4' ht assumed = 120 sf per class												
						@ \$30 sf demo + replace =												
						\$72,000 + MU's												
Art Classrooms					l													
Floor & Base Finish Materials	VCT - No base at CMU or GYP walls	Provide resilient rubber wall base	0	ОВ	L	150 If @ \$2.50 = \$375 + MU's						•	•			\$565	93.55%	\$1,093.56
Floor & Base Finish Materials		Recommend replacing VCT floor tile with	3	ESL	L	1200 sf @ \$5.75 demo-prep-new										\$10,385	93.55%	\$20,100.17
		quartz floor tile or an equivalent non-wax finish floor in future renovations				floor & wall base = \$6,900 + MU's						•	•					
		mish noor in ratare renovations				WIO 3												
Casework	Mixed casework of wood veneer, plastic laminate, and	Recommend replacing aging casework with	2	ESL	L	A total of 24 linear feet of plastic										\$11,140	93.55%	\$21,561.47
	metal of varying finishes and condition	more resilient plastic laminate casework with				laminate tall open shelving units												
		resilient edge banding, lockable doors, and adjustable shelves.				with adjustable shelves, 6 ea 48" wide @ \$500 ea'. (1) 120"x24"												
		adjustable sherves.				plastic laminate counter @ \$90												
						w/demo = \$900; (2) 36" base												
						cabinets with drawers = 6 lf @												
						\$375 w/demo = \$1,650; (2) 24" plastic laminate 4 drawer base							_	_				
						cabinets = 4 If @ \$275w.demo =						•		•				
						\$1,100 ; (1) 36" plastic laminate												
						tall cabinet with adjustable shelves @ \$750 = = = TOTALS												
						\$7,400 + MU's.												
						, ,												
		•	i	i .		•	<u> </u>		•					•				

**Capital Plan Detailed Scope of Work** 

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#### LEGEND Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional Life Cycle (Age Factor) - Poor - Failure Anticipated - Fair - Functions, Service Required ESL - w/In Expected Service Life END - Nearing End of Service Life - Good - Functional & Maintained - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ND	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -				AESTHETICS &		ESCALATION	* OPINION OF
		l	LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANC	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Vears 11 - 15 (Fiscal Vears	s 2028 - 2032) - Long Term Recomme	andations																
Performing Arts - Music Rooms	S 2020 - 2032) - Long Term Recomme	endations																
Flooring		Replace broadloom carpet with new	3	ESL	L	400 square feet @ \$5 demo &										\$3,010	93.55%	\$5,825.86
-		broadloom carpet as part of standard				replace = \$2,000 + MU's												
		maintenance practice																
Casework	A mix of wood and plastic laminate casework of varying		3	ESL	L	(4) 36" tall open shelf units with										\$13,990	93.55%	\$27,077.65
	finishes and condition	more resilient plastic laminate casework with resilient edge banding, lockable doors, and				adjustable shelves @ \$500 ea = \$2,000, (1) 96"x24" plastic												
		adjustable shelves.				laminate counter with resilient												
		j				edge banding = 8 If @ \$90												
						w/demo = \$720, (4) 48" open												
						shelf base cabinet = 16 lf @												
						\$250 demo & replace= \$4,000,												
						(1) 36" tall cabinet with lockable												
						door and adjustable shelves @ \$750, (1) 60"x24" plastic												
						laminate counter with resilient												
						edge banding = 5 If @ \$90												
						w.demo = \$450; (2) 30" plastic												
						laminate base cabinets with												
						drawers @ \$275 w/demo =												
						\$1,375 = = = TOTALS \$9,295 +												
						MU's.												
Library / Media Center														1				
Flooring		Replace broadloom carpet with new	3	ESL	L	1700 square feet @ \$5 w/demo-										\$12,795	93.55%	\$24,764.72
		broadloom carpet as part of standard				prep-replace = \$8,500 + MU's												
		maintenance practice																
Teacher Workroom and Staff Areas																		
Flooring		Recommend replacing VCT floor tile with	3	ESL	L	400 sf @ \$5.25 demo-prep-new										\$3,160	93.55%	\$6,116.18
		quartz floor tile or an equivalent non-wax				vct-new wall base = \$2,100 +												
		finish floor in future renovations				MU's							•					
Nurse and Health		I				Ten finate i	1			1		1		1		1 40.000		4= 00= 00
Flooring		Replace broadloom carpet with new broadloom carpet as part of standard	3	ESL	L	400 square feet @ \$5 demo & replace = \$2,000 + MU's										\$3,010	93.55%	\$5,825.86
		maintenance practice				replace = \$2,000 + 100 S												
		mantenance practice																
Casework	Wood of varying finishes and condition	Recommend replacing all casework with	3	ESL	L	(1) 36" wide tall storage cabinet										\$2,485	93.55%	\$4,809.72
		lockable casework of consistent finish and				with adjustable shelves \$750 ea,												
		condition.				(2) 36" wide by 48" tall open												
						shelving units with adjustable												
						shelves @ \$450 ea = = = TOTALS												
						\$1,650 + MU's												
Privacy Curtains (no. of rest areas)	One enclosed rest area with no curtains	Provide privacy curtains in cot area.	0	ОВ	L	(1) ceiling mounted curtain track										\$530	93.55%	\$1,025.82
						with curtain. 10 linear feet \$350 + MU's						•	•					
Administration Office Asse		1	<u> </u>	ļ	ļ	7-30 - 1110 3	<u> </u>	1 1		<u> </u>		<u> </u>		1	ļ	1		
Administration Office Area Flooring		Replace broadloom carpet with new	3	ESL	L	1,500 sf @ \$5 demo-prep-new =							Τ			\$11,290	93.55%	\$21,851.80
5		broadloom carpet as part of standard				\$7,500 + MU's										' '		, , , , , ,
		maintenance practice																
	1	1	1	1	1	- I	·	1 1		1		1	1	1	1	1		

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

			SEE LEGEND				EVALUATION CRITERIA									BUDGET		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Years	s 2028 - 2032) - Long Term Recomr	nendations																
Casework	Wood of varying finishes and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Wall mounted shelving ir principles office to remain.		END	L	(3) 24" wide wall cabinets = 6 lf @ \$125 w/demo = \$725, (4) 36" wide tall cabinets with adjustable shelves @ \$750 = \$3,000, 15 linear feet of wall mounted shelves @ \$20 = \$300, (12) 36" wide x 48" tall open shelving units with adjustable shelves @ \$450 = \$5,400 = = TOTALS \$9.425 + MU's						•	•	•		\$14,185	93.55%	\$27,455.0
Student Toilet Rooms				!!		+	ļ	ļ					ļ <u> </u>					
Floor & Base Finish Materials	VCT - Ceramic tile wall base	Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations	3	ESL	L	100 sf @ \$5.25 demo-prep-new floor, tile base remains = \$5,250 + MU's						•	•			\$7,905	93.55%	\$15,300.1
Wall Finish Materials		Re-grout wall tile	2	ESL	L	A total of 1,600 square feet of wall tile to be re-grouted @ \$1.50 = \$2,400 + MU's						•	•			\$3,615	93.55%	\$6,996.8
Door Hardware	Push-pull / closer, no hold opens - Compliant	Replace eye hook and catch with actual hold open hardware in future renovations	3	ESL	L	4 hold opens, magnetic assumed @ \$250 ea = \$1,000 + MU's Correct, use magnetic hold opens						•	•			\$1,505	93.55%	\$2,912.9
Staff Toilets			L	L!		+	<u> </u>	!		<u> </u>	1		<u> </u>					
Floor & Base Finish Materials	Ceramic tile - Ceramic wall tile base	Clean and re-grout tiles	2	END	L	50 sf @ \$1.50 = \$75 + MU's						•	•			\$115	93.55%	\$222.5
Wall Finish		Re-grout wall tile	2	ESL	L	180 sf @ \$1.50 = \$1,200 + MU's						•	•			\$1,810	93.55%	\$3,503.2
Mechanical and Service Spaces										1	_							
Floor & Base Finish Materials	Appears to be 9X9 Vinyl Asbestos Tile in fair conditio	Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	2	END	L	50 sf @ \$9.25 abate-prep-new floor & base =\$465 + MU's						•	•			\$700	93.55%	\$1,354.8
Sinks	Wall mounted china sink	Provide floor mounted mop sink	2	ОВ	L	1 floor mount mop sink @ \$2,250 w/new rough + MU's						•	•			\$3,390	93.55%	\$6,561.3

Total Years 11 - 15 \$2,628,980

**Capital Plan Detailed Scope of Work** 

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LEGEND	
Life Cycle (Age Factor)	Action Priority
N - New / Recent	I - Immediate (Year 0)
ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
END - Nearing End of Service Life	L - Long Term (Years 6-20)
OB - Obsolete	N/A - Not Applicable
	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN -		OPERATION & MAINTENANCE	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Years	s 2033 - 2037) - Long Term Recomm	endations															
STRUCTURAL																	
Exterior Wall Construction	C. Lintels above long windows are starting to show rust.	Clean and paint	2	ESL	L	~ 25 locations lintel lengths unclear, carry \$10 If to clean & repaint rusted lintels + MU's						•	•		\$2,633	116.55%	\$5,701.76
Exterior Wall Construction	D. Some localized area of the brick appears to be missing mortar.	g Repoint	2	END	L	1 area below large window at poetry garden (south wing) (~100sq ft)						•	•		\$1,130	116.55%	\$2,447.02
BUILDING EXTERIOR				l	·							l					
Exterior Wall Cladding		1			1		1			1	1	1	1			1	
Spalling, Staining, Efflorescence	Large amounts of staining due to efflorescence and broken precast concrete	Remove any damaged brick from rusted lintels and replace with new brick. schedule brick replacement with lintel replacement. Remove other areas of cracked brick, resolve any water issues that might have resulted from the cracked brick, and replace with new brick.	2	ESL	L	A total of 300 square feet of cracked brick veneer to be replaced either from settling or rusting lintels @ \$40 sf demo & including new brick material = \$12,000 + MU's						•	•		\$18,060	116.55%	\$39,108.93
Spalling, Staining, Efflorescence		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	Total of all exterior walls for a three level building with a gross square feet of 61,600 Assuming 20% exterior glazing, this = approx230,000 sf net area if all brick remaining @ \$7.50 =\$1,725,000 + MU's May not be financially feasible, suggest masonry study to determine more precisely what actually needs repointing  A total of 5,600 SF of masonry that needs to be repointed.						•	•		\$63,210	116.55%	\$136,881.26
Spalling, Staining, Efflorescence		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	L	Total of all exterior walls for a three level building with a gross square feet of 61,600 A total of 1,500 square feet						•	•		\$33,865	116.55%	\$73,334.66
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study					•	•	•		\$7,000	116.55%	\$15,158.50
Windows																	
Frame Materials	Aluminum. Windows are reported to have jamming issues and do not operate easily. Damaged window screens throughout.	Replace windows	2	END	L	200 unit windows, assume 15 SF each					•	•	•		\$316,050	116.55%	\$684,406.28

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

\* Note:

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# LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New

				SEE LEGEN	ID.						EVALUATIO	I CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECUR	RITY HEALTH	& CODE	ADA/	SUSTAIN -		OPERATION 8	& IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFET	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE			APPEARANCE			PROBABLE COST
Voors 16 20 (Fiscal Voors 2	033 - 2037) - Long Term Recomme	andations																
tears 16 - 20 (Fiscal fears 2	.033 - 2037) - Long Term Recomme	- Indations	ı	1	ı		1	T		T	1	T	T	T	T			
Louvers Materials	Rusting metal that is peeling away painted finish and	Remove louvers complete and replace with	1	END	L	75 (1' x 4' aluminum louvers,										\$18,060	116.55%	\$39,108.
	isolated areas of crumbling	aluminum louvers. Schedule louver replacement with lintel and masonry				extruded hvac assumed, @ \$40 sf w/demo =\$12,000 + MU's												
		replacement.																
Lintels	Steel lintels. Corrosion with rust scale build up is typical.  Several lintels are displaced.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry	1	ESL	L	(75) 5' galvanized steel lintels, assume 4" x 4" lintel @ 6 #/sf										\$74,500	116.55%	\$161,329.7
	several linters are displaced.	for lintel replacement. Reflash and replace existing masonry.				=2,250 # @ \$2 material = \$4,500 + MU's; mason labor 375 hours												
		existing masonity.				@ \$45 =\$16,875 + MU's; A total of 900 square feet of												
						existing masonry to be removed and replaced for lintel work @						•	•					
						\$25 =\$22,500 + MU's; 375 If flashing @ \$15 =\$5,625 + MU's =												
						= = TOTALS \$49,500 + MU's												
Exterior Doors - Main Entrance Frame Materials	Wood door and frame (non-accessible front entrance) -	Replace wood door and frame with a	2	ESL	1	200 square feet including three			1		1		1		1	\$35,595	116.55%	\$77,080.9
Traine Waterials	Precast concrete around frame	thermally broken aluminum entrance system		LJL		3'x7' entrance doors, arched										\$33,333	110.55%	\$77,080.5
		designed to mimic current front entrance to				transom, and hardware, 140 sf												
		preserve the buildings character				arched transom & sidelites @ \$110 w/demo = \$15,400 + MU's;												
						exterior storefront doors							•					
						w/panic & closers @ \$2,750 ea												
						w/demo = \$8,250 + MU's TOTALS \$23,650 + MU's												
Exterior Doors (not including Main Entry)												<u> </u>						
Materials	A mix of hollow metal doors with hollow metal frames	Replace all wood doors and wood frames	2	END	L	(3) 72"x84" thermally broken										\$24,835	116.55%	\$53,780.1
	and wood doors with wood frames. Two accessible entrances, one enters into the basement through the	with a thermally broken aluminum entrance system designed to mimic current doors to				painted aluminum double door and frame, \$5,500 per double												
	back of the building and the other enters to the main	preserve the buildings character Alum finish				door set w/demo - \$16,500 +												
	level through the loading dock area. No accessible	can mimic previous wood finish. Replace two				MU's												
	entrance near the playground.	of the exterior hollow metal doors with painted thermally broken aluminum metal																
Lintels	A mix of pre-cast concrete and Steel. Corrosion with rust scale build up is visible on steel lintels.	Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry	2	ESL	L	(2) 7' galvanized steel lintels (1) 4' galvanized steel lintel,										\$3,680	116.55%	\$7,969.0
		for lintel replacement. Reflash and replace				total of 50 square feet of												
		existing masonry.				existing masonry to be removed												
						and replaced for lintel work. assume 4" x 4" lintel @ 6 #/lf =												
						110 # @ \$2 = \$220 lintel												
						material + 18 hours mason labor												
						@ \$45 = \$810 + 50 sf brick @ \$25 = \$1,250 + 11' flashing @												
						\$15 =\$165 = TOTAL \$2,445 + MU's												
Fascia, Trim, Soffits & Overhangs		•	1															
Materials	Cementitious soffit material is cracked and likely delaminated.	Remove and repair all loose material. Repaint all soffits.	1	END	L	total 50 sf @ \$10 = \$500 + MU's						•	•			\$755	116.55%	\$1,634.9
Sealants & Expansion Joints Window / Journal / Door Perimeter Sealant	Desimptor coalant material unknown Coalant in follows	romovo and ronlaco all scalent and heaters of	1 1	ENID	1	600 If @ \$2 E0 = \$2 100 + MUII-				1	1				1	\$3.400	116 550/	ČC 042.0
Window / louver / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at all louvers and is aging at all windows	materials at all louver locations	1	END		600 If @ \$3.50 = \$2,100 + MU's						•	•			\$3,160	116.55%	\$6,842.9

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH	& CODE	ADA/	CUCTAIN	EVTENDING	OPERATION &	INADACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	SAFET			SUSTAIN - ABILITY		MAINTENANCE			50.5% MARK-UP	ESCALATION	PROBABLE COST
	•						•			•			•				
Years 16 - 20 (Fiscal Years	s 2033 - 2037) - Long Term Recomme	endations															
Roof Assembly & Flashing																	
Flat or Sloped Geometry	Flat w/ sloped steel and tapered insulation	Eliminate ponding from clogged drain	1	END	L	Unclog and clean the area around (3) roof drains @ \$150 = \$450 + MU's					•	•			\$680	116.55%	\$1,472.54
Age	1990 (?)	Replace roof with black EPDM	2	END	L	24,700 SF									\$446,082	116.55%	\$965,990.57
Roof Drains (Covers)	Roof drains	Replace missing roof drain covers. Clear roof drains of debris and clogs to allow for proper drainage and eliminate roof ponding.	1	END	L	2 roof drain covers @ \$150 = \$300 + MU's					•	•			\$455	116.55%	\$985.30
Roof access	Roof access is thru the custodial closet, up two separate sets of ladders, and thru a sidewall roof hatch in a difficult location. The roof is not easily accessible by any means.	location with a wall mounted ladder.	0	OB	L	(1) roof hatch (1) wall mounted ladder, \$2,500 hatch & 8' wall ladder (only) & safety rail + \$1,000 cut & frame roof opening & flash perimeter + \$1,000 demo old hatch & patch demo area allowance = \$4,500 + MU's; alternating tread ladder to hatch area excluded Provide a price for a wall mounted roof ladder (20' tall)					•	•			\$9,030	116.55%	\$19,554.47
Exterior Stairs and Ladders				L													
Locations and Materials	Roof Ladders	None, roof access is poor. Provide roof ladders to both lower roofs and provide proper roof access from the upper level	0	OB	L	(2) exterior galvanized steel roof ladders, 8' height assumed = \$600 ea = \$1,200 + MU's; (1) exterior galvanized steel inclined roof stair ( to small upper roof) = 12' height assumed @ \$5,000 + MU's					•	•			\$9,335	116.55%	\$20,214.94
	A mix of concrete and granite exterior stairs in varying condition. Rear concrete stair is cracked, chipping away, and will continue to fail over time. Stairs have a mix of code compliant and non code compliant railings (some of the railings do not extend beyond the bottom of the stair).	landing at front entrance to eliminate	2	ОВ	L	Front entrance: 200 square feet on concrete landing; 30 square feet of concrete patching, allow \$3,600 + MU's; Rear entrance: Rebuild concrete stairs complete - 10 feet wide, 6 risers / 5 treads / 4' deep landing, w/demo & dig-bf & frost foundation & steps & landing & ground mount rails = \$12,500 + MU's = = TOTALS \$16,100 + MU's					•	•			\$24,230	116.55%	\$52,470.07

**EVALUATION CRITERIA** 

Total Years 16 -20 \$2,365,473

#### HARRISON LYSETH ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
dition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ID		EVALUATION CRITERIA										BUDGET			
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY		CODE						AESTHETICS &					
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST		
Year 0 (Fiscal Year 2017) - Im	mediate Recommendations																			
																	0.00%	\$(		

Total Year 0

Capital Plan Detailed Scope of Work

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs. OB - Obsolete N/A - Not Applicable

	ations, and ciarifications used to develop these costs.	4 - Excellent - New	OB - Obsole			N/A - Not Applicable											BUDGET		
				SEE LEGEN	ND	$\neg$				EVALUA'	TION CRITERIA			TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCATION	V
GORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ SUSTA ACCESSIBILITY ABIL		DPERATION & IMPACT		50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major M Renovation)	//AINT.
rs 1 E /Eissal Voors 201	18 - 2022) - Short Term Recommen	dations																	
15 1 - 5 (FISCAI TEAIS 201	18 - 2022) - Short Term Recommen	luations																	
ting			1	_	ı			1	ı										•
Curbing Materials & Wheel Stops	Bituminous curb within interior loop in rough shape.	Replace bituminous curb within interior loop. Wheel stop needed at ADA parking space that adjoins walkway.	. 1	END	S	350lf @ \$5.00/lf 7 wheel stops @ \$250 ea				•		•		\$5,267	24.65%	\$6,565	\$6,565		
Number of Spaces (Regular & ADA)	3 ADA - 1 not compliant	ADA space adjoining walkway needs parking aisle.	2	ESL	S	\$125 restripe + MU's				•				\$200	24.65%	\$249	\$249		
Accessible Parking Signage	Faded Fire Lane Sign. Metal behind wood guardrail post.	Replace fire lane sign.	0	ОВ	S	\$350 + MU's		•						\$526	24.65%	\$656	\$656		
hicular Drop-Off & k-Up Areas			1				1	l .				l l							
Car & Bus Separations	Separate at parking but not at access drive. Bus loop has wood guardrail. Parent loop has temporary barricades. Minimal drainage along drive aisles.	Install sidewalk, curb and guardrail at parent drop off loop.	2	ESL	S	Sidewalk: 1200s.f @ \$4.00 Curb: 260lf @\$5.00 Guardrail: 100lf@\$40		•						\$15,200	24.65%	\$18,947	\$18,947		
hicular & Pedestrian			1	II.	1			<u>l</u>			<u> </u>	<u> </u>					<u> </u>		
Traffic Markings & Traffic Signage	Lacking	Need more stripping and signage	2	ESL	S	750lf @\$0.50		•				•		\$564	24.65%	\$703	\$703		
Walkway Materials	Bituminous. Breaks in guardrail sections.	Replace bituminous sidewalks. Replace missing guardrail sections.	2	ESL	S	sidewalk: 700s.f.@\$4.00 Guardrail: 80lf@\$40		•				•		\$9,030	24.65%	\$11,256	\$11,256		
Curb Cuts & Detectable Warning Strips	No panels observed	Install detectable warning panels at all crosswalks.	0	OS	S	Qty 6: 120SF@\$60		•		•				\$65,016	24.65%	\$81,042	\$81,042		
te Topography Characteristics	Generally flat with site stabilization	Need walls at rear where paved	1	END	S	540 s.f. @\$65		•						\$52,825	24.65%	\$65,846	\$65,846		
te Furniture &			1	II.				<u>I</u>			<u> </u>	<u> </u>		1			l	I	
Bicycle Racks	In back , see plan. Where do children enter	Relocate closer to front main entry.	2	ESL	S	2 ea @\$100	•							\$301	24.65%	\$375	\$375		
JILDING EXTERIOR																			
erior Stairs and Ladders Locations and Materials	It was observed that the only ADA access to the	Recommend providing direct ADA access	0	ОВ	c	24' feet of concrete ramp, 60"		ı		1		1		\$29,350	24.65%	\$36,585	\$36,585	1	
	playground is through the front entrance which is not in the direct path to the playgrounds.			OB	3	24 leet of Lourieter lamp, owide @ \$150 sf w/dig-bf-frost f'dn-slab = \$18,000 + MU's. Provide ADA compliant painted round metal handrail on either side of ramp. 50 lf total @ \$75 for 2 line pipe rail = \$1,500 + MU's = = = TOTALS \$19,500 + MU's				•				329,530	24.03%	,50,563	<b>\$30,363</b>		
indows Glazing Type and Color	Clear insulated glass. A few isolated areas of broken panes	Replace broken window panes complete	2	END	S	(2) 24"x48" areas of clear insulated glass @ \$25 sf reglaze = \$400 + MU's		•			•	•		\$605	24.65%	\$754	\$754		
JILDING INTERIOR				1			1		ļ		ļ	ļ	· ·	,			'		
eral Notes  Non-ADA compliant door hardware	Mix of doors with compliant hardware and non- compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non- d compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 15 Knobs (typically on service doors) with code compliant hardware, suggests HM leaves, \$500 per leaf minimal modification = \$7,500 + MU's			•	•	•	•		\$11,290	24.65%	\$14,073	\$14,073		

Capital Plan Detailed Scope of Work

SEBAGO TECHNICS

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

		4 - Excellent - New														_						
				SEE LEGEN	ID.	7					EVALUATION	CDITEDIA				TRADE COST BLUS	Т	* 00111101101	BUDGET	ALLOCA	ATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -		OPERATION &	IMPACT ON	AESTHETICS &	TRADE COST PLUS 50.5% MARK-UP		* OPINION OF PROBABLE	CIP	CIP (Major	MAINT.	CITY
CATEGORI	DESCRIPTION AND GENERAL COMMILINIS	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	SECORITI		COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE			APPEARANCE			COST	Cir	Renovation)	WAINT.	EXPENSE
	·	•							•													
Years 1 - 5 (Fiscal Years 20	<mark>018 - 2022) - Short Term Recomme</mark> n	ndations																				
Classroom casework	painted wood in fair condition	Recommend replacing aging wood casework	. 2	ESL	S	Provide the following in each							1		1	\$180,150	24.65%	\$224,55	7 \$224,557			$\overline{}$
		with more resilient plastic laminate casework	k			classroom (total of 30 rooms)																1
		with resilient edge banding.				(2) 48" wide tall cabinet units																1
						with adjustable shelves and lockable doors @ \$750 ea																1
						=\$1,500 per class																1
						12 Linear Feet of fixed shelves																1
						(two rows) with coat hooks. @							1 _	_								1
						\$20 = \$240 per class (6) 36" wide wall cabinets with						•	•	•								1
						adjustable shelves and lockable																1
						doors 18 lf @ \$125 w/demo =																1
						\$2,250 per class = = = TOTALS 30	0															1
						rooms \$119,700 + MU's																1
																						1
			<u> </u>		<u> </u>	<u> </u>					<u></u>											<u>L</u>
Sinks (ADA compliance)	Non ADA sinks in some of the classrooms. Enamel	Recommend replacing all existing sinks with	0	OB	S	(Total of 25) 24" deep x 60" long	3									\$73,370	24.65%	\$91,45	6 \$91,456			
	counter mounted sink in plastic laminate counter top.	ADA compliant sinks and new casework				plastic laminate counter with							1									1
						resilient edge banding, knee clearance below counter, and																1
						stainless steel sink with faucet.																1
						5 If top \$90 top w,demo = \$450																1
						+ \$1,500 sink re-use rough =																1
						\$1,950 ea for 25 = \$48,750 + MU's																1
						WIO 3																I
																						1
Main Entrance			-	ı	l	_l					I .				l .	L						
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button acce	es 0	OB	S	ADA push button sequence for				•						\$3,765	24.65%	\$4,69	3 \$4,693			
						two double doors. \$2,500							1									<u> </u>
Corridors Wall Projecting Objects	Drinking fountains are not located in alcoves and do not	t Provided painted round metal cane detection	n 0	OB	S	(6) painted round metal cane							1		1	\$2,260	24.65%	\$2,81	7 \$2,817			
	have cane detection devices.	devices to either side of the drinking fountain				detection devices. Two for each	ı															1
		to meet ADA requirements				fountain. \$250 ea = \$1,500 +																1
Interior Signage			1			MU's					1											<u> </u>
Materials	A mix of paper and plastic	Provide consistent code compliant signage	0	OB	S	Provide ADA compliant room										\$6,775	24.65%	\$8,44	\$8,445			
		throughout the entire building				signage for 60 spaces @ \$75 =																I
						\$4,500 + MU's																
Stairs and Exits Wall Finish Materials	All exit vestibules are missing the second exit sign locate	ed Provide second exit sign at each exterior	0	OB	S	10 illuminated exist signs @					l		1		1	\$15,050	24.65%	\$18,76	0 \$18,760			
	above the exterior egress door.	egress door			-	\$1,000 w/nre wiring = \$10,000 +	+	•										, ,,	, ,, ,,			1
						MU's		_														
Art Classrooms Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible	0	OB	S	80 square feet of interior							1		1	\$18,815	24.65%	\$23,45	\$23,453			
Killis	Kim (not enclosed)	room to keep the kiln in as part of future		05	3	renovation to provide a room										710,01	24.03%	\$25,45	J 723,433			1
		renovations.				constructed of gyp partitions up																1
						to roof deck, single wood venee	r															I
						36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$10,000 +																I
						MU's + \$2,500 to relocate kiln-																I
						hood-exhaust-fan thru roof =																I
						\$12,500 + MU's																I
																						1
Library / Media Center		·																				
Ceiling Finish Materials	2x4 ACT	Recommend replacing ceiling with 2x4 ACT	3	ESL	S	1700 sf & new grid assumed @ \$4.50 demo & replace = \$7,650										\$11,515	24.65%	\$14,35	3 \$14,353			1
		ceilings.				\$4.50 demo & replace = \$7,650 + MU's							•									1
																						1
Gymnasium / Cafetorium																						
Wall Pads	Wall pads located behind backstops in fair condition	Repair wall pads that are falling off the wall	2	ESL	S	20 If wall pads 6' ht assumed =										\$1,535	24.65%	\$1,91	3		\$1,913	
						120 sf @ \$8.50 = \$1,020 + MU's		•														1
Other eleganizations	Second agrees is through a storage room and in and and	a Add partition and door dividing agrees	+	OB		9' v 9' gun partition with 31-71					<del>                                     </del>	<del>                                     </del>	1		-	62.01/	24.650/	62.75	2 62.752		+	<del></del>
Other observations	Second egress is through a storage room and is not code compliant	from occupied area	-	ОВ	5	8' x 8' gyp partition with 3'x7' wood veneer door. New painted										\$3,010	24.65%	\$3,75	2 \$3,752			1
						partition & door-frame-hdwr							1									ı
																						1
						\$2,000 + MU's																Į.

Capital Plan Detailed Scope of Work

\* Note:

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LEGEND

Condition Level

0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
4 - Excellent - New

Life Cycle (Age Factor)
N - New / Recent
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

ian section for assumptions, exclusions, quanti		4 - Excellent - New	05 055010											p							
				SEE LEGEI	ND	_				EVALUATION CR	ITFRΙΔ			TI	RADE COST PLUS	1	* OPINION OF	BUDGET	ALLOCATIO	ON	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALT	H & CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	MPACT ON A	ESTHETICS & 5	0.5% MARK-UP		PROBABLE	CIP			CITY
			LEVEL	CYCLE	PRIORITY		SAFE	TY COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE L	EARN. ENV. A	PPEARANCE			COST		Renovation)		EXPE
and 1 F /Final Value 20	110 2022) Chart Tarre Bassarian	-d-t:																			
	18 - 2022) - Short Term Recommer	idations																			
chen and Servery Food Service Equipment	Missing 3-bay sink, hood with fire suppression system,	Recommend providing 3-bay sink,	2	ОВ	S			(See Food Ser	vice Below)					1	\$17,000	24.65%	\$21,19	\$21,191			
, ood sel nee Equipment	and handwashing stations. All other equipment is in good working order.	handwashing stations						•			•	•			<b>\$17,000</b>	2 1.03%	ŲLI,IJ	Ç22,131			
cher Workroom and Staff Areas																					
Ceiling Finish Materials	2x4 ACT in fair condition	Recommend replacing ACT ceiling with new 2x4 ACT ceiling	2	ESL	S	2,000 sf, new grid assumed, @ \$4.50 demo & replace new 2x4 ACT = \$9,000 + MU's					•	•			\$13,545	24.65%	\$16,88	\$16,884			
Casework	Residential grade plastic laminate casework	Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.		OB	S	(2) 36" wall cabinets @ \$125 w/demo = \$725. (2) 36" double door with drawers base cabinet @ \$275 w/demo = \$1,650. (1) 36" ADA sink apron @ \$300. (1) 24" four drawer base cabinet @ \$275 w/demo = \$550. All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 w/demo = \$990 = = TOTALS \$4,215 + MU's.			•						\$6,345	5 24.65%	\$7,90	9 \$7,909			
dent Toilet Rooms Ceiling Finish Materials	2x4 ACT ceilings in fair condition	Recommend replacing ceiling with new 2x4	2	ESL	S	1,700 sf new grid assumed \$4.50 = \$7,650 + MU's									\$11,515	5 24.65%	\$14,35	\$14,353			_
						, , , ,					•	•									
ff Toilets		T					1		1								40.00				
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	S	400 sf of 2x4 ACT ceiling, new grid assumed, \$4.50 w/demo = \$1,800 + MU's					•	•			\$2,710	24.65%	\$3,37	\$3,378			
Plumbing Fixtures	The water closets are floor mounted vitreous china with	Recommend providing fixtures that meet	0	ОВ	S	(9) Floor mounted ADA									\$47,410	24.65%	\$59,09	\$59,097			
	manual flush valves, non-ADA	ADA requirements				compliant water closets re-use															
	Lavatories are wall hung vitreous china, non-ADA					rough @ \$1,500 = \$13,500 + MU's;															
	•					(9) Wall mounted ADA compliar Lavatories & adjust rough @ 2,000 = \$18,000 + MU's			•		•	•									
rse Suite																					
Privacy Curtains (no. of rest areas)	Two chairs for seating.	Consider re-arranging room to provide for resting cot.	0	ОВ	S	Provide (1) 30" x 72" resting cot surrounded by ceiling-hung privacy curtain.									\$2,000	24.65%	\$2,49	3		\$2,493	
Toilet room	Nurse suite has single-user toilet room. Toilet is non-	Renovate existing toilet room, remove	0	ОВ	S	Complete renovation of 75 SF			1	<del>                                     </del>				-	\$18,815	24.65%	\$23,45	\$23,453	+		
Tonicito	ADA compliant. Fixtures do not have proper clearances Toilet room does not have 5' turning radius.					existing toilet room into new, ADA compliant toilet room. Complete with all new fixtures, new 13' long full height (12') wall and wood veneer door w/ HM frame.									<b>710,01</b> 2	24.0370	923,43	, V25,433			
chanical and Service Spaces			<u> </u>							<u> </u>											
Ceiling Finish Materials	2x4 ACT ceiling in poor condition	Recommend replacing ceiling with new 2x4 ACT	2	ESL	S	500 sf new grid assumed \$4.50 = \$2,250 + MU's					•	•			\$3,390	24.65%	\$4,22	\$4,226			

Capital Plan Detailed Scope of Work

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority

I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

		í			_	<del>_</del>													BUDGET			
	1	I		SEE LEGEN							EVALUATION		T			DE COST PLUS 5% MARK-UP	ESCALATION	* OPINION OF		ALLOCA		
GORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH &	COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN -		OPERATION & MAINTENANCE			5% WARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	EX
			LEVEL	CTCLE	PRIORIT	INFO	1	SAFETT	CONFLIANCE	ACCESSIBILITY	ADILIT	BLDG. LIFE	IVIAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Kenovation)		
re 1 E /Eissal Voors	2018 - 2022) - Short Term Recommen	dations																				
	2018 - 2022) - 3HOIT TEITH RECOMMEN	uations																				
PROTECTION	l+.	L . Harris do	1	1	-	A for a saud		1		1	1	1	1	ı	<u> </u>	4275 000	24.650/	6467.420	A457 420		1	
Type of Sprinkler System	None	Install NFPA 13 complete system			5	\$/SF + MU's 50,600 GSF \$3 sf new wet system + \$25,000 water line upgrade + \$15,000 new entry & backflow + MU's		•	•							\$375,000	24.65%	\$467,438	\$ \$467,438			
CTRICAL																						L
Life Safety																						
Fire Alarm	FCI conventional. System is currently in trouble,	Update fire alarm throughout to an	1	OB	S	Carry complete new system for										\$132,940	24.65%	\$165,710	\$165,710			
	reportedly due to a defective circuit board in control	addressable system				50,475 sf																
	panel. Replacement circuit board is reportedly on order.							_														
Emergency Lighting	Emergency battery units with integral and remote heads	. Update units to LED. Provide outdoor	2	ESL	S	Carry 15 outdoor units and 14										\$30,000	24.65%	\$37,395	\$37,395			
	LED illuminated exit signs with integral battery backup.	emergency lighting at building exits.				indoor units.		•	•													
JRITY																						
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of doors. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate classroom and conference room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced classroom	0	ОВ	S	2,300 Square Feet of complete interior renovations. \$125 sf = \$287,500 + MU's (includes \$2500 for motorized door operators)	•									\$435,190	24.65%	\$542,464	\$542,464			
Intrusion Alarm System	Bosch control panel. Alarms are initiated by motion	System will reach the end of its anticipated	3	ESL	S	Carry complete system										\$56,214	24.65%	\$70,071	\$70,071			
	detectors.	useful life within 15 years				replacement for 50475 sf	•															
Security Camera System	N/A	Provide web-based security camera system with DVR			S	Assume 16 Cameras	•									\$14,400	24.65%	\$17,950	\$17,950			
	l	I.	I	1			1	1 1		I	1	I.	I	I		T-4-LV	-1.5	ć2 007 004	¢2.000.055		0 64.00	<u>—</u>
																Total Year	31-5	\$2,085,261	\$2,080,855	\$	0 \$4,406	

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life
OR Obselets \* Note:

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital

Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Faiir - Functional, Service Required

3 - Good - Functional & Maintained Action Priority
- Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable OB - Obsolete

		4 - Excellent - New	I			•	ı									BL	IDGET		
				SEE LEGEN						ALUATION CRITERIA				TRADE COST PLUS		* OPINION OF		ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY H		ADA/ ACCESSIBILITY	SUSTAIN - EXTER				50.5% MARK-UP	ESCALATION	PROBABLE	CIP		MAINT. CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY COMPLIANCE	ACCESSIBILITY	ABILITY BLDG	. LIFE MAINTENA	NCE   LEARN. ENV.	APPEARANCE	<u>l</u>		COST		Renovation)	EXPENSE
Years 6 - 10 (Fiscal Years 202)	3 - 2027) - Long Term Recommer	ndations																	
SITE																			
Parking																			
General Layout Description	Excessive pavement at rear of school. No security	Remove excessive pavement at rear of	2	ESL	L									\$56,889	55.30%	\$88,349	\$88,349		
	lighting. Dirt pile at end of southernmost crosswalk.  Observed cars parked along south side of school outside	school and replace with adequate fire lane access and green space. Remove dirt pile at				25,200 s.f. \$1.50													
	of designated parking area.	crosswalk.								•			•						
		Existing CIP Request																	
Paving Materials	Bituminous in rough shape, a lot of cracking and ruts	Mill and repave.	1	END	L									\$1,735,265	55.30%	\$2,694,867	\$2,694,867		
		Existing CIP Request				92,400 s.f. @ \$1.25/sf					•								
Service Area		existing Cir Request	l l						ll.				l .	L					
Trash & Recycling Containers (# & Size), Trash	1-10 yd Solid, 1-5 yd recycle @ service area	Install dumpster screen.	2	ESL	Ĺ	10' x 15' exclusive screened area								\$8,655	55.30%	\$13,441		Ş	\$13,441
Compactor (size)	1-big belly solar, 1-55 gallon recycle @ playground					w/8" concrete on 12" gravel &													
	Compost area at northeast corner.					gate & bollards, \$5,750 + MU's							•						
Site Furniture &		1	11		1	1	ll	1	ll	1	1	1	1				l l	1	
Accessories																			
Types, Locations, Materials	Several Granite Benches, Remnants from wooden	Remove remnants of guardrail at south	0	OB	L									\$1,580	55.30%	\$2,454			\$2,454
	guardrail at edge of south parking lot	parking lot.				35 posts at \$30/ea							•						
Site Drainage		1	11		<u> </u>			l		1	I								
Ponding	Ponding within loop	Add catch basins to address ponding and	2	ESL	L									\$19,565	55.30%	\$30,384	\$30,384		
		erosion issues.				2 ea @\$1500													
		CIP - In Progress				(need additional review for pipe run - budget \$10k)													
		cii iii rogress				Tull Budget \$10K)													
Catch Basins	None within landscaped area, minimal drainage along	Adjust covers to grade where applicable.	2	ESL	L					<u> </u>				\$1,354	55.30%	\$2,103	\$2,103		
Catch Basins	north side of site.	rajust covers to grade where applicable.	_	202	_	3@\$300								Ų1,55 ·	33.3070	<b>\$2,103</b>	Ų2,103		
		CIP - In Progress																	
STRUCTURAL																		_	
Foundations / Drainage	Frost protected, shallow foundations.	Most control joint sealants in foundation wall	2	END	Ĺ	Approx. 200 If of sealant								\$1,505	55.30%	\$2,337			\$2,337
		have failed and should be replaced.																	
Additional Observations	Ladders used to access high roof are not anchored to	Add anchorage for top tie backs.	1	END	L	Add (4) steel clip connections								\$1,806	55.30%	\$2,805			\$2,805
	walls at the top.					with brick anchors													
PORTABLE / MODULAR BUILDINGS																			
Portable classrooms	1 residential grade portable classroom unit. Unit has	Recommend replacement of portable	1	OB	L.	(1) 30'x50' modulars,								\$225,000	55.30%	\$349,425	\$349,425		
	own designated services to the unit. Unit is in poor condition	classroom.																	
	Condition																		
BUILDING EXTERIOR		<u> </u>	L																
Exterior Doors (not including Main Entry)	<u> </u>																		
Lintels	Steel lintels with isolated signs of rust	Remove rust and repaint lintels. Remove	2	ESL	L	(30) 48" long steel lintel								\$2,340	55.30%	\$3,634			\$3,634
		sealant between top of lintel and bottom of				(5) 36" long steel lintel, 135 total													
		masonry to allow for any moisture at the lintels to escape				If @ \$10 If rust prep & repaint = \$1,350 + MU's ; 135 remove													
						sealant @ \$1.50 =\$205 + MU.s				9	, I								
Mindows to Tallet Door		1																	
Kindergarten Toilet Rooms	Kindergarten classrooms do not have individual	Recommend providing individual children's	N/A	ОВ	L	\$10,000 + MU's per toilet room				1				\$75,250	55.30%	\$116,863	1	\$116,863	
	restrooms in each classroom.	bathrooms in each kindergarten classroom in			_	. ,,,,,,								Ç. 3,230		,,		,	
		future renovations				(5) kindergarten classrooms that													
						need toilets.						•							
PLUMBING																			
Sanitary Waste and Vent System	Cast iron, galvanized	Roof vents should terminate 3 ft above roof	2	ESL	L	\$/SF @ 50K SF +MU's							T	\$525,000	55.30%	\$815,325		\$815,325	
,		many vents are well below that. Add												,		, ,,			
		supported length to vent to stay above snow																	
		level plugging vent.																	
Hot Water System	New electric 40 gal heatpump water heater.	Replace at end of service life (15 years)	4	N	L	(1) EWH + MU's								\$900	55.30%	\$1,398		\$1,398	

Capital Plan Detailed Scope of Work

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life
OB - Obsolete Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable Condition Level 0 - Failed - Not Functional J - Faned - NOT Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New

		4 - Excellent - New	I				Į.								BUDGET		
				SEE LEGEN	ND	<u> </u>			EVALUATION	CRITERIA		TRADE COST PLUS		* OPINION OF	DODGE!	ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & CODE ADA/ SAFETY COMPLIANCE ACCESSIBILITY			OPERATION & IMPACT ON AESTHETICS MAINTENANCE LEARN. ENV. APPEARAN		ESCALATION	PROBABLE COST		CIP (Major M. tenovation)	AINT. CITY EXPENSE
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY   COMPLIANCE   ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE   LEARN. ENV.   APPEARAN	.t [	l	COST	I K	tenovation)	EXPENSE
Years 6 - 10 (Fiscal Years 20	23 - 2027) - Long Term Recommer	ndations															
Domestic distribution system	Copper piping lead solder	Copper system beyond service life	2	END	L	\$/SF @ 50K SF + MU's				•	•	\$900,000	55.309	% \$1,397,700		\$1,397,700	
Storm Drain System	Cast iron	Cast iron sanitary beyond service life	2	END	L	\$/SF @ 50K SF + MU's					•	\$225,000	55.309	% \$349,425	5	\$349,425	
MECHANICAL																	
Heating Plant	Steam via underground from Lyman Moore. Just replaced steam and condensate to Lyman Moore.	Steam system is vintage (over 50 years). Convert to hot water heating via HX and pumps at steam entrance.	2	END	L	Figure (2) gas condensing boilers (1000 MBH ea.) and appurtenances.				•	•	\$390,000	55.309	% \$605,670		\$605,670	
Air Handling Unit Systems	H & V unit serving gym/café from mezzanine (1960s mfg.)	Unit is past service life. Upgrade with new VFD AHU at time of hot water conversion.	2	END	L	Figure (1) 5,000 cfm H&V unit Figure \$/SF @ 5K SF for insulated ductwork.				•	•	\$100,000	55.30	% \$155,300		\$155,300	
Terminal Unit Systems	Class Unit Vents with steam coils (1960s). OA damper control functions.	Upgrade with new ducted ventilation by DOAS, fintube heating at time of hot water conversion.	2	END	L	Figure (2) 2,500 cfm rooftop ERUs. Figure \$/SF @ 50K SF for uninsulated ductwork.				•	•	\$435,000	55.309	% \$675,55 <u>!</u>	5	\$675,555	
Terminal Heating Unit Systems	Convector and Radiators (1960s)	Install HW fintube radiation to provide space heating at time of steam to HW conversion.	2	END	L	Figure 800 ft fintube				•	•	\$100,000	55.309	% \$155,300	)	\$155,300	
Piping System	Sched 40 steel/black iron, mostly vintage, insulated.	Replace at time of hot water conversion.	2	END	L	\$/SF @ 50K SF				•	•	\$900,000	55.309	% \$1,397,700	)	\$1,397,700	
Automatic Temperature Controls	Pneumatic controls system. Few leaks. (2) main steam zone valves. Major water hammering issues when main zones valves go from night/day mode.	Replace with DDC electric at time of hot water conversion. Prevent water hammer by opening main valve slowly to reduce initial steam flow.	2	END	L	\$/SF @ 50K SF				•	•	\$260,000	55.309	% \$403,780		\$403,780	
ELECTRICAL																	
Service	Underground primary to utility transformer vault in building. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. The school has had repeated issues with squirrel shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.	to determine cause of shorts due to squirrel	2	OB	L	Carry complete new service entrance for 50475 sf				•	•	\$132,200	55.309	% \$205,30		\$205,307	
Distribution System			I						ı	I	l		1			l .	
Panels	Mostly recently-installed Square D panelboards. Some obsolete GE panelboards remain	Replace obsolete GE Panelboards	2	ОВ	L	4 GE panelboards remain				•	•	\$21,521	55.309	% \$33,422	2	Ş	\$33,422
Wiring	Building wire in conduit. Wiring has exceeded its anticipated useful life.	Replace distribution wiring system throughout.	2	END	L	Carry complete distribution system wiring replacement for 50,475 sf				•	•	\$90,400	55.309	% \$140,39°	ı	\$140,391	
Branch Circuits	Classrooms generally lack appropriately-located receptacles	Add receptacles and branch circuits throughout to satisfy program needs Maintenance will repair as needed until funding is secured	1	ОВ	L	Carry complete new branch- circuit wiring system for 50,475 sf				•	•	\$156,477	55.30	% \$243,00 <u>9</u>		\$243,009	
Interior Lighting		l	1	1	1	1	l l		1	1	1 L	1	l			1	1
Classrooms	Mostly T8 Fluorescent lens troffers, although some very old louvered linear fluorescent luminaires were noted. 3 classrooms have been updated to LED, individually addressable fixtures with Acuity Brands N-Light control are installed in one classroom as a test	performance optics as part of any planned facility renovations.	2	END	L					•	•						
Offices	T8 Fluorescent lens troffers	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	END	L					•	• •						
Corridors	T8 Fluorescent lens troffers	Update lighting to LED as part of any planned facility renovations.	2	END	L					•	• •	\$599,500	55.309	% \$931,024	1	\$931,024	

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

							<u></u>											В	UDGET			
LEVEL   CYCLE   PRIORITY   INFO   SAFETY   COMPILANCE   ACCESSIBILITY   BLOG-LIFE   MANTEMAKCE   LEARN. EN.   APPEARANCE   COST   Renovation   BOPEN					SEE LEGEN	ND					<b>EVALUATION</b> (	CRITERIA				TRADE COST PLUS		* OPINION OF		ALLOCAT	ION	
Cears 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations   Tollets   Toll	ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION													50.5% MARK-UP	ESCALATION		CIP	CIP (Major	MAINT.	CITY
Toilets 18 fluorescent Update lighting to LED as part of any planned facility renovations.  Meth/Storage Incandescent lighting in basement mechanical room Update lighting to LED as part of any planned facility renovations.  Assembly Provide LED performance lighting and an architectural dimming system  Figure 18 fluorescent high bays Update lighting to LED as part of any planned and facility renovations.  L Carry complete interior lighting replacement for 46875 sf  L Carry complete interior lighting replacement for 46875 sf  L Carry complete interior lighting replacement for 46875 sf  L Carry Storage				LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENS
Tollets  Tol																						
Meth/Storage Incandescent lighting in basement mechanical room Update lighting to LED as part of any planned 2 OB L hally renovations.  Assembly Provide LED performance lighting and an architectural dimming system  Gym T8 fluorescent high bays Update lighting to LED as part of any planned 2 ESL L Carry \$10,000 + MU's \$15,050 \$55,306 \$223,373 \$223,373	rears 6 - 10 (Fiscal Years)	<u> 2023 - 2027) - Long Term Recommen</u>	dations																			
Mech/Storage Incandescent lighting in basement mechanical room Update lighting to LED as part of any planned facility renovations.  Assembly Provide LED performance lighting and an architectural dimming system  Gym T8 fluorescent high bays Update lighting to LED as part of any planned facility renovations.  L Carry \$1,000 + MU's \$15,050 \$53,373 \$23,373	Toilets	T8 fluorescent	Update lighting to LED as part of any planned			L																
Mech/Storage Incandescent lighting in basement mechanical room Update lighting to LED as part of any planned 2 OB L  Assembly Provide LED performance lighting and an architectural dimming system  Gym T8 fluorescent high bays Update lighting to LED as part of any planned 2 ESL L  facility renovations.  ESL L  Carry \$10,000 + MU's  S15,050 \$55,30% \$23,373 \$23,373			facility renovations.				replacement for 46875 sf															
Assembly  Provide LED performance lighting and an architectural dimming system  Gym  T8 fluorescent high bays  Update lighting to LED as part of any planned 2 ESL L  facility renovations.  Data System (& Service)  Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's  \$23,373 \$23,373													•									
Assembly  Provide LED performance lighting and an architectural dimming system  Gym  T8 fluorescent high bays  Update lighting to LED as part of any planned 2 ESL L  facility renovations.  Data System (& Service)  Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's  \$23,373 \$23,373							_															
Assembly  Provide LED performance lighting and an architectural dimming system  Gym  T8 fluorescent high bays  Update lighting to LED as part of any planned 2 ESL L facility renovations.  Data System (& Service)  Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's  S15,050 55.30% \$23,373 \$23,373	Mech/Storage	Incandescent lighting in basement mechanical room		2	ОВ	L																
Assembly  Provide LED performance lighting and an architectural dimming system  Update lighting to LED as part of any planned 2 ESL L facility renovations.  Data System (& Service)  Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's  \$23,373 \$23,373			facility renovations.																			
Gym T8 fluorescent high bays Update lighting to LED as part of any planned facility renovations.  Data System (& Service) Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's																						
Gym T8 fluorescent high bays Update lighting to LED as part of any planned facility renovations.  Data System (& Service) Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's	Assambly		Dravida LED performance lighting and an			ļ .	-															
Gym T8 fluorescent high bays Update lighting to LED as part of any planned facility renovations.  Data System (& Service) Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's	Assembly					_																
facility renovations.  Data System (& Service)  Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's  \$23,373 \$23,373			arenteetarar annining system										•	•								
facility renovations.  Data System (& Service)  Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's  \$23,373 \$23,373																						
facility renovations.  Data System (& Service)  Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's  \$23,373 \$23,373	Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned	2	ESL	L	=															
Data System (& Service) Cat 6 - 2" entrance conduit. MDF consists of an exposed Provide enclosed cabinet in lieu of exposed 2 ESL L Carry \$10,000 + MU's \$15,050 55.30% \$23,373 \$23,373	•											_	_	_								
												•	•	•								
tioor mounted rack located in a storage room.   rack at MDF	Data System (& Service)	·	·	2	ESL	L	Carry \$10,000 + MU's									\$15,050	55.30%	\$23,373	\$23,373			
		floor mounted rack located in a storage room.	rack at MDF																			

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Years	s 2028 - 2032) - Long Term Recommo	endations																
BUILDING INTERIOR	·																	
General Notes								_										
Wall Finish Materials	Painted CMU and GWB	Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period	2	END	L	Base on 50,600 SF of floor area @ \$2 sf including doors & interior trims = \$101,200 + MU!	3					•	•			\$152,306	93.55%	\$294,788
Interior doors	Wood veneer door with painted hollow metal painted frame. Half glass door, divided into three horizontal single panes. Doors are worn and approaching end of life	Replace all wood veneer door.	2	ESL	L	(110) single door 36"x84" (30) double door 72"x84"; \$1,750 ea x 170 ea demo & replace w/glazed leaf & lockset & closer = \$297,500 + MU's						•	•			\$447,74(	93.55%	\$866,601
Visual Display Surfaces	Tack boards, white board laminate over chalkboards, an projector screen	d Replace white board laminate with better quality white boards and remove chalk boards complete	2	ESL	L	(1) 20' x 4' white board with marker tray in each classroom. Total of 30 rooms 80 sf per roor @ \$30 w/demo = \$2,400 for 30 rooms = \$72,000 + MU's	ו					•	•	•		\$108,360	93.55%	\$209,731
Main Entrance																		
Entrance Mats	Walk-off carpet in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	3	ESL	ι	100 Square Feet of aggressive grade walk-off mat. \$17.50 recycled tire rubber = \$1,750 + MU's 200 Square Feet of mild grade walk-off mat. @ \$15 = \$3,000 + MU's 100 Square feet of low grade walk-off mat @ \$10 = \$1,000 + MU's							•	•		\$8,655	5 93.55%	\$16,752
Special Education Classrooms		Dealers assist being auchies wells with full	_	OB		CO linear foot of a securities		1	т г	1		1	1	1		¢10.535	02.550/	¢20,200
Wall Finish Materials		Replace partial height cubicle walls with full height acoustic GYP partitions in future renovations.	0	OB	Ĺ	60 linear feet of gyp partitions up to roof deck - demo-replace w/sound batt partitions painted \$7,000 + MU's								•		\$10,535	93.55%	\$20,390
Music Rooms		1	ı				1					I	1	1				
Casework	Wood casework in fair condition	Recommend replacing aging wood shelves with more resilient plastic laminate shelving with resilient edge banding.	2	ESL	L	40 linear feet of open adjustable plastic laminate shelving units up to 60" tall @ \$25 w/demo = \$1,000 + MU's						•	•	•		\$1,505	93.55%	\$2,913
Library / Media Center		1	ı				1					I	1	1				
Shelves	Plastic Laminate in good condition	Recommend replacing for a more quality, durable shelf .	3	ESL	L	80 linear feet of tall, single sided, metal shelving product. \$175 lf= \$14,000 + MU's						•	•			\$21,070	93.55%	\$40,781
Workroom / Staff Areas	Connected staff room of the same finishes and condition Small workspace provided behind the circulation desk made up of folding tables	i. Recommend providing a separate staff work area in future renovations	-	ОВ	L	80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood venee 36"x84" door, 2x4 ACT ceilings, and VCT flooring. \$10,000 + MU's						•	•			\$15,050	93.55%	\$29,129

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

\* Note:

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ND	7					EVALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECUI	RITY HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1																		
	2028 - 2032) - Long Term Recomme	endations																
Gymnasium / Cafetorium																		
Drinking Fountains	None	Recommend providing drinking fountain in Gym in future renovations	=	ОВ	L	(1) hi/low drinking fountain with water bottle filler \$2,250 w/new rough + MU's							•			\$3,390	93.55%	\$6,56
Backstops (quantity, mounting type, manual/motorized)	two wall mounted backstops, manual operation, in fair condition	Recommend replacing backstops.	3	ESL	L	(2) wall mounted, manual operation back stops \$5,000 demo & replace = \$10,000 +						•	•	•		\$15,050	93.55%	\$29,12
Kitchen and Servery	(See Food Service Below)			1	1	IMUS	- L			1	l l		1	1	1	I	1	
Overhead or Counter Doors	Overhead aluminum coiling doors approaching end of life	e Replace overhead doors	2	END	L	(1) 12x6 coiling OH door \$4,250 + MU's w/demo manual op (1) 10x6 coiling OH door \$3,750 + MU's w/demo manual op (1) 5x6 coiling OH door \$2,250 + MU's w/demo manual op						•	•			\$15,430	93.55%	\$29,86
Administration Office Area					I					1	1		1	1		l	I	
Casework	A mix of wood, metal, and plastic laminate in fair condition	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors.	3	ESL	L	A total of (8) 36" wall cabinets @ \$125 w/demo = \$3,000, (2) 48" tall cabinets @ \$750 = \$1,500, (4) 36" double door with drawers base cabinets @ \$275 w/demo =\$3,300, and 12 linear feet of counter at ADA height @ \$90 w/demo = \$1,080 = = = TOTALS \$ 8,880 + MU's.						•	•			\$13,36	93.55%	\$25,868
Staff Toilets				•											•	•		
Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor condition	Remove ceramic tile and replace with ceramic floor tile	2	ESL	L	A total of 400 Square Feet of ceramic floor tile \$15.50 w/demo = \$6,200 + MU's						•	•			\$9,33!	93.55%	\$18,068
Student Toilet Rooms Floor & Base Finish Materials	Ceramic floor tile with glazed block wall base in poor	Remove ceramic tile and replace with new	2	ESL	1	1 700 - f @ 615 50 d	1			1	1 1		1	1		\$39,660	93.55%	\$76,76
Floor & Base Finish Materials	condition	ceramic tile	2	ESL	L	1,700 sf @ \$15.50 demo-prep- replace = \$26,350 + MU's						•	•			\$39,660	93.55%	\$76,762
Toilet Partitions	A mix of painted enamel and plastic partitions in varying finish and conditions.	Replace all enamel partitions with plastic partitions to match all new plastic partitions elsewhere in the student restrooms.	2	END	L	A total of 4,000 sf (24) 36" x 60" stalls (4) 60" x 60" stalls ((4) 24" x 48" urinal screens						•	•			\$60,200	93.55%	\$116,517
Mechanical and Service Spaces				1						1								
Floor & Base Finish Materials	Painted concrete with resilient wall base in fair condition	n Recommend removing paint on concrete and provide VCT flooring	3	ESL	L	500 sf @ \$4 demo-prep-new vct- new wall base = \$2,000 + MU's	-					•	•			\$3,010	93.55%	\$5,826
	1			I	I		1			1	<u> </u>		I	1	1	Total Vaca	s 11 - 15	\$1,789,681

Total Years 11 - 15 \$1,789,681

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN -					TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Years 20	033 - 2037) - Long Term Recomme	endations																
BUILDING EXTERIOR	, , ,																	
Exterior Wall Cladding																		
Materials	Brick veneer in good condition with isolated areas of damage. Painted aluminum metal cladding with unsealed laps in good condition. Exposed foundation that has been parged, parge is in poor condition. Painted wood paneling in good condition.	Re-parge the exposed foundation along the entire perimeter of the building.	2	ESL	L	Total of 2,000 linear feet of re-parged foundation up to 18" tall @ \$5 = \$10,000 + MU's						•	•			\$15,050	116.55%	\$32,591
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	Total of 40 Square Feet of efflorescence to be repaired @ \$25 w/re-use brick = \$1,000 + MU's Total of 60 Square Feet of cracked masonry veneer to be repaired @ \$35 w/new veneer = \$1,950 + MU's						•	•			\$4,440	116.55%	\$9,615
Spalling, Staining, Efflorescence		Recommend re-pointing masonry as part of standard maintenance practice.	3	ESL	L	50,600 GSF one story masonry veneer building suggests 708,400 sf exterior if 20% glass = 566,720 sf brick @ \$7.50 = \$4,250,400 repointing suggest mason study to determine actual work required  A total of 1,400 square feet of masonry to be repointed						•	•			\$15,805	116.55%	\$34,226
Other	It was noted that the exterior wall is not insulated	Recommend further investigation and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study					•	•	•			\$7,000	116.55%	\$15,159
Fascia, Trim, Soffits &			I.	l		<u> </u>	1				1		<u>I</u>	l	1			
Overhangs Materials	Painted Cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits	2	ESL	L	600 sf @ \$5 = \$3,000 + MU's						•	•			\$4,515	116.55%	\$9,777
Clt- 0 Fi I-i-t-	panning commany areas	1																
Sealants & Expansion Joints Window / Louver / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in aga and condition. Sealant is failing at all louvers.	eremove and replace all sealant and back rod materials at all louver locations. Remove sealant between top of lintel (at all lintels) and bottom of masonry to allow for any moisture at the lintels to escape	1	END	L	Total of 500 linear feet of sealant around louvers @ \$5 rout out-new backer rod & sealant = \$2,500 + MU's; Total of 100 linear feet of sealant at lintels above doors @ \$1.50 rout out = \$150 + MU's						•	•			\$3,990	116.55%	\$8,640
Roof Assembly & Flashing		1	<u> </u>	<u> </u>	<u> </u>					1	1		1		1			
Age	2012 (4 years), Black EPDM	Budget to replace at end of service life	3	ESL	L	50,600 SF						•	•			\$913,836	116.55%	\$1,978,912
Roof Drains (Covers)	Roof drains, some missing roof drain covers	Replace missing roof drain covers	1	END	L	5 roof drain covers @ \$150 = \$750 + MU's						•	•			\$1,130	116.55%	\$2,447
Other observations	Painted extruded metal mesh screens over glass block windows at gym clearstory are severely rusting and approaching end of life.	Recommend replacing extruded wire mesh screens and metal flashing below screens complete.	1	END	L	Total of 70 linear feet, 60" tall extruded metal mesh, painted 350 sf @ \$25 demo & replace = \$8,750 + MU's						•	•			\$13,170	116.55%	\$28,520

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

				SEE LEGEN	D						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECUR		CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
v 40 00/5 1V																		
Years 16 - 20 (Fiscal Year	rs 2033 - 2037) - Long Term Recomme	endations																
Other observations	Glass block windows and metal grills at the gym	Recommend raising the sills of the glass	3	ESL	L	Total of 120 linear feet of glass										\$15,050	116.55%	\$32,591
		block windows and grills to a minimum of 18"				block wall and (1) 48"x96" grille.												
	water entry issue from snow build up.	above the finish roof surface in future				A total of 130 linear feet of												
		renovations.				masonry veneer infill, up to 12"												
						tall, and flashing. Allow \$10,000												
						+ MU's to demo gym wall above												
						glass block & prep new opening & provide infill below relocated						•	•					
						glass block (new window infill												
						see line 163)												
						,												
Other observations	Glass block clearstory windows at the gym are in fair	Recommend replacing glass block clearstory	3	ESL	L	Total of 1,000 Square Feet of										\$97,825	116.55%	\$211,840
	condition with a few isolated broken blocks. Glass block	•				thermally broken aluminum												
	exterior units are obsolete.	window units with insulated glass.				window units with insulated												
		Coordinate replacement of glass blocks with work needed to raise sill above roof as				glass @ \$65 = \$65,000 + MU's												
		described above.																
Exterior Stairs and Ladders		described above.	l	j			1			ı	1		I I		I		ı	
Locations and Materials	Concrete stairs with recessed metal nosing at each	Recommend repairing damaged concrete	2	END	L	Total of 180 linear feet of										\$25,135	116.55%	\$54,430
	exterior entrance in varying condition. Metal nosing is	stairs. Replacing all metal nosing. Replacing				replaced (2 line pipe rail												
	missing in some locations and fasteners are rising out of	handrails, or provide missing handrails, to				assumed) painted round pipe												
	the nosing in other locations causing tripping hazards.	meet required extensions beyond the				handrail @ \$85 w/demo												
	Most stairs are missing handrails, stair with handrails are					=\$15,300; Total of 60 linear feet	:					_	_					
	constructed of painted round metal pipe handrails but d not meet the requirements for length of rail beyond	0				of metal nosing @ \$15 demo & replace = \$900;. Total of 20						•						
	bottom tread.					Square Feet of concrete stair												
	bottom tread.					repair @ \$25 = \$500 = = =												
						TOTALS \$16,700 + MU's												
						, . ,												
Locations and Materials	Brick at chimney near high roof of gym is in poor	Clean and re-point brick at chimney	2	ESL	L	100 sf @ \$7.50 = \$750 + MU's	+	+		<b>†</b>						\$1,130	116.55%	\$2,447
	condition	The point should committee	_	202	_											<b>\$2,130</b>	110.5576	Ç2,447
												•	•					
ELECTRICAL											<u> </u>							
Exterior Building Lighting	LED Wall packs	Fixtures will reach the end of their	3	ESL	L	Carry 25 LED wall pack										\$22,500	116.55%	\$48,724
		anticipated useful lives within 20 years.				replacements						•						
												_						
B.		· ·	•			•					•		•		•			

Total Years 16 -20 \$2,469,917

**Capital Plan Detailed Scope of Work** 

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LEGEND	
Life Cycle (Age Factor)	Action Priority
N - New / Recent	I - Immediate (Year 0)
ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
END - Nearing End of Service Life	L - Long Term (Years 6-20)
OB - Obsolete	N/A - Not Applicable
	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life

				SEE LEGEND	)					E	VALUATION (	RITERIA					BUDGET	
CATEGORY DES	SCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY		CODE	ADA/		_,,,,_,,,,	OPERATION &		AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Year 2017) - Imme	ediate Recommendations																	
																	0.00%	\$0

**Capital Plan Detailed Scope of Work** 

Nule:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

		4 - Excellent - New					_											DUDGET			
				SEE LEGEN	ND.	٦				EVALUA.	TION CRITERIA	A			TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCA.	TION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	Y HEALTH &	CODE				OPERATION & IMPACT ON	SCHOOL	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO				ACCESSIBILITY					⊥	<b>└</b>	COST	ldot	Renovation)		EXPENSE
Voors 1 E (Eiseal Voors 2010	2022) Short Torm Boomman	dations																			
rears 1 - 5 (Fiscal Years 2018 -	2022) - Short Term Recommend	dations																			
Fire Department Access																					
Extent of perimeter access (full, 1/2?)	Bituminous on right to ?. Grass open area at rear.	Install switch back at rear for emergency ADA	1		S	1 ramp @\$10,000	1						T		\$15,050	24.65%	\$18,760	\$18,760			
	Dead tree at fire egress. Fire egress/escape onto	exit.							1	•						1		1 1			1
Parking	steep/shelved grade.		1	1					<u></u>	<u> </u>								<u> </u>			
Number of Spaces	None	Designate at least one parking space for ADA.	. 0	OS	S	restripe \$125 and add sign \$350	0 = \$475 + MU	J's							\$715	5 24.65%	\$891			\$891	
(Regular & ADA)								ļ	'	•								1 1			1
Vehicular & Pedestrian			1	<u> </u>		<u>- I                                   </u>									.1			·		1	
Circulation																					
Observed Circulation Patterns	Rock steps to gate with worn path.	Rail/Handrail needed. Adjust grades/provide	2	ESL	S	Handrail: 50lf @\$100			'	1					\$7,525	5 24.65%	\$9,380	1 1		\$9,380	1
		steps.						•	'	1								1 1			1
Curb Cuts & Detectable Warning Strips	No Panels	Install panels at crosswalk.	2	ESL	S	2 panels 40s.f.@\$60	1	1 _ 1						1	\$3,612	2 24.65%	\$4,502		-	İ	\$4
									1	•								1 1			ı
DOT School Zone Markings/Signage at Street	Limited School Zone Signs	Install additional signage.	2	ESL	S	4 ea @\$125/ea	1	+ + + + + + + + + + + + + + + + + + + +						1	\$752	2 24.65%	\$937		-	İ	,
									'	1								1 1			1
Site Furniture &		1	1			-							+ + + + + + + + + + + + + + + + + + + +		+						
Accessories																					
Types, Locations, Materials	No trash bin in play area (not a lot of littler).	Benches need replacement	2	ESL	S	\$750 + MU's									\$1,130	24.65%	\$1,409			\$1,409	
									'	1								1 1			1
									1	1								1 1			ı
									1	1								1 1			ı
									1	1								1 1			ı
																					1
Site Drainage		To a second		T sun		Tu									T 422.57	-1 24.550/	<u> </u>	420.440			
Ponding	On Island Avenue - Mulch side slope with woven fabric.	Remove fabric and riprap or other stabilization. Remove knot weed.	1	END	S	Knotweed Removal: Lump sum@\$7,500			1	1					\$22,575	5 24.65%	\$28,140	\$28,140			ı
						Riprap: 60CY@\$125			1	1								1 1			ı
Other Observations	Exercise at gate pear backetball court, rupoff from	Chask dam at gata to aliminate	1	ECI	·	2 shaskdams @\$1E0/sa		<del>                                     </del>	<u> </u>	<u> </u>	<b>↓</b>	<del></del>			\$752	24.65%	\$937	6027			
Other Observations	Erosion at gate near basketball court , runoff from Pleasant.	Check dam at gate to eliminate scour/erosion.	2	ESL	S	2 checkdams @\$150/ea Erosion Blanket: 10SY @ \$10			'	1					\$/52	2 24.65%	5957	\$937			1
						Loam and Seed: 10SY@\$10			1	1								1 1			ı
									'	1								1 1			1
STRUCTURAL																					
First Floor Construction	Wood/timber construction viewed from basement; open	Provide stitch screws to hold cracks closed	2	ESL	S	30 LF Beams			'	1					\$1,810	24.65%	\$2,256	1 1		\$2,256	1
	checks (cracks) in wood beams.								1	1		•						1 1			1
Roof Construction	A. Roof snow load does not meet current code; high low	Roof is technically grandfathered;	3	ESL	S	2,500 SF sister new joists to exis	st	+	<del>                                     </del>		+	<del>                                     </del>	+ + + - +	+	\$9,785	5 24.65%	\$12,197	\$12,197			
	roof conditions susceptible to drifted snow not included	recommend reinforcing high low roof				for snow load			'	1								1 1			1
	in original design.	conditions for drift. Shoveling of drifts recommended in the interim.							1	1		•						1 1			1
		recommended in the interim.							'	1								1 1			1
Exterior Wall Construction	E. Cracking noted interior of boiler room; not apparent if	F Panlace inner wether of brick	2	END	S	25 SF rebuild			<u> </u>	<del>                                     </del>			<del>                                     </del>		\$1,505	5 24.65%	\$1,876	<del></del>		\$1,876	
Exterior wall construction	part of current repair program.	Replace liller wythe of brick.		LIND	3	25 Si Tebuliu			1	1					\$1,303	24.03%	\$1,870	1 1		31,870	ı
	<u> </u>		<u> </u>					<u> </u>	<u>                                      </u>	<u></u> '	<u> </u>					/		<u> </u>			<u> </u>
Additional Observations	Exist fire escape with severely corroded steel; spalling at		1	OB	S	1 fire escape - 40-ft run x 4-ft									\$37,625	5 24.65%	\$46,900	\$46,900			
	foundation bearing.	escape	1			width, 4-ft x 8-ft landing, (3) sonatube footings				<u> </u>		•	•					1 I			1
						sonatube rootings															
BUILDING EXTERIOR																					
Exterior Doors - Main Entrance Accessibility	Main entry does not have ADA door open push button.	Recommend providing ADA push button door	r 0	ОВ	S	ADA push button sequence for	$\overline{}$	$\overline{}$					<del></del>		\$3,765	5 24.65%	\$4,693	\$4,693		1	
	a, and a specification	access.				double doors. \$2,500 w/new			•	•					\$5,765	255/6	Ų.,855	1 ,,,,,,			1
			1			wiring + MU's			'	'											
Exterior Doors (not including Main Entry)  Door Widths and Clearances	Door widths are typically compliant. Clearances are not	Construct exterior concrete landing and stair	0	ОВ	S	Construct 5' x 7' x 18" concrete		$\overline{}$					<del></del>		\$11,290	24.65%	\$14,073	\$14,073		1	
	provided at one exterior doors. All exterior doors	for 1 door.				stair at exterior door, 3 risers.				<u> </u>					¥11,230	255/6	Ç1.,373	1 .,			1
	(excluding main entry) are an accessibility issue.		1			Install code compliant guardrail	i l			<u> </u>								1 I			1
			1			(12 LF) and handrail (17 LF). \$7,500 + MU's		,	•	•								1 1			1
						2 ΟΙΝΙ <del>+</del> Ου <b>ς</b> , τ				•											ı
			1							<u> </u>								1 I			1
	Wood stairs at year building	Domaile outgrier wood store and arill	-	00		Domous svieti	+	!	<b></b> '	<u> </u>	<del></del>		+		640.53	34.6504	642.42	643.433			
Exterior Exit Stairs	Wood stairs at rear building exit are deteriorating,	Remove exterior wood steps and railing. Replace with new steel exterior stair system	1	ОВ	S	Remove existing wood stair. Install steel exterior stair system	m			<u> </u>					\$10,535	5 24.65%	\$13,132	\$13,132			1
Exterior Exit Stairs	rotting. Wood guardrail/railing is non compliant					January Julian System								1		, ,		4		1	
Exterior Exit Stairs	rotting. Wood guardrail/railing is non compliant. Concrete pad at landing is in fair condition.	Replace with new steel exterior stall system				with compliant guardrail and		•	ļ ,			•				1 1		1			1

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
- Immediate (Year 0)
- Short Term (Years 1-5)
- Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete /A - Not Applicable

		4 - Excellent - New																BUDGET		
CATTOONY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND	SEE LEGEN		QUANTITY	CECUDITY LIEATING	CODE		ION CRITERIA		ODERATION O	INADACT ON	ccuon	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE	CID	ALLOCATION	CITY
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY		ADA/ ACCESSIBILITY		BLDG. LIFE	OPERATION & MAINTENANCE		SCHOOL MAINT.	30.3% WARK-OF	ESCALATION	COST	CIP	CIP (Major MAINT. Renovation)	CITY EXPENSE
-	018 - 2022) - Short Term Recommen																			
Exterior Exit Stairs	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant.	Remove metal stairs at rear building exit.  Replace with new steel exterior stair system.	1	OB	S	Remove existing metal stair. Install new steel exterior stair									\$10,535	24.65%	\$13,132	\$13,132		
	Concrete pad at landing is in fair condition.	Replace with new steel exterior stall system.				system with compliant guardrail														
						and handrails, 7 risers with 5' x														
						5' landing at top. B \$7,000 w/demo + MU's	•				•	_								
						in demo - in o s														
Exterior Exit Stairs	Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant.	Remove metal stairs at rear building exit. Replace with new steel exterior stair system.	1	ОВ	S	Remove existing metal stair. Install new steel exterior stair									\$15,050	24.65%	\$18,760	\$18,760		
	Concrete pad at landing is in fair condition.	Replace with new steel exterior stall system.				system with compliant guardrail														
						and handrails, 11 risers with 5' x					•	•								
						5' landing at top. \$10,000 w/demo + MU's														
BUILDING INTERIOR			•	•			<u> </u>	•	•			•	•		•					•
Main Entrance Door Configuration (Vestibule?)	No vestibule.	Provide vestibule separation, primarily for	0	ОВ	S	Provide 10' x 10' aluminum entry	<u> </u>								\$14,300	24.65%	\$17,825	\$17,825	<u> </u>	$\overline{}$
0(		security reasons.	-			system with set of double 3' x 7'									1 .,550	/8	72.,323	,		
						doors after the main exterior entry doors. 60 sf storefront \$75	_								1					
						= \$4,500 + 2 doors \$2,500 ea =	•								1					
						\$5,000 = = = TOTALS \$9,500 +														
Corridors			1	1		MU's		<u> </u>	<u> </u>				<u> </u>							
Corridors  Wall Projecting Objects	Wood shelf in upper corridor projects into corridor	Remove wood shelf.	0	ОВ	S	(4) painted round metal cane									\$1,505	24.65%	\$1,876	\$1,876		
	clearance. Two drinking fountains project into corridor clearance.	Provide painted round metal cane detection devices to either side of the drinking fountain				detection devices. Two for each fountain. \$250 ea = \$1,000 +		_	_											
	Two drinking fountains project into corridor decarance.	to meet ADA requirements.				MU's		•	•											
Interior Signage Materials	Typically laminated paper.	Provide consistent code compliant signage	0	ОВ	S	Provide ADA compliant room		1		1	1	1			\$3,390	24.65%	\$4,226	\$4,226		
	W /	throughout the entire building.				signage for approx. 30 spaces.		_	_						, , , , , ,		, , ,	, ,		
						\$75 ea = \$2,250 + MU's		•	•											
Stairs and Exits Ceiling Finish Materials	Painted plaster	Patch and repaint plaster at all stair	2	ОВ	S	Approx. 200 SF \$5 patch-repaint									\$1,505	24.65%	\$1,876	\$1,876		$\overline{}$
		locations.				= \$1,000 + MU's					•	•								
Floor & Base Finish Materials	Wood stairs, wood trim. Neither stair to second floor is	The two main stairs leading to the second	0	ОВ	S	Remove 2 existing stairs leading									\$38,920	24.65%	\$48,514	\$48,514		_
11001 & base Hillsh Materials	code compliant for many reasons. Not proper width,	floor should be removed entirely, replaced		OB	3	to second floor. Replace entirely									338,920	24.03/6	340,314	348,314		
	riser height, or tread finish. Not proper clearances at	with entirely new code compliant stairs.				with new code complaint stairs.														
	landings. Railings non-compliant. These stairs within corridors typically do not have	For stairs within corridors - short term, remove and replace existing handrails with				\$12,00 ea set x 2 = \$24,000 + MU's'														
	compliant handrails (no guardrails, no extensions, risers	new handrails, remove and replace stair				Corridor stairs:														
	not the right height).	tread finish. Long term, remove stairs within corridors				Short term - remove existing railings, provide 36 LF new														
		entirely for ease of accessibility.				handrails. single line wall rail														
						assumed \$35 demo-replace =														
						\$1,260 Remove and replace stair finish on 3 (8'long) treads to	•	•	•											
						provide compliant treads. \$25 sf														
						= \$600 = = TOTALS \$ \$1,860 +														
						MU's; Long term - Renovate entire														
						building interior to regrade														
						lower level, eliminate need for														
						stairs.														
Kindergarten Classrooms Ceiling Finish Materials	Painted plaster.	Recommend patching and repainting plaster	2	END	S	Approx. 800 SF \$5 sf patch &									\$6,020	24.65%	\$7,504	\$7,504		$\neg$
		ceiling.				paint = \$4,000 + MU's					•	•								
			1	1																
Door Widths and Clearances	Not enough pull-side clearance.	Re-configure door to allow for clearance.	3	ESL	S	Re-mount door to swing inwards. \$250 + MU's			•						\$380	24.65%	\$474	\$474		
General Purpose Classrooms Ceiling Finish Materials	2x4 and 1x1 ACT Tiles beginning to show signs of aging	Consider replacing all ceiling tiles within the	2	END	S	5600 sf 2 x 4 w/grid @ \$4.50 =						1			\$37,930	24.65%	\$47,280	\$47,280		$\overline{}$
	(sagging, discoloration).	next 10 years.				\$25,200 + MU's					•	•					. ,	. ,		
			1	1				<u> </u>	<u> </u>											

**Capital Plan Detailed Scope of Work** 

Nule:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capita.
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

#### LEGEND Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) - Good - Functional & Maintained B - Obsolete N/A - Not Applicable

Supplementary   Supplementar			4 - Excellent - New	1			-	1											BUDGET			
The content of the	ATTOONY.	Torrespond the order of the order	Income and the second	2010			A	ccouping Lucating					00504710110		50110.01	TRADE COST PLUS	ESCALATION	* OPINION OF	010			O.T.
The content of the	ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION													30.3% WARK-UP	LICALATION		CIP		MAIN I.	CITY EXPENSE
Company   Comp																						
Mark   Mark	Years 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																			
State   Stat	Door Material (Including Frame & Glazing)		Replace all classroom doors.	2	END	S										\$16,255	24.65%	\$20,262	\$20,262			
Company   Comp		ot age, worn.																				
Control   Cont												•	•									
Annual Content of the Content of t							MU's					_										
The Control of Contr																						
March   Marc	Door Widths and Clearances	ADA clearances at classroom doors non-compliant.	Re-configure door areas/walls/furniture to	0	ОВ	S	Reconfigure classrooms entries,									\$31,605	24.65%	\$39,396	\$39,396			-
Companies   Comp			achieve proper clearances.																			
March   Marc										•												
Part   Cold And Principles   Part   Cold Affect																						
Case   Case	art + Music Classroom		1							I									J		Į.	
Part   Part				2	END	S										\$5,420	24.65%	\$6,756	\$6,756			
Part		(sagging, discoloration).	next 10 years.				\$3,600 + MU's						•									
March   1,200 cm   2,200 cm   2	C: 1 (424 E: )		D 1 31 404 B 1 1 1		0.0		4 21 61:1 1 / : 1 6275 16									45.720	24.550/	ά7.120	67.400			
March   Marc	SHIKS (ADA compliance)	1 Sirik, non-compliant.	Replace with ADA compliant sink	2	OR	5										\$5,/20	24.65%	\$7,130	\$7,130			
Mode   Marked presence   Mar																						
Mode   Mode																						
Accordance and Columnian and	Door Hardware		Replace knob with pull handle on closet door	0	ОВ	S										\$305	24.65%	\$380	Ī		\$380	
The contract of the contract		KNOD					trim \$200 + MU's			●												
The contract of the contract	Door Widths and Clearances	ADA clearance an issue at main door	Re-configure door area for proper pull	0	OB	S	Reconfigure classroom entry, 1							1		\$5,270	24.65%	\$6,569	\$6,569			
Page   Page			clearance				(3' door) when door is replaced.			•												
September   Company   Co	erforming Arts - Stage						\$3,500 + MU's	<u> </u>						1					J			
Section   Contract		Stage is not accessible - stairs from kitchen are blocked,	Remove existing stair (which is non-	0	OB	S										\$40,260	24.65%	\$50,184	\$50,184			-
Note once of comprehensive and manufacture particular																						
Part   Part		rear entry to stage is through classroom.																				
After a secondary   Proceeds that includes of adding																						
The control of the Area   Control of the A			ADA accessibility.																			
Work Publs																						
Well Pob   Plant   P							7-17-17-17-17-17-17-17-17-17-17-17-17-17															
Well Parks   Notice   Add real parks behind main hoops   0   0   0   0   0   0   0   0   0	ivmnasium		1							I									J		l.	
Door Widths and Elearances   ADA colarance tools at makin gam entry (12" min headed   Revirse door or move heading unit.   O   OB   5   Notice		None	Add wall nads behind main hoons	0	OB	ς	30 If wall nads 6' ht \$8 50 sf =		1				1			\$2 305	24 65%	\$2.873	1		\$2,873	
ADA Clearance issue at main gen entry (12" min needed   Record door or move heating unit.   O   OB   S   Reverse 1 door everg \$570						-										7-,555		<b>4</b> -,5.5			7-,0:0	
Attended Sections Certing Friend Materials Cer																						
Recommend platers Recommend platers Recommend platering and repainting plater 2 END S Approx. 800 SF 51d = 52,400 + Mul'S S A5,000 S 5,000 S 5	Door Widths and Clearances		Reverse door or move heating unit.	0	OB	S										\$380	24.65%	\$474	\$474			
Recommend patching and regainting plaster.   Recommend patching and regainting plaster   2   END   S   Approx. 8005F 5316 = \$2.4.00 * MUS   Multiple plaster   2.4 ACT and just lite.   S3,615   24,65%   \$4,50%		on pull side)					MU's															
Celling Flinish Materials																						
Administration Office Area  Celling Finish Materials  2x4 ACT and 1xt tile.  2x4 ACT showing signs of age, sagging and discoloration. 1xt tile obsolete.  END  S 25055 2x4 celling tiles & grid 54.50 of +53,125 + MU's  S 24.65%  S 2,133  S 2,143  S 2,143  S 2,143  S 3,069  S 24.65%  S 3,069		Dainted plactor	Decommand natching and renainting placter	1 1	END	c	Approx 900 CF \$2cf - \$2 400 :		1	1			1	1		62.615	24 659/	Ć4 FOG	¢4 506		1	
Celling Finish Materials   224 ACT and 1x1 tile.   224 ACT and 1x1 tile.   224 ACT showing signs of age, sagging and discoloration.   1x1 tile to Obsolete.   250 ST 2x4 celling tiles & grid discoloration.   1x1 tile to Obsolete.   250 ST 2x4 celling tiles & grid discoloration.   1x1 tile to Obsolete.   250 ST 2x4 celling tiles & grid discoloration.   1x1 tile to Obsolete.   250 ST 2x4 celling tiles & grid discoloration.   1x1 tile to Obsolete.   250 ST 2x4 celling tiles & grid discoloration.   1x1 tile to Obsolete.   250 ST 2x4 celling tiles & grid discoloration.   1x1 tile to Obsolete.   250 ST 2x4 celling tiles & grid discoloration.   2x4 ACT. Tiles beginning to show signs of aging (sagging to Consider replacing all ceiling tiles within the next 10 years.   2x4 ACT. Tiles beginning to show signs of aging (sagging to Consider replacing all ceiling tiles within the next 10 years.   2x4 ACT. Tiles beginning to show signs of aging (sagging to obsolete.   2x4 ACT. Tiles beginning to show signs of aging (sagging to consider replacing all ceiling tiles within the next 10 years.   2x4 ACT. Tiles beginning to show signs of aging (sagging to show signs of aging (sagging tiles within the next 10 years.   2x4 ACT. Tiles beginning to show signs of aging (sagging tiles within the next 10 years.   2x4 ACT. Tiles beginning to show signs of aging (sagging tiles within the next 10 years.   2x4 ACT. Tiles beginning to show signs of aging (sagging tiles within the next 10 years.   2x4 ACT. Tiles beginning to show signs of aging (sagging tiles & St. 589	Centing Finish Materials	rainteu piastei.			LIND	3										\$3,013	24.03/6	34,300	34,300			
Celling Finish Materials  2x4 ACT and 1xt life.  2x4 ACT and xix lif			_																			
Ritchen and Servery  Celling Finish Materials  2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration).  Colling Finish Materials  2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration).  Food Service Equipment  Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lucks a hand washing station.  Door Widths and Clearances  Door Widths and Clearances  Door Height is non compliant.  Consider replacing all ceiling tiles within the next 10 years.  END  S 200sf 2 x 4 %4.50 demo-replace = \$900 • MU's  = \$900 • MU's  = \$1,355  24.65%  \$1,689  \$1,689  \$1,689  \$1,689  \$1,693  \$4,693  \$4,693  \$4,693  \$4,693  \$4,693  \$4,693  \$4,693  \$4,693  \$4,693  \$4,693  \$5,7504  \$5,000  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space; frame areaway & alt tread stair  frame areaway & alt tread stair  frame areaway & alt tread stair  frame areaway & alt tread stair  frame areaway & alt tread stair		2x4 ACT and 1x1 tile.	2x4 ACT showing signs of age, sagging and	2	END	S	250 SF 2x4 ceiling tiles & grid									\$1.695	24.65%	\$2.113	\$2.113			
Ritchen and Servey  Celling Finish Materials  2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration).  Food Service Equipment  Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.  O OB S (1) hand washing system. \$2,500 w/new rough + MU's  Mechanical and Service Spaces  Celling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Door Widths and Clearances  Door height is non compliant.  Consider replacing all celling tiles within the 2 END S (1) hand washing system. \$2,500 w/new rough + MU's  Approx. 800 SF \$5 = \$4,000 + MU'S  S (1) hand washing system. \$2,500 w/new rough + MU's  S (2) END S (2) Approx. 800 SF \$5 = \$4,000 + MU'S  S (3) Approx. 800 SF \$5 = \$4,000 + MU'S  S (4) ST,504 ST,												_				7-,500		<del>+-</del> /	+-/			
Ceiling Finish Materials  2x4 ACT. Tiles beginning to show signs of aging (sagging, discolaration).  Food Service Equipment  Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.  0 08 S (1) hand washing system. \$2,500 w/new rough + MU's  Eviposed concrete. Finish appears to be deteriorating, peeling.  Refinish and repaint ceiling.  Door Widths and Clearances  Door height is non compliant.  Consider replacing all ceiling tiles within the next 10 years.  1 2 END S 2004 2 x 4 34-50 demo-replace = 5900 + MU's  1 3,355 24.65% \$1,689 S1,689			1x1 tile is obsolete.																			
Ceiling Finish Materials  2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration).  Food Service Equipment  Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.  0 0 0B S (1) hand washing system. \$2,500 w/new rough + MU's  Ceiling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Door Widths and Clearances  Door height is non compliant.  Consider replacing all ceiling tiles within the next 10 years.  S 1,689 S 1,689 S 1,689 S 1,689 S 1,689 S 1,689 S 1,689 S 1,693 S 2,693																						
discoloration).  next 10 years.  Food Service Equipment  Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.  O B S (1) hand washing system.  \$2,500 w/new rough + MU's  Mechanical and Service Spaces  Celling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical of the period or height.  S 10' x 4' areaway to mech space; frame areaway & alt tread stair		2x4 ACT. Tiles heginning to show signs of aging (sagging	Consider replacing all ceiling tiles within the	2	FNID	ς	200sf 2 x 4 %4 50 demo ranksa	T T	1	1	ı		1			Ć1 2FF	24 650/	¢1 690	\$1 600	Т	1	
Food Service Equipment  Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station.  O OB S (1) hand washing system.  \$2,500 w/new rough + MU's  Celling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space; frame areaway & all tread stair	Centing Finish Materials				LIND	3										\$1,333	24.03/6	\$1,089	31,089			
good condition. Lacks a hand washing station.  S2,500 w/new rough + MU's  Mechanical and Service Spaces  Ceiling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Poor Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical on the proper door height.  S2,500 w/new rough + MU's  Approx. 800 SF \$5 = \$4,000 + MU's  MU's  Approx. 800 SF \$5 = \$4,000 + MU's  Approx. 800		,	,																			
Mechanical and Service Spaces  Celling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.  Door Widths and Clearances  Consider building areaway to mechanical space to achieve proper door height.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.	Food Service Equipment	Coolers, freezers, 3 bay sink all provided. Equipment in	Provide hand-washing station.	0	ОВ	S										\$3,765	24.65%	\$4,693	\$4,693			
Mechanical and Service Spaces  Ceiling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.  Service Spaces  Consider building areaway to mechanical space to achieve proper door height.  Service Space to achieve proper door height.  Service Space to achieve proper door height.  Service Space to achieve proper door height.  Service Space to achieve proper door height.  Service Space to achieve proper door height.  Service Space to achieve proper door height.  Service Space to achieve proper door height.  Service Space to achieve proper door height.		good condition. Lacks a hand washing station.					\$2,500 w/new rough + MU's															
Ceiling Finish Materials  Exposed concrete. Finish appears to be deteriorating, peeling.  Exposed concrete. Finish appears to be deteriorating, peeling.  Exposed concrete. Finish appears to be deteriorating, peeling.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical space to achieve proper door height.																						
peeling.  Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical o OB S 10' x 4' areaway to mech space; frame areaway & alt tread stair		Francisco Civilla Civi	Definish and associate 90	_	END.	•	A 000 CF 65		1	,			1			40.000	24.5551	47.53	67.50	,	1	
Door Widths and Clearances  Door height is non compliant.  Consider building areaway to mechanical Space to achieve proper door height.  Space to achieve proper door height.  Space to achieve proper door height.	Ceiling Finish Materials		Kennish and repaint ceiling.	2	END	S										\$6,020	24.65%	\$7,504	\$7,504			
space to achieve proper door height.   frame areaway & alt tread stair		peemig.										•	•									
space to achieve proper door height. frame areaway & alt tread stair																						
	Door Widths and Clearances	Door height is non compliant.		0	OB	S										\$9,030	24.65%	\$11,256	\$11,256			
			space to achieve proper door neight.							•												
		1	1	1	1		<u> </u>	1	1	1			1	1					J			

**Capital Plan Detailed Scope of Work** 

\* Note:

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital

Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
Excellent - New		

						_												BUDGET			
				SEE LEGEN	D				EVALUA	ATION CRITERI					TRADE COST PLUS		* OPINION OF		ALLOCA	TION	
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH		ADA/			OPERATION &		SCHOOL	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CI
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	MAINT.			COST		Renovation)		EXP
ears 1 - 5 (Fiscal Years 2018 -	- <mark>2022) - Short Term Recomme</mark> n	dations																			
stodial Closets/Classroom Storage																					
Door hardware	Wood door, frame. Has non-compliant door hardware.	Replace doors and frames.	0	OB	S	Install 4 new wood veneer doors									\$9,335	24.65%	\$11,636	\$11,636			
						(3' x 7') with painted HM frames.															
						\$1,550 w/demo-new hdwr =															
						\$6,200 + MU's			•												
RE PROTECTION									·			<u> </u>	<u> </u>								
Type of Sprinkler System	None	Install NFPA 13 complete coverage			S	12,915 gsf @ \$3.50 + \$12,00									\$106,475	24.65%	\$132,721	\$132,721			
						bldg entry-backflow + \$20,000															
						water line upgrade = \$70,745 +															
						MU's Fire pump & storage tank excluded, likely cost for f.p. &															
						tank = \$50,000															
						tank = \$50,000															
LECTRICAL																					
Fire Alarm	4-zone conventional FCI control panel	Update to fully addressable system as part of	1	ESL	S	12,915 gsf @ \$1.50 =\$19,375 +									\$29,160	24.65%	\$36,348	\$36,348			
		any planned afacility renovations.				MU's															
ECURITY																					
Sightlines between Main Entry and Main Office	No sightlines.	Re-configure existing single-use bathrooms	0	OB	S	550 Square Feet of complete									\$103,470	24.65%	\$128,975	\$128,975			
.,		space to main office/admin, and replace				interior renovations. \$125 sf =												, ,,			
		main office/admin area with displaced single-				\$68,750 + MU's	•														
		use bathrooms.																			
Intrusion Alarm System	None.	Provide intrusion alarm system			S	Door contacts a (7) openings and									\$14,599	24.65%	\$18,197	\$18,197			
						(16) motion detectors															
Security Camera System	At main entry.	Provide web-based security camera system			S	Assume (16) cameras									\$14,400	24.65%	\$17,950	\$17,950			
		with DVR																			
															Total Year	rs 1 - 5	\$833,160	\$808,655	\$0	\$19,065	5

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority

I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

CATSONY  DESCRIPTION AND GENERAL COMMENTS  NECOMMENDED ACTION  COND.  LEVEL  CYCC.  Vears 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations  PUMBLING  Domestic Distribution System  Must of the HW & CW copper piping systems are over their expected service life of 32 years  Plumbing Fistures  Some upgraded to low flow  Complete fisture upgrade (6 fisture)  3 ESL  MECHANICAL  Arr Handling Unit Systems  None  Revoked ERU ventilation for classes at time of steam to HW conversion. Provide Roof top H&V unit with ERU for gym.  Pumps  Add HW Pumps at time of steam to HW conversion  Past service life. Upgraded ventilation by  ERU proposed above.  Terminal Unit Systems  Unit ventilations classrooms & Gym  Past service life. Upgraded ventilation by  ERU proposed above.  Exhaust Systems  Pintube, Cast iron radiators are past service life  the whost water heating fin tube & CUHs at time of not water conversion. Provide Roof top H&V unit with ERU for gym.  Exhaust Systems  None apparent - via gravity relief ventilation in sequence (chaust via ERU used for class ventilation.  Piping System  Sched 40 steel  Piping System  Automatic Temperature Controls  Provemable and manual at radiators  New DOC electric at time of hot water conversion.  Provide 3 ghase service as part of any planned facility renovation Planted Excitity renovation.  Provide 3 ghase service as part of any planned facility renovation.  Wring  Single-conductors in conduct - very old  Vering	ACTION PRIORITY INFO  L \$/\$F @ 13,167 \$F  L Figure (6 fixtures) + MU'  L Figure (1) 2,000 cfm root eRUs & 5/\$F unisulated of for classes + MU's Figure (1) Roof H&V w/ER Gym-+ MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU. Fintube upgrades  L 400 ft fintube & (4) CUHs	U's  Doftop ductwork  ERU for	HEALTH & CODE SAFETY COMPLIAN	EVALUATION CRITERI ADA/ SUSTAIN- ACCESSIBILITY ABILITY  ABILITY	- EXTENDING OP	RATION & IMPACT O NTENANCE LEARN. EN	/. MAINT.	\$237,790	COST  % \$369,288  % \$15,530  % \$388,250  % \$11,648	\$369,288 \$369,288 \$11,648	MAINT. CITY EXPENSE
Vears 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations	ACTION PRIORITY INFO  L S/SF @ 13,167 SF  L Figure (6 fixtures) + MU'  L Figure (1) 2,000 cfm roo  ERUS & S/SF unisulated d  for classes + MU's  Figure (1) Roof H&V w/ER  Gym- + MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU.  Fintube upgrades  L 400 ft fintube & (4) CUHs	U's  Doftop ductwork  ERU for		ADA/ SUSTAIN -	EXTENDING DPI MAI	NTENANCE LEARN. EN	SCHOOL 50.5% N	\$237,790 55.30 \$10,000 55.30 \$7,500 55.30 \$0 55.30	* \$369,288  * \$15,530  * \$388,250  * \$11,648	\$369,288 \$388,250 \$11,648	MAINT. CITY EXPENSE
### Pumps    Committee   Commi	L \$/\$F @ 13,167 \$F  L Figure (6 fixtures) + MU'  L Figure (1) 2,000 cfm root ERUs & \$/\$F unisulated d for classes + MU's Figure (1) Roof H&V w/ER Gym - H MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU. Fintube upgrades  L 400 ft fintube & (4) CUHs	U's  Doftop ductwork  ERU for		ACCESSIBILITY ABILITY  ABILITY	BLDG. LIFE MA	NTENANCE LEARN. EN	MAINT.	\$10,000 55.3i \$250,000 55.3i \$7,500 55.3i	COST  % \$369,288  % \$15,530  % \$388,250  % \$11,648	\$369,288 \$388,250 \$11,648	\$15,530
Domestic Distribution System  Most of the HM & CW copper piping systems are over their expected service life of 30 years  Plumbing Fixtures  Some upgraded to low flow  Complete fixture upgrade (6 fixtures)  3 ESL  MECHANICAL  Air Handling Unit Systems  None  Provide ERU ventilation for classes at time of steam to HW conversion. Provide Roof top H&V unit with ERU for gym.  Pumps  Add HW Pumps at time of steam to HW conversion Provide Roof top H&V unit with ERU for gym.  Terminal Unit Systems  Unit ventilators classrooms & Gym  Past service life. Upgraded ventilation by EU proposed above.  Terminal Unit Systems  Finitube, Cast iron radiators are past service life When the water heating finitube & CUHs at time of hot water conversion. Finitube heat for classes.  Exhaust Systems  None apparent — via gravity relief ventilation in sequence with UV OA quantities  Piping System  Sched 40 steel  Provide 3-phase service as part of any planned facility renovation  Provide 3-phase service as part of any planned facility renovation	L Figure (6 fixtures) + MU'  L Figure (1) 2,000 cfm rooi ERUs & \$/\$F unisulated d for classes + MU's Figure (1) Roof H&V w/ER Gym- + MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU Fintube upgrades  L 400 ft fintube & (4) CUHs	portop ductwork ERU for			•	•		\$10,000 55.3i \$250,000 55.3i \$7,500 55.3i	% \$15,530 % \$388,250 % \$11,648	\$388,250	\$15,530
Domestic Distribution System  Most of the HW & CW copper piping systems are over their expected service life of 30 years  Plumbing Fistures  Some upgraded to low flow  Complete fixture upgrade (6 fixtures)  3 ESL  WECHANICAL  Air Handling Unit Systems  None  Provide ERU ventilation for classes at time of steam to HW conversion. Provide Roof top H&V unit with ERU for gym.  Pumps  Add HW Pumps at time of steam to HW conversion Provide Roof top H&V unit with ERU for gym.  Terminal Unit Systems  Unit ventilators classrooms & Gym  Past service life. Upgraded ventilation by EU proposed above.  Fintube, Cast iron radiators are past service life Exhaust Systems  None apparent via gravity relief ventilation in sequence with UV OA quantities  Piping System  Sched 40 steel  Provide 3-phase service as part of any planned facility renovation  Provide 3-phase service as part of any planned facility renovation  Provide 3-phase service as part of any planned facility renovation	L Figure (6 fixtures) + MU'  L Figure (1) 2,000 cfm rooi ERUs & \$/\$F unisulated d for classes + MU's Figure (1) Roof H&V w/ER Gym- + MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU Fintube upgrades  L 400 ft fintube & (4) CUHs	portop ductwork ERU for			•	•		\$10,000 55.3i \$250,000 55.3i \$7,500 55.3i	% \$15,530 % \$388,250 % \$11,648	\$388,250	\$15,530
Domestic Distribution System  Most of the HW & CW opper piping systems are over their expected service life of 30 years  Plumbing Finitures  Some upgraded to low flow  Complete finiture upgrade (6 finitures)  3 ESL  MECHANICAL  Air Handling Unit Systems  None  Provide ERU ventilation for classes at time of steam to HW conversion. Provide ERU ventilation for classes at time of steam to HW conversion. Provide Nort by H&V unit with ERU for gym.  Pumps  Add HW Pumps at time of steam to HW conversion  Unit ventilators classrooms & Gym  Terminal Unit Systems  Unit ventilators classrooms & Gym  Finitube, Cast iron radiators are past service life time of hot water conversion. Finitube heat for classes.  END  Chaust Systems  None apparent - via gravity relief ventilation in sequence class ventilation. With UV OA quantities  Piping System  Sched 40 steel  Provide Sphase service as part of any planned facility renovation  Provide ERU ventilation for classes. 2 END  END  END  END  END  END  END  END	L Figure (6 fixtures) + MU'  L Figure (1) 2,000 cfm rooi ERUs & \$/\$F unisulated d for classes + MU's Figure (1) Roof H&V w/ER Gym- + MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU Fintube upgrades  L 400 ft fintube & (4) CUHs	portop ductwork ERU for			•	•		\$10,000 55.3i \$250,000 55.3i \$7,500 55.3i	% \$15,530 % \$388,250 % \$11,648	\$388,250	\$15,530
Plumbing Fixtures  Some upgraded to low flow  Complete fixture upgrade (6 fixtures)  3 ESL  MECHANICAL  Air Handling Unit Systems  None  Provide ERU ventiliation for classes at time of steam to HW conversion. Provide Roof top H&V unit with ERU for gym.  Pumps  Add HW Pumps at time of steam to HW conversion  I 2) S0 gpm VFD pumps  2 END  Terminal Unit Systems  Unit ventilators classrooms & Gym  Past service life. Upgraded ventilation by ERU proposed above.  Fintube, Cast iron radiators are past service life  New hot water heating fin tube & CUHs at time of hot water conversion. Fintube heat for classes.  Eshaust Systems  None apparent — via gravity relief ventilation in sequence with UV OA quantities  Piping System  Sched 40 steel  Piping System  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  Rev DDC electric at time of hot water conversion.  Provide 3-phase service as part of any planned facility renovation	L Figure (6 fixtures) + MU'  L Figure (1) 2,000 cfm rooi ERUs & \$/\$F unisulated d for classes + MU's Figure (1) Roof H&V w/ER Gym- + MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU Fintube upgrades  L 400 ft fintube & (4) CUHs	portop ductwork ERU for			•	•		\$10,000 55.3i \$250,000 55.3i \$7,500 55.3i	% \$15,530 % \$388,250 % \$11,648	\$388,250	\$15,530
Plumbing Fixtures  Some upgraded to low flow  Complete fixture upgrade (6 fixtures)  3 ESL  MECHANICAL  Arr Handling Unit Systems  None  Provide ERU ventilation for classes at time of steam to HW conversion. Provide ROI top H&V unit with ERU for gym.  Pumps  Add HW Pumps at time of steam to HW conversion  Pumps  Add HW Pumps at time of steam to HW conversion  C2) 50 gpm VFD pumps  2 END  Terminal Unit Systems  Unit ventilators classrooms & Gym  FRU proposed above.  FRU proposed above.  FRU proposed above.  Expurpaged Conversion. Fintube heat for classes.  Exhaust Systems  None apparent – via gravity relief ventilation in sequence  Exhaust Systems  None apparent – via gravity relief ventilation in sequence  Exhaust via ERU used for class ventilation.  2 END  Piping System  Sched 40 steel  Piping System  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  New DDC electric at time of hot water conversion.  EECCTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation	L Figure (1) 2,000 cfm rooi ERUs & \$/\$F unisulated d for classes + MU's Figure (1) Roof H&V w/ER Gym-+ MU's  L (2) 50 gpm VFD pumps  L Estimated cost under ERU Fintube upgrades  L 400 ft fintube & (4) CUHs	portop ductwork ERU for			•	•	•	\$250,000 55.30 \$7,500 55.30 \$0 55.30	% \$388,250 % \$11,648 % \$0	\$388,250 \$11,648 \$0	
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Terminal Unit Systems  Unit ventilators classrooms & Gym  Past service life. Upgraded ventilation by ERU proposed above.  Terminal Unit Systems  fintube, Cast iron radiators are past service life  New hot water heating fin tube & CUHs at time of hot water conversion. Fintube heat for classes.  Exhaust Systems  None apparent via gravity relief ventilation in sequence with UV OA quantities  Piping System  Sched 40 steel  Piping System  Sched 40 steel  Piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  Provide 3-phase service as part of any planned facility renovation	L Estimated cost under ERL Fintube upgrades  L 400 ft fintube & (4) CUHs	RU &						\$0 55.3(	% \$0	\$0	
Terminal Unit Systems  Unit ventilators classrooms & Gym  Past service life. Upgraded ventilation by ERU proposed above.  Terminal Unit Systems  Fintube, Cast iron radiators are past service life time of hot water conversion. Fintube heat for classes.  Exhaust Systems  None apparent — via gravity relief ventilation in sequence with UV OA quantities  Piping System  Sched 40 steel  Piping System  Sched 40 steel  Piping System  Sched 40 steel  Piping System  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  Provide 3-phase service as part of any planned facility renovation	L Estimated cost under ERL Fintube upgrades  L 400 ft fintube & (4) CUHs	RU &						\$0 55.3(	% \$0	\$0	
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Exhaust Systems  None apparent — via gravity relief ventilation in sequence with UV OA quantities  Piping System  Sched 40 steel  Piping System  Sched 40 steel  Piping aged (60 yrs), replace with new HW piping aft time of steam to hot water conversion.  Automatic Temperature Controls  Provide 3-phase service as part of any planned facility renovation								\$95.000 55.3	% \$147.535		1 1
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Exhaust Systems  None apparent via gravity relief ventilation in sequence with UV OA quantities  Piping System  Sched 40 steel  piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  New DDC electric at time of hot water conversion.  ELECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation	L Estimated cost under FRI.	RU			1 - 1	_		, , , , , ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , , , , , , , , , , , , , ,	1
with UV OA quantities  Piping System  Sched 40 steel  piping aged (60 yrs), replace with new HW piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  EECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation	L Estimated cost under FRI.	RU			•	•					1
with UV OA quantities  Piping System  Sched 40 steel  piping aged (60 yrs), replace with new HW piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  EECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation	<ul> <li>Estimated cost under FRI.</li> </ul>	RU									1
Piping System  Sched 40 steel  piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  ELECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation								\$0 55.3	% \$0	\$0	1
piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  ELECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation	upgradde					•					1
piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  ELECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation											1
piping at time of steam to hot water conversion.  Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  ELECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation											
Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  ELECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation	L \$/SF @13K SF							\$250,000 55.3	\$388,250	\$388,250	1
Automatic Temperature Controls  Pnuematic and manual at radiators  New DDC electric at time of hot water conversion.  ELECTRICAL  Service  Overhead  Provide 3-phase service as part of any planned facility renovation											1
conversion.  ELECTRICAL  Service Overhead Provide 3-phase service as part of any planned facility renovation											1
conversion.  ELECTRICAL  Service Overhead Provide 3-phase service as part of any planned facility renovation						•					1
conversion.  ELECTRICAL  Service Overhead Provide 3-phase service as part of any planned facility renovation											1
conversion.  ELECTRICAL  Service Overhead Provide 3-phase service as part of any planned facility renovation											1
Service Overhead Provide 3-phase service as part of any planned facility renovation	L \$/SF @ 13K SF							\$80,000 55.3	\$124,240	\$124,240	1
Service Overhead Provide 3-phase service as part of any planned facility renovation											1
Service Overhead Provide 3-phase service as part of any planned facility renovation											1
Service Overhead Provide 3-phase service as part of any planned facility renovation											
	L										
Wiring Single-conductors in conduit - very old 1 OB					•	•					1 1
Wiring Single-conductors in conduit - very old 1 OB											1 1
	L		<del>                                     </del>	+ + + -	1		<b>-</b>				1 1
											1 1
					•	•					1 1
	Carry complete new servi	rvice					<b>⊣</b>	\$69,354 55.3	% \$107,707	\$107,707	1
Equipment 1950's vintage fuse panel 1 OB	L entrance for 13,167 sf							33.30	Ç107,707	\$107,707	1 1
					•	•					1 1
											1 1
Rating 240/120V 200A, single-phase, 3-wire			1 1	+ + + -			<b>⊣</b>				1 1
	L		+ + +	1	ı	_					1
											1 1
					•	•					<u>ı                                      </u>
Distribution System					•	•					
Panels 1970's vintage Cutler Hammer residential-grade Provide modern panelboards throughout 1 OB					•	•					
loadcenter, (2) 1960's vintage or older GE panelboards,	L Carry complete new pow	wer			•	•		\$53,142 55.30	% \$82,530	\$82,530	
(1) modern residential-grade Siemens loadcenter	ι	wer						\$53,142 55.30	% \$82,530	\$82,530	[
	L Carry complete new pow	wer			•	•		\$53,142 55.3	% \$82,530	\$82,530	

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required - Good - Functional & Maintained - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN							TION CRITERIA					TRADE COST PLUS		* OPINION OF		ALLOCA	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY			IMPACT ON LEARN. ENV.	SCHOOL MAINT.	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT. C
pars 6 - 10 (Fiscal Vears	2023 - 2027) - Long Term Recommen	ndations				-											-				
Wiring	Single-conductors in conduit - very old	ladelolis	1	ОВ	L	Carry complete new power										\$23,567	55.30%	\$36,600		\$36,600	
						distribution wiring for 13,167 sf						•	•								
Branch Circuits	Branch-circuit wiring is a mix of old cloth-covered non- metallic sheathed cable (romex), old BX armored cable,	Add receptacles and associated branch-circuit wiring - NOTE: Power distribution must be	1	ОВ	L	Carry complete new branch- circuit wiring system for 13,167										\$40,822	55.30%	\$63,397		\$63,397	
	modern romex cable, surface metal raceway, and single conductors in conduit. Extension cords are in use due to lack of appropriately located receptacles	updated in order to facilitate this action.				sf						•	•								
Exterior Building Lighting	Marthy IED wall packs, one HID wall pack and a couple of	F Donlaro HID and incondessant luminaires	2	END		Carpy (12) LED wall packs										ĆE 400	EE 309/	¢9.296			\$8,386
Exterior Building Lighting	Mostly LED wall packs, one HID wall pack and a couple of old recessed incandescent fixtures at entrance canopies were noted.		2	END	L	Carry (12) LED wall packs						•	•			\$5,400	55.30%	\$8,386			\$8,386
Interior Lighting				1						1		1	ı				1				
Classrooms	2011 vintage T8 fluorescent lens troffers on first floor, ol louvered pendant linear fluorescent luminaires retrofitte with T8 lamps on second floor		2	ОВ	L							•	•								
Offices	T8 fluorescent				L																
												•	•								
Corridors	mixture of T8 fluorescent wraparound and old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps		2	END	L							•	•								
Toilets					L																
						Carry complete interior lighting replacement for 13167 sf						•	•			\$168,438	55.30%	\$261,584		\$261,584	
Mech/Storage	Old incandescent fixtures retrofitted with self-ballasted compact fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ОВ	L							•	•								
Assembly	N/A				L																
												•	•								
Gym	T8 Fluorescent high bays	Update lighting to LED with high performance optics as part of any planned facility renovations.	3	ESL	L							•	•								
Intercom/Paging System	Dukane - 25+ years old	Provide paging and intercom integrated with VOIP phone system.	1	OB	L	see above for conduit, hardware Owner vendor						•	•								
Phone System (& Service)	Nortel Analog system - 20 +/- years old. Classrooms are not equipped with telephones	Provide VOIP phones	1	ОВ	L	12,915 gsg \$1 sf tleecomdata conduit = \$12,915 + MU's; VOIP phones Owner vendor hardware						•	•			\$19,440	55.30%	\$30,190		\$30,190	
Data System (& Service)	Overhead fiber optic data service. Cat 5 horizontal cabling.	Provide modern cable plant	1	END	L	Covered in "telecom data cost indicated for phone system infrastructure.						•	•			\$0	55.30%	\$0	\$0		

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

Years 11 - 15 (Fiscal Years 2028 - BUILDING INTERIOR General Notes  Wall Finish Materials  Pain Plast awa Wood	inted GWB, plaster. GWB showing scuffs and dents. Ister is deteriorating in some locations and chipping	RECOMMENDED ACTION  Productions  Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors.	COND. LEVEL		ACTION PRIORITY	QUANTITY INFO  Patch, repaint approx. 13,200	SECURITY	SAFETY CO	CODE OMPLIANCE A	SUSTAIN - EXTEN		& IMPACT ON CE LEARN. ENV.		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
BUILDING INTERIOR  General Notes  Wall Finish Materials  Pain Plast away Woo	inted GWB, plaster. GWB showing scuffs and dents. inter is deteriorating in some locations and chipping ray.	Recommend patching and repainting all walls. Recommend stripping and refinishing	2		L						·					
BUILDING INTERIOR  General Notes  Wall Finish Materials  Pain Plast away Woo	inted GWB, plaster. GWB showing scuffs and dents. inter is deteriorating in some locations and chipping ray.	Recommend patching and repainting all walls. Recommend stripping and refinishing	2	END	L	Patch, repaint approx, 13,200										
General Notes  Wall Finish Materials  Pain Plast awa Woo	ister is deteriorating in some locations and chipping vay.	walls. Recommend stripping and refinishing	2	END	L	Patch, repaint approx, 13,200										
Wall Finish Materials Pain Plast awa Woo	ister is deteriorating in some locations and chipping vay.	walls. Recommend stripping and refinishing	2	END	L	Patch, repaint approx, 13,200										
Classroom Casework Stair						GSF of school building walls. \$1.50 = \$19,800 + MU's; Strip and refinish approx. 13,200 GSF of school building wainscoting. \$2.50 =\$33,000 + MU's				•	•			\$79,465	93.55%	\$153,805
	ained wood casework. Wood is dented and stained, ed. Heavy wear and tear.	Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding.	2	ESL		Provide the following in each classroom (total of 7 rooms) (2) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$275 If =\$2,200 per room 12 Linear Feet of fixed shelves (two rows) with coat hooks. \$25 If = \$300 per room; (6) 36" wide wall cabinets with adjustable shelves and lockable doors \$275 If w/demo =\$4,950 per room; = = TOTALS \$7,450 per room x 7 =\$52,150 + MU's					•	•		\$7,845	93.55%	\$15,184
Main Entrance							· ·			 						
	ose walk-off carpets.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule (no existing vestibule, but recommending adding one below). Provide an area of low grade walk-off carpet in the main lobby.	3	ESL		100 Square Feet of aggressive grade walk-off mat. \$17.50 sf 100 Square Feet of mild grade walk-off mat. \$15 sf 100 Square feet of low grade walk-off mat \$10 sf = = TOTALS \$4,250 + MU's				•	•			\$6,400	93.55%	\$12,387
Corridors Floor & Base Finish Materials Lowe	wer level - VCT w/ rubber base, wood floor w/ wood	Recommend replacing all wood floors and	2	END	L	Approx. 1,600 SF of wood floor	1		1				1	\$13,850	93.55%	\$26,807
base clear dam buck Uppr	se. VCT is in good condition. Wood floor showing var signs of age, damage from use, as well as water mage in areas. Some areas of wood floors are ckled, could present a tripping hazard. uper level - wood floor with wood base, in same ndition as floors on lower level.	base with VCT and rubber base in future renovations.	_			removal, replacement with equal SF of VCT. \$5.75 demo- prep-replace-new base = \$9,200 + MU's				•	•			¥13,636	33.3370	<b>\$25,007</b>
Stairs and Exits								<u> </u>								
	ood door, wood frame. Full lite of single-pane glass. owing signs of heavy wear and tear.	Replace door.	2	END		Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.850 w/demo & new glazed door x 2 = \$3,700 + MU's				•	•			\$5,570	93.55%	\$10,781

**Capital Plan Detailed Scope of Work** 

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#### LEGEND Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) Condition Level O - Failed - Not Functional Life Cycle (Age Factor) N - New / Recent L - Poor - Failure Anticipated 2 - Fair - Functions, Service Required ESL - w/In Expected Service Life END - Nearing End of Service Life 3 - Good - Functional & Maintained 1 - Excellent - New OB - Obsolete N/A - Not Applicable

SEE LEGEND

				SEE LEGEN						VALUATION CR					BUDGET	*
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY SE INFO	CURITY HEALT SAFE		ADA/ ACCESSIBILITY		EXTENDING BLDG. LIFE	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
	028 - 2032) - Long Term Recomme	endations														
Kindergarten Classrooms																
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 800 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 demo- prep-replace-new base = \$4,600 + MU's					•	•		\$6,925	93.55%	\$13,403
Sinks (ADA compliance)	Wood framed island, laminate top, aluminum edge banding. Appears to be compliant, but island has dated and worn finishes.	Consider replacing with any large scale renovation work.	3	ESL	L	1 - 3' x 6' island w/ss sink \$375 lf island + \$1,550 sink = \$3,800 + MU's					•	•		\$5,720	93.55%	\$11,071
Door Material (Including Frame & Glazing)	Wood Door, wood frame, narrow lite with safety glass. Showing signs of age, worn.	Replace wood veneer door.	2	END	L	Install 2 new wood veneer doors (3' x 7') with painted HM frames. \$1.750 w/demo & new narrow glazed door x 2 = \$3,500 + MU's					•	•		\$5,270	93.55%	\$10,200
General Purpose Classrooms			-					I	1	ı			I			
Floor & Base Finish Materials	Wood floor, wood base. Wood floor showing clear signs of age, damage from heavy use. Some areas of wood floors are buckled, could present a tripping hazard.	Recommend replacing all wood floors and base with VCT and rubber base in future renovations.	2	END	L	Approx. 4,600 SF of wood floor removal, replacement with equal SF of VCT. \$5.75 sf demo- prep-replace-new base =\$26,450 + MU's					•	•		\$39,810	93.55%	\$77,052
Art + Music Classroom							I						ı			
Floor & Base Finish Materials	VCT floor, no rubber base	Provide rubber base.	2	ОВ	L	150 LF rubber base. \$2.50 no demo = \$250 + MU's					•	•		\$380	93.55%	\$735
Wall Finish Materials	Carpet	Replace with better acoustic material.	2	ОВ	L	15 ea 3' x 4' wall mounted tectum \$15 sf = \$2,700 + MU's					•	•		\$4,065	93.55%	\$7,868
Visual Display Surfaces	Chalkboard, tackboards.	Replace chalkboard with whiteboard	2	ОВ	L	Remove existing chalkboard, replace with 15 LF of whiteboard. 60 sf \$30 demo- replace = \$1,800 + MU's					•	• •		\$2,710	93.55%	\$5,245
Door Material (Including Frame & Glazing)	Wood doors, wood frames. Showing signs of age, worn.	Replace door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. w/demo \$1,550 + MU's					•	•		\$2,335	93.55%	\$4,519
Dorforming Arts Stago																
Performing Arts - Stage Floor & Base Finish Materials	Wood floor, wood base.	Strip and refinish floor.	2	ESL	L	300 SF wood floor strip & refinish \$5 sf = \$1,450 + MU's					•	•		\$2,185	93.55%	\$4,229
Wall Finish Materials	Painted CMU. Paint chipping, peeling away in some areas.	Repaint when gym is repainted.	2	END	L	Approx. 700 SF. \$2 w/filler coat + prep = \$1,400 + MU's					•	•		\$2,110	93.55%	\$4,084
Theatrical Lighting	Mix of incandescent and fluorescent bulbs above stage.	Consider upgrading to system with more lighting control.	0	ОВ	L	40 If track && stage lighting \$200 If = \$8,000 + MU's					•	•		\$12,040	93.55%	\$23,303
Door Material (Including Frame & Glazing)	Wood door, wood frame. No glazing. Showing signs of age, worn.	Replace wood door and frame.	2	END	L	Install 1 new wood veneer door (3' x 7') with painted HM frame. \$1,550 w/demo + MU's					•	•		\$2,335	93.55%	\$4,519

**EVALUATION CRITERIA** 

**Capital Plan Detailed Scope of Work** 

\* Note:

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

### LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID	1				EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN -		OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recomme	endations															
Library / Media Center	le les les les les les les les les les l																
Floor & Base Finish Materials	Carpet, wood base. Both are old, and very worn.	Replace carpet, strip and refinish wood base	2	END	L	800 SF \$6 w/demo-carpet-refin									\$7,225	93.55%	\$13,984
						base = \$4,800 + MU's											
Circulation Desk	Wood. Very worn, showing heavy denting and marking.	Replace with new larger, plastic laminate	2	ОВ	L	Remove existing, provide 1 new									\$5,645	93.55%	\$10,926
	Small desk.	circulation desk with resilient edge banding.				10' long (L shape, two 5' legs)									. ,		
						plastic laminate circulation desk											
						with resilient edge banding.											
						\$375 If w/demo = \$3,750 + MU's											
17. 17. 1. 0. 6						1516 1111 1 100 6400									40 = 40	00.550	45.04
Visual Display Surfaces	Tackboards, Chalkboards.	Replace chalkboards with whiteboards.	2	ОВ	L	15 If new whiteboard 60 sf \$30 = \$1,800 + MU's									\$2,710	93.55%	\$5,245
						\$1,800 + IVIO \$							•				
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite, safety	Replace door and frame.	2	END	L	Install 2 new wood veneer doors									\$5,270	93.55%	\$10,200
	glazing. Doors showing signs of age, wear and tear					(3' x 7') with painted HM frames.											
						\$1.750 w/demo & new narrow											
						glazed door x 2 = \$3,500 + MU's					_						
Gymnasium																	
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition.	Remove, replace wood base with vented	2	END	L	250 LF vented rubber base. \$5 If					_	_			\$1,885	93.55%	\$3,648
	Base should be removed and replaced due to heavy wea and tear.	r rubber base.				= \$1,250 + MU's						•					
Wall Finish Materials	Painted CMU. Generally, paint is chipping away,	Repaint all gym walls.	2	END	L	Approx 4,000 SF repainting. \$2									\$14,600	93.55%	\$28,258
	deteriorating.	Remove and replace cracked CMU block.				prep& filler coat = \$8,000;											
	CMU is cracking in isolated areas.	Patch cracked mortar between CMU blocks.				Remove and replace 15 SF											
						cracked CMU. \$20 sf = \$200; Patch 30 LF of cracked mortar.					_	_					
						\$50 crack stich = \$1,500; =v=v=						•					
						TOTALS \$9,700 + MU's											
Backstops (quantity, mounting type,	4 fixed backstops. One backstop is missing hoop ring.	Replace 1 hoop, maintain other 3.	2	END	L	Install new hoop ring for 1									\$455	93.55%	\$881
manual/motorized)	Others are in fair condition.					backstop. \$300 + MU's						•	•				
AV and Interactive Systems	Speakers. Clearly the system is dated.	Remove, replace with entirely new AV	1	END	L	AV system for gym (performing									\$52,675	93.55%	\$101,952
		system for stage performances.				arts) including new sound											
						system. \$35,000 allow + MU's							•				
Door Material (Including Frame & Glazing)	Wood door, wood frame. Door has narrow lite with	Replace door and frame.	2	END	L	Install 3 new wood veneer door			1					1	\$8,280	93.55%	\$16,026
	safety glass.					(3' x 7') with painted HM frame											
	HM doors w/ HM frames. Doors showing signs of heavy					safety glass. \$1,850 w/demo =											
	use.					\$5,550 + MU's											
Kitchen and Servery		·							1			1	1	·			
Floor & Base Finish Materials	Wood floor, wood base. Wood floor in fair condition.	Remove, replace wood base with vented	2	END	L	75 LF vented rubber base. \$5 If					_				\$565	93.55%	\$1,094
	Base should be removed and replaced due to heavy wea and tear.	r rubber base.				= \$375 + MU's						•					
Wall Finish Materials	Painted CMU. In fair condition, however should be	Repaint CMU walls.	3	ESL	1	repaint 750 sf cmu walls \$2 prep-	1								\$2,260	93.55%	\$4,374
	repainted when gymnasium is repainted.		-		-	filler coat = \$1,500 + MU's									+=,200	/0	7 .,57 .
														[			
2				Fr		1									40.000		4
Door Material (Including Frame & Glazing)	Wood door, wood frame, not glass lite. Showing signs of heavy use	Replace door and frame.	2	END	"	Install 1 new wood veneer door (3' x 7') with painted HM frame.									\$2,335	93.55%	\$4,519
	neuvy use					\$1,550 w/demo + MU's											
				1	1			1	1	1		1	1			1	

**Capital Plan Detailed Scope of Work** 

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#### LEGEND Condition Level 0 - Failed - Not Functional Life Cycle (Age Factor) N - New / Recent Action Priority I - Immediate (Year 0) ESL - w/In Expected Service Life END - Nearing End of Service Life S - Short Term (Years 1-5) L - Long Term (Years 6-20) L - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 1 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID	7				EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO		HEALTH &	CODE ADA/ COMPLIANCE ACCESSIBILITY	SUSTAIN -		OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS &	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
	L		LEVEL	CICLE	PRIORITI	INFO		SAFETT	COMPLIANCE ACCESSIBILIT	I ADILIT	BLDG. LIFE	MAINTENANCE LEARN. ENV.	AFFEARANCE	30.3% WARK-OF		PROBABLE COST
Years 11 - 15 (Fiscal Years 2	2028 - 2032) - Long Term Recomm	endations														
Administration Office Area																
Door Material (Including Frame & Glazing)	Wood door, wood frame. Some have no glazing, others have half lite. Doors showing signs of age, wear and tea		2	END	L	Install 3 new wood veneer doors (3' x 7') with painted HM frames.					_			\$7,000	93.55%	\$13,549
						\$1,550 w/demo = \$4,650 + MU's					•	•				
Student Toilet Rooms			-I	ı	I					1			1		l	
Floor & Base Finish Materials	Linoleum Floor, rubber base. Showing clear signs of age	In OK shape, consider replacing if other	2	END	L	Remove existing, replace with								\$4,670	93.55%	\$9,039
	wear and tear. Rubber base peeling from wall.	renovation work done				approx. 200 SF with ceramic tile. Remove and replace rubber base with 60 LF ceramic tile base. \$15.50 sf demo-new tile & base = \$3,100 + MU's					•	•				
Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use,	Replace door and frame.	2	END	L	Install 1 new wood veneer door								\$5,270	93.55%	\$10,200
	age.					(3' x 7') with painted HM frame. Entry space will need to be										
						reconfigured to accommodate										
						larger door. \$3,500 + MU's										
Staff Toilets																
Floor & Base Finish Materials	Linoleum floor, rubber base. In fair condition, linoleum	Replace floor with any large-scale	3	ESL	L	Remove existing, replace with								\$4,670	93.55%	\$9,039
	beginning to show some discoloring.	renovation.				approx. 200 SF with ceramic tile. Remove and replace rubber base with 100 LF ceramic tile base. \$15.50 sf demo-new tile & base										
						= \$3,100 + MU's					•					
Door Material (Including Frame & Glazing)	Wood door, wood frame. Showing signs of heavy use,	Replace door and frame.	2	END	L	Install 2 new wood veneer door								\$4,670	93.55%	\$9,039
	age.					(3' x 7') with painted HM frame.										
						\$1,550 w/demo = \$3,100 + MU's					•	•				
Mechanical and Service Spaces								L								
Floor & Base Finish Materials	Exposed concrete, no base. Floor in very poor condition breaking concrete, tripping hazards throughout.	·	2	END	L	Apply epoxy floor coating system to existing concrete								\$14,450	93.55%	\$27,968
	breaking concrete, tripping nazards throughout.	coating system.				floor, 800 SF. \$12 sf clean & new					_					
						floor & base = \$9,600 + MU's										
Wall Finish Materials	Painted brick. Paint appears to be chipping, areas of	Replace deteriorating sections of brick,	2	END	L	Remove, replace 50 SF of								\$8,055	93.55%	\$15,590
	brick deteriorating, spalling.	repaint.				spalling brick \$35 = \$1,750.										
						Repaint all brick walls, approx.										
						1,200 SF \$3 clean & paint =										
						\$3,600 = = TOTALS \$ 5,350 + MU's.										
Door Material (Including Frame & Glazing)	Painted wood door, wood frame. No glazing.	Replace access with areaway to increase	0	ОВ	L	Install 1 new HM door (3' x 7')								\$2,335	93.55%	\$4,519
	Door is only about 5' tall.	door height/access. Replace door and frame	2.			with painted HM frame. \$1,550										
		1	1	1	I	w/demo + MU's	1			1		1	1	1	1	

**Capital Plan Detailed Scope of Work** 

\* Note:

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
L - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
1 - Excellent - New		

				SEE LEGEN							EVALUATION					BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE			ESCALATION	* OPINION OF PROBABLE COST
oars 16 20 (Fiscal Vacus 2	1022 2027\ Long Torm Document	andations															
UILDING EXTERIOR	2033 - 2037) - Long Term Recommo	endations															
xterior Wall Cladding																	
Materials	Brick masonry, isolated areas of cracking, isolated areas of spalling. Brick and mortar are showing their age, area of mortar deteriorating. Glass block, many broken units, universally discolored. Metal panel above window units, in good condition.		2	OB	L	Repair approx. 50 LF of mortar cracking. \$50 If crack stich = \$2,500 + MU's; Remove and replace approx. 30 SF spalling brick. \$35 sf demoreplace = \$1,050 + MU's; Remove approx. 450 SF glass block, replace with 450 SF thermally broken aluminum system. \$85 sf demo-replace =\$38,250 + MU's						•	•		\$62,910	116.55%	\$136,23
Spalling, Staining, Efflorescence	Efflorescence is occurring in swatches across the brick envelope, particularly at the chimney.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue.	2	ESL	L	Total of 550 SF of efflorescence to be repaired. \$35 sf demo- replace new brick = \$19,250 + MU's						•	•		\$28,975	116.55%	\$62,74
Vindows						-		I									
Storm Windows and Insect Screens	Insect screens. Missing or broken in some locations.	Replace missing or broken insect screens.	2	ESL	L	Install/replace approx. 10 (3' x 2') insect screen.						•	•		\$1,085	116.55%	\$2,35
Sills	Mix of aluminum integral to window unit, precast concrete, granite, and brick. All in good condition, however concrete sills at building rear showing staining from nearby trees.	Light pressure wash precast concrete sills at rear where stained.	2	ESL	L	light pressure wash 50 If precast sill @ \$2 = \$100 + MU's						•	•		\$150	116.55%	\$32
Lintels	Steel lintels typically in fair condition. A few lintels are showing considerable rust, corrosion.	Replace a few steel lintels with galvanized lintels. Remove and replace with new brick above lintel to 3 courses. Remove sealant between brick and lintel, which may be trapping water.  Refinish, repaint all steel lintels.	2	END-ESL	t.	Remove 3 steel lintels, approx.  15 LF. Remove and replace approx 10 SF brick (15LF x 3 brick courses). Provide for required flashing. 090# galv lintels \$2 # mtl = \$180 + 15 mason hours @ \$45 = \$675 + 10 sf brick demo-replace \$25 = \$250 + 15 if flash @ \$15 = \$225 = TOTALS \$1,330 + MU's; Refinish, repaint approx. 250 LF steel lintel. \$10 if = \$2,500 + MU's						•	•		\$5,765	116.55%	\$12,48
Exterior Doors - Main Entrance																	
Frame Materials	Painted wood frame. In fair condition but dated.	Recommend replacement of entrance system with thermally broken aluminum system to improve longevity and energy-efficiency.	2	ОВ	L	Remove existing entry system. Replace with 6' wide, 10' tall thermally broken aluminum system with double set of 3' doors and insulated glass transom. Storefront transom						•	•		\$10,085	116.55%	\$21,83
exterior Doors (not including Main Entry)		•				manson, storenom nadsom	ı	·			1		ı	ı			
Materials	Mix of HM doors and HM frames, and wood doors and wood frames. All exterior doors are in poor condition - wood materials are rotting, and HM materials are rusting.	Recommend replacement of all exterior doors and frames.	2	OB	L	Remove approx. 8 single doors (3' x 7') and frames. Replace with same number of new HM (3' x 7') doors and frames. \$1,550 ea w/demo = \$12,400 + MU's						•	•		\$18,665	116.55%	\$40,41

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ND						EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ E ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Vears 16 - 20 (Fiscal Vears	s 2033 - 2037) - Long Term Recomme	andations															
Lintels	Steel lintels typically showing considerable rust,	Replace all steel lintels at exterior doors.		END		Remove approx. 30 LF existing				1	1		T	F	\$4,305	116.55%	\$9,322
Lines	corrosion.	Remove 3 courses of brick above. Replace with new galvanized steel lintel with proper flashing, replace with new brick above.	2	END		steel lintel and 3 brick courses above (approx. 20 SF brick). Replace with 30 LF new galvanized steel lintel, properly flashed. Replace with 20 SF new brick above. \$180 # lintel @ \$2 # mtl = \$360 + 30 mason hours @ \$45 = \$1,350 + 20 sf brick demo-replace w/new \$35 = \$700 + 30 If flash \$15 = \$450 = = TOTALS \$2,860 + MU's						•	•		уч,303	110.33%	ر پي نام
Fascia, Trim, Soffits & Overhangs		I.	l .										l l	1			
Materials	EIFS at main entry. Cracking at edges, discoloration throughout.	Patch and repaint.	2	END	L	patch 20 sf eifs @ \$15, repaint 25 sf @ \$3 = = \$375 + MU's						•	•		\$565	116.55%	\$1,224
	Wood soffit overhang at building perimeter, occurs only at main building volume. Paint is chipping, wood is worn		2	END	L	Refinish and repaint approx. 850 SF wood soffit overhang. \$5 sf = \$425 + MU's						•	•		\$640	116.55%	\$1,386
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Sealants around window and door perimeters generally cracking, peeling. Around the building, sealants are approaching the end of their expected life.	Remove and replace sealant at all doors, and windows. Remove sealant at lintels to allow for proper drainage.	2	END	L	Remove and replace approx. 2000 LF sealant. \$3.50 lf = \$7,000 + MU's						•	•		\$10,535	116.55%	\$22,814
Building Joint Sealant	Building sealant is generally cracking, peeling. Approaching the end of their expected life.	Remove and replace all building sealants.	2	END	L	Remove and replace approx. 300 LF sealant. \$5 w/backer rod = \$1,500 + MU's						•	•		\$2,257	116.55%	\$4,888
Flashing														l.	<u>l</u>		
Material	Flashing is not apparent at sills and headers, lintels.  Remove sealant in these areas to inspect for presence of flashing and to allow for proper drainage.	Remove sealants at headers, sills, lintels.	2	END	L	Remove approx. 500 LF sealant. \$1.50 If = \$750 + MU's						•	•		\$1,130	116.55%	\$2,447
Roof Assembly & Flashing		1															
Age	2011, Black EPDM	Budget for replacement at end of service life	3	ESL	L	10,300 SF						•	•		\$186,018	116.55%	\$402,822
Roof Edges and Copings	Flush roof edge. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia on high roof looks new. Fascia around low roofs (east, west, and gym wings) is functional but corroded, stained.	Recommend removing existing fascia, and replacing with new.	2	END	L	replace 600 If alum fascia, 9" tall flat profile \$20 If demo-replace = \$12,000 + MU's						•	•		\$18,060	116.55%	\$39,109
Roof Drains (Covers)	Mix of aluminum, plastic. One plastic cover is broken.	Replace plastic cover. Remove debris from all.	2	END	L	Remove and replace 1 plastic cover. \$150 + MU's						•	•		\$230	116.55%	\$498

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ND				•	•	EVALUATION	CRITERIA	•			BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Years) Exterior Stairs and Ladders	ars 2033 - 2037) - Long Term Recomm	iendations															
Locations and Materials	Not all roof areas were accessible. One heavily rusted roof ladder.	Provide roof access ladder to upper roof, and lower Eastern roof. One existing ladder is rusted, dangerous. It should be removed.	2	END	L	Install 2 new 10' roof ladders. \$750 ea x 2 = \$1,500 + MU's Replace 1 existing roof ladder. 10' assumed \$750 + \$100 demo = \$850 + MU's						•	•		\$3,540	116.55%	\$7,66
Exterior Exit Stairs	Rusted metal caged exterior fire escape. Probably dangerous.	Remove.	1	ОВ	L	Remove rusted roof egress stair 7 chain-link fence, allow \$2,000 + MU's						•	•		\$3,010	116.55%	\$6,5
Exterior Exit Stairs	Rusted railing at exterior concrete step outside gymnasium.	Refinish, repaint steel railing.			L	Refinish 10 If pipe rail, single line rail assumed \$10 If = \$100 + MU's									\$235	116.55%	\$50

Total Years 16 -20

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGENI	D						EVALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY		CODE	ADA/	SUSTAIN -	_,,,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					ESCALATION	
		1	LEVEL	CYCLE	PRIORITY	INFO	<u> </u>	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEAKN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Yea	r 2017) - Immediate Recommendations																	
																\$0	0.00%	\$0.00

Total Year 0

Capital Plan Detailed Scope of Work

\* Note:

Nule:
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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND

Condition Level

0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained
4 - Excellent - New

LEGEND

Action Priority
1 - Immediate (Year 0)
5 - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

				SEE LEGEN	ND	$\neg$			EVALUATION	CRITERIA			TRADE COST PLUS	1	* OPINION OF	BUDGET	ALLOCAT	TION	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HE		ADA/ SUSTAIN -	EXTENDING OPERA			50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	(
			LEVEL	CYCLE	PRIORITY	INFO			CE ACCESSIBILITY ABILITY	BLDG. LIFE MAINT	ENANCE LEARN. ENV	. APPEARANCE			COST		Renovation)		E
are 1 E /Eiseal Voors 2019	- 2022) - Short Term Recommen	dations																	
	- 2022) - Short Term Recommen	luations																	
TE Ilding Entrances																			
	Sidewalk along Presumpscot and Sherwood with interna	Surfaces to be repaved and crosswalks	2	ESL	S								\$27,357	24.65%	\$34,101	\$34,101			
	connections.					Sidewalk: 5700sf@\$2		_											
						Curb: 770lf@\$7.50 ADA Panels: 100s.f@\$60		•	•	•	•								
						ADA 1 ancis. 1003.1@ 500													
Number of Spaces	2 ADA - adequate for number of spaces	Shift existing catch basin out of ADA stall, see	3	ESL	S	allow \$2,000 + MU's dig & bf 8							\$3,010	24.65%	\$3,752			\$3,752	,T
(Regular & ADA)	27.57 dacquate for number of spaces	catch basin notes.		252	,	relocate & patch pave	`	•					\$5,010	21.0370	\$3,732			Ų3,73L	
Accessible Parking Signage	No Signage	Install Signs	0	ОВ	S		+						\$564	24.65%	\$703			\$703	
Accessible Farking Signage	No signage	matan aigna	Ů	05	,	3 @ \$125							Ş304	24.03%	\$703			\$703	
									•										
nicular & Pedestrian		<b>_</b>	1	l .				t				II					i	ll	
ulation																			
Observed Circulation Patterns	Observed, pedestrian walking dog on school ground.	Install school zone & limited public access	0	OS	S								\$1,806	24.65%	\$2,251			\$2,251	
		signage.	1			6 @ \$200		•											
Traffic Markings & Traffic Signage	Lacking one way signage and delineation of parent/bus	Install signage.	0	OS	S	4.06435		_					\$752	24.65%	\$937			\$937	
	parking.					4 @\$125		•											
e Department Access			1 .	1		-			· '	. ,	· .		1			, , 1			$\equiv$
Locations	Could be full 100% if open curb on left side "exit".	Add curb cut and fire lane on north side of school and shift modulars.	3	ESL	S	55LF @ \$40		•					\$3,311	. 24.65%	\$4,127	\$4,127			
Tanaanah.		school and sinte modulars.				3321 @ 340													<u> </u>
e Topography Characteristics	Mulch barrier introduces trip hazard.		1	END	S								\$752	24.65%	\$937			\$937	/T
						250lf @ \$2		•											
Furniture &		-	1	1	1	Į.			1	I.	II.	1					Ш		
cessories								•											
Bicycle Racks	2- 1 at south side at loading area, 1 at north side.	Recommend relocation of bike racks.	2	ESL	S	allow \$500 + MU's	•	•					\$755	24.65%	\$941			\$941	-
RUCTURAL																			
Roof Construction	A. A steel beam does not extend to the bearing	Repair connections. Perform survey to verify	1	ОВ	S	1 location noted							\$4,215	24.65%	\$5,254	\$5,254			
	wall (supported on block above doorway header	). this does not occur at other locations.				(Budget \$2,800 for survey)		•		•									
2 (2 )	22 (1	0.6:4.4:11.46.4		501									427.555	24.550/	445.005	646.005			—
Roof Construction	<ul> <li>B. Roof does not appear to be design for drifting snow around high roof. Roof is technically</li> </ul>	recommend reinforcing high low roof	3	ESL	S	Low roof areas within 15 feet of high low roof conditions	or						\$37,565	24.65%	\$46,825	\$46,825			
	grandfathered but we recommend reinforcing th	ne conditions for drift by adding intermediate				(~4,000sq ft), SAY sistering 48"													
	high/low roof conditions	steel bar joist. Shoveling of drifts recommended in the interim.				o.c. = 1,040 If joist using 6 #/If		_											
		recommended in the interim.				joist requires 6,240 # joist installed @ \$4 # material & lab	ior	•											
						=\$24,960 + MU's													
Exterior Wall Construction	C. Deflected lintel above the door at the south	Replace lintel	2	END	S	1 location, SAY 4 x 4 lintel x 48							\$370	24.65%	\$461			\$461	1
	west entry (brick had not deflected).	1				length @ 8#/sf = \$65 lintel													
						material & 4 hours mason @ \$ = \$245 + MU's	45			•   •	-								
JILDING EXTERIOR						- 3243 + IVIO 3													$\vdash$
erior Doors (not including Main Entry)																			
Lintels	Painted steel - corroding and deflecting	Replace lintels with galvanized steel lintels	1	END	S	(3) 6' lintels, brick on steel stud							\$6,020	24.65%	\$7,504			\$7,504	
		and through wall flashing				assumed, assume ea 4" x 4" x 18' total = 1 lintel for 8" wide													
						block @ 6#/lf for 4" x 4" = 6#/l	f =												
						110# @ \$2 = \$220 galv lintel													
						material + 18 mason hours @													
						\$45 =\$1,030 + MU's. Remove and replace approx 55 SF brick													
						(108 x 3 brick courses), \$25 sf		•		•									
						demo & replace re-using	.												
						salvaged brick = \$2,700 + MU's Provide for required flashing, 1													1
						If @ \$15 = \$270 + MU's.													
Sills	Aluminum flaching as part of storofront sustances	Popair flacking coling initiate with most!!	2	Eci		(E) locations allow \$100 l-b	2.			<del>                                     </del>			6755	24 650/	Ć041 44	¢044			₩
	Aluminum flashing as part of storefront systems; some		2	ESL	S	(5) locations, allow \$100 labor					1	I	\$755	24.65%	\$941.11	\$941			1
31113	splice joints have separated posing a safety hazard	fasteners				materials per location = \$500 +	-												1

SEBAGO TECHNICS

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

		4 - Excellent - New														BUDGET			
<b></b>				SEE LEGEN					EVALUATION		. T	T	TRADE COST PLUS	ESCALATION	* OPINION OF		ALLOCAT		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALT		ADA/ SUSTAIN - ACCESSIBILITY ABILITY				50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
	•	•	•			•	-	•					•	•	•				
Years 1 - 5 (Fiscal Years 2018	<mark>3 - 2022) - Short Term Recommer</mark>	ndations each																	
BUILDING INTERIOR																			
Interior Signage  Materials	Paper	Provide ADA-compliant signage throughout	0	ОВ	S	(40) sigs @ \$75 = \$3,000 + MU's	1						\$4,515	24.65%	\$5,628	\$5,628			
					-	(10,000 € 410 40,000 1000		•	•				7 .,52		*******	7-7			1
General Purpose Classrooms  Casework	Wood with solid surface along windows	Replace with new casework assembly to	1 1	END		(14) rooms at 20 LF each = 280 lf	fl I					1	\$214,885	24.65%	\$267,854	\$267,854			
Casework	wood with solid surface diong windows	include base cabinets, upper cabinets and	_	LIVE	3	demo & base w/solid surface top							\$214,000	24.03/0	\$207,634	9207,03 <del>4</del>			1
		ADA compliant sink				@ \$310 = \$86,780 + MU's; 280 li	f												1
						wall cab w.demo @ \$125 =\$35,000 + MU's; 14 sinks			•										1
						w/de,o @ \$1,500 re=use exist													1
						rough = \$21,000 + MU's = = = TOTALS \$142,780 + MU's													1
Door Hardware	Hardware appears to have been recently replaced and i	s Replace storage closet door hardware with	2	ESL	S	(14) doors @\$500 w/some door							\$10,535	5 24.65%	\$13,132	\$13,132			·
	in good condition	ADA-compliant hardware	_			leaf modifications to accept			•				7 - 2,233		+,	77			1
						hardware = \$7,000 + MU's			•										1
Art and Music Classrooms			1	1	1		<u> </u>						1					l	
Sinks (ADA compliance)	(1) non-ADA sink	Provide new accessible stainless steel sink	1	ОВ	S	(1) sink \$2,250 including new rough-in + MU's			•				\$3,390	24.65%	\$4,226	\$4,226			 I
Door Hardware	Hardware appears to have been recently replaced and i	s Replace storage closet door hardware with	2	ESL	S	(1) door \$500 includes wood lea	f	_	+ -				\$755	5 24.65%	\$941	\$941			1
Soor Haraware	in good condition	ADA-compliant hardware	_		3	modification to accept hardware			•				, , , , , , , , , , , , , , , , , , ,	2 1.03%	Ų3 I.I.	<b>V</b> 3.12			1
(22.1)		1				+ MU's													
Library / Media Center  Door Hardware	Hardware appears to have been recently replaced and i	s Replace storage closet door hardware with	2	ESL	S	(1) door \$500 includes wood lea	f						\$755	24.65%	\$941	\$941			
	in good condition	ADA-compliant hardware				modification to accept hardware			•										1
Teacher Workroom and Staff Areas						+ MU's													
	Christer sheet sink one ADA constitute	Provide ADA compliant sink in cabinet with		T rei	1 6	(a) -i-1, d b i b ib	.1		T -		1	ı	Ć4 505	-1 24.050/1	ćr 720	ĆE 720	Г	1	
Sinks (ADA compliance)	Stainless steel sink, non-ADA compliant	knee space	2	ESL	5	<ul><li>(1) sink and cabinet unit, assume</li><li>5' with solid surface top = \$310</li></ul>							\$4,595	24.65%	\$5,728	\$5,728			1
						If w/demo = \$1,550 + MU's													1
						cabinet & \$1,500 sink w/demo & re-sue rough + MU's = TOTALS	*		•										1
						\$3,050 + MU's													1
																			1
Nurse and Health Sinks (ADA compliance)	Wall hung ceramic sink, non-ADA	Replace sink with ADA compliant sink	1 1	ОВ	· ·	(1) sink \$1,500 w/demo 7 re-use			1				\$2,260	24.65%	\$2,817	\$2,817			
Siliks (ADA compliance)	wall fluing ceraffic sink, flori-ADA	Replace Silk With ADA Compilant Silk	1	ОВ	3	existing carrier or wall hanger +			•				32,200	24.05%	32,617	32,617			1
						MU's													<b>Y</b>
Toilet room	in-suite toilet room equipped with toilet fixture only and is non ADA compliant	Gut renovate toilet room to include new fixtures, accessories and finishes	1	ОВ	S	75 SF, allow \$12,000 demo & reframe w/new finishes floor &							\$18,060	24.65%	\$22,512	\$22,512			1
	is non-new compliant	initial est, decessories and initialies				ceiling & WC re-use rough & LAV	/												1
						new rough + MU's													1
																			1
Staff Toilets Accessories	No grab bars	Provide ADA compliant grab bars	1 -	ОВ	ς	(1) location \$500 includes new	1 1		T T				\$755	24.65%	\$941	\$941	I	1	
	1 0 3-2	5.00.00.0				block & wall patch + MU's			•				, , , , , , , , , , , , , , , , , , ,	25576	<b>\$341</b>	<b>7371</b>			i
Accessibility (maneuvering clearances, fixture	Non compliant, no clearances	Gut renovate toilet room to include new	1	ОВ	S	75 SF, allow \$12,000 demo &	1 1						\$18,060	24.65%	\$22,512	\$22,512			·
clearances, grab bars, accessory heights)		fixtures, accessories and finishes				reframe w/new finishes floor & ceiling & WC re-use rough & LAV	,		_										i
						new rough + MU's			●										i
																			i
		<u></u>				<u> </u>	FIRE PROTEC	TION											
Fire Service	None	Install NFPA 13 complete coverage system			S	25,125 sf @ \$3 + \$12,000 new							\$199,755	24.65%	\$248,995	\$248,995			
						building entry & backflow & \$20,000 allow water line													1
						upgrade + \$25,000 ACT ceiling													1
						work =\$132,725 + MU's													i
																			i
FLECTRICAL																			
ELECTRICAL Life Safety - Fire Alarm	1980's vintage FCI conventional zoned control panel.	Update to fully addressable system.	1	ОВ	l s	Carry complete new system for	1 1						\$66,885	24.65%	\$83,372	\$83,372			
	Occupant notification generally does not comply with	and the state of t	1			25,394 sf \$1.75 sf w/demo +	_						\$55,665	25576	Ç03,372	J00,072			i
	current standards.					MU's		•											i
Emergency Lighting	Emergency battery units with integral and remote	Replace older units as they fail. Provide	2	END	S	Carry (8) indoor units and (7)	† †	+	† †	†			\$14,749	9 24.65%	\$18,385	\$18,385			
	incandescent heads. LED illuminated exit signs with	outdoor emergency lighting at building exits.				outdoor units		•											i
	integral battery backup. There is no emergency light at the exterior of building exits.																		i
		•		•		•		•			•	•	•						

**Capital Plan Detailed Scope of Work** 

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)

	ialifications, and clarifications used to develop these costs.	3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolet	•		N/A - Not Applicable														
				SEE LEGENI	)	1				EVALUATION	-			TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCAT	ION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	/ HEALTH & SAFETY	CODE COMPLIANCE				AESTHETICS & APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
Years 1 - 5 (Fiscal Years SECURITY	2018 - 2022) - Short Term Recommer	ndations																		
Intrusion Alarm System	2009 vintage GE security alarm control panel. Motion detectors are located in classrooms and corridors.	Provide a security alarm control panel that is integrated with the district-wide network.	2	ESL	S	suggest \$20,000 allowance + MU's Include (30) motion detectors	•							\$44,400	24.65%	\$55,345	\$55,345			

\$0 \$17,487

Total Years 1 - 5 \$862,062 \$844,575

**Capital Plan Detailed Scope of Work** 

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

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2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained DB - Obsolete N/A - Not Applicable

		4 - Excellent - New				· I										BUDGET			
				SEE LEGEN		<u> </u>			EVALUATION				TRADE COST PL		* OPINION OF		ALLOCA		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH	I & CODE ADA/ Y COMPLIANCE ACCESSIBIL				IMPACT ON AESTH		IP ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
	l .	l	LEVEL	CYCLE	PRIORITY	INFO	SAFET	Y   COMPLIANCE   ACCESSIBIL	IT ABILITY	BLDG. LIFE	IVIAINTENANCE	LEARN. ENV.   APPE	KANCE		COST		Renovation)		EXPENSE
Years 6 - 10 (Fiscal Years 20	<mark>023 - 2027) - Long Term Recomme</mark> n	dations																	
SITE																			
Parking	Devianda de la companya del companya de la companya del companya de la companya d	December of the state of the st	1 1	LEND		T	1		1				642.6	100 55 200/	Ć10 021		ć10.021	-	
General Layout Description	Pavement poor	Recommend rerouting parking and bus drop off. All pavement and sidewalks to be	1	END	L	Overlay: 56,800 s.f.@\$1.25							\$12,1	190 55.30%	\$18,931		\$18,931		
		repaved.				Striping: 2000lf@\$0.50					•								
Fencing			1 -			T	1		1	1	1		1 4		, t=		4	i	
Locations & Materials	North face, chain link, solid but dated/rusty, gap at north	Repair damaged sections	2	ESL	L	100lf @\$30							\$4,5	515 55.30%	\$7,012	1	\$7,012		
											•								
PORTABLE / MODULAR BUILDINGS					1		<u>,                                      </u>												
Portable classrooms	(3) residential grade portable classroom units. Unit has own designated services to the unit. Unit is in poor	Recommend replacement of portable classrooms.	1	ОВ	L	(3) 30'x50' modulars,							\$675,0	55.30%	\$1,048,275		\$1,048,275		
	condition: deteriorating vinyl siding and plywood skirt,	Classicottis.																	
	non-code compliant handrails at ramp and connecting																		
	deck between units, non-code compliant door hardware																		
PLUMBING						<u> </u>	<u> </u>												
Hot Water System	40 gal electric water heater w/recirc., 2003 mfg.	End of service life	3	ESL	L	Replace WH with recirc pump	T						\$3,8	55.30%	\$5,901		\$5,901		
						and Mixing valve + MU's													
											_								
Domestic distribution system	Copper piping lead solder	Copper system beyond service life	2	END	L	\$/SF @ 25K SF + MU's	+ +		-	1			\$460,0	000 55.30%	\$714,380		\$714,380		
Domestic distribution system	copper piping lead solder	copper system beyond service life	2	END	L	3/3F @ 23K 3F + WO S							\$460,0	33.30%	\$714,560	1	\$714,560		
										•	•								
Sanitary Waste and Vent System	Mostly cast iron 1960's vintage	Beyond service lifereplace system	2	END	L	\$/SF @ 25K SF + MU's							\$300,0	55.30%	\$465,900	)	\$465,900		
										•	•								
Storm Drain System	Mostly cast iron 1960's vintage	Beyond service lifereplace system	2	END	L	\$/SF @ 25K SF + MU's							\$130,0	55.30%	\$201,890	)	\$201,890		
AAECHAANCAI																			
MECHANICAL Heating Plant	(1) Hurst CI steam boiler, 2,500 MBH, 2012mfg.	Consider converting steam heating to	2	END	L	Provide (2) Condensing Boilers	<u> </u>				1		\$110,0	000 55.30%	\$170,830		\$170,830		
<b>3</b>	, , , , , , , , , , , , , , , , , , , ,	hydronic via HX and pumps.				700MBH ea. Plus appurtenance							, , ,		, ,,,,,,,		, ,,,,,,		
						\$25,000 ea + MU's				•	•								
Air Handling Hait C	(4) 11 (2) (1)	Development of the state of the	-	F***		Dealess Allilly /Source 1.1	<del>                                     </del>							200 55 222	4420 ===		6400 777		
Air Handling Unit Systems	(1) H & V located in roof mezzanine serves Multipurpose/gym room.	Beyond service lifestill operational. Install new HW H&V unit at time of steam to	2	END	L	Replace AHU w/ERU module 6,000 cfm \$6 cfm w/demo +							\$90,0	55.30%	\$139,770	ľ	\$139,770		
	ividitipui pose/gymroom.	hydronic conversion				MU's . Ductwork modifications													
						\$10/SF w/demo + MU's sf are	a												
						unknown				•	•								
Terminal Unit Systems	Steam unit vents are vintage 1960s Aged units still	Replace with new ERU HW ventilation ducted	d 2	END	L	(2) 2,500 cfm rooftop ERUs, \$/S	iF	+ + + + + + + + + + + + + + + + + + + +	+	+	+ -	+	\$400,0	000 55.30%	\$621,200		\$621,200	+	
	functioning-space relief air via vintage ductwork and	system at time of steam to hydronic		1		for ductwork, (600 ft) fintube,	1 1						Ţ.30,k	1	, ==,=00				
	gravity vents roof top.	conversion.				(6) CUHs + MU's				•	•								
Exhaust Systems	Rooftop exhausters for toliets/miscl. Gravity relief vents	Replace exhaust via ERU above at time of	2	END	L	Exhaust replaced with ERU	1 1	1	+		1	<u> </u>		\$0 55.30%	\$0		\$0		
	work with unit vents OA	steam to hydronic conversion				estimated in above.													
										•	•								
Dining System	Steam nining is original vistors.	Deplace with new seb- 4.40 start wints	1	END		¢/cr @ acv cr · Mill-	+ + +	1		1	-		6400	200	6700.070		¢750 070		
Piping System	Steam piping is original vintage. Appears to be functioning with minimal leakshowever aged.	Replace with new sched 40 steel piping at time of steam to hydronic conversion.	2	END	L	\$/SF @ 25K SF + MU's							\$490,0	55.30%	\$760,970	ĺ	\$760,970		
	Total Total Total									•	•								
							1 1												
Automatic Temperature Controls	Mostly pneumatics, some DDC electric	System is at end of service life. Replace with	2	END	L	25,125 bldg sf suggest \$3 sf nev	<del>,                                     </del>	+	+		+		\$113,4	140 55.30%	\$176,172	,	\$176,172		
comade remperature controls		new DDC electric at time of steam to				controls budget = \$75,375 +	`						7113,5	33.30%	Ģ170,172		\$1,0,1,2		
		hydronic conversion.				MU's				•	•								
			1	1	<u> </u>						1								

**Capital Plan Detailed Scope of Work** 

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LEGEND

Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
1 - Functions, Service Required
3 - Good - Functional & Maintained
4 - Excellent - New

		4 - Excellent - New																			
				SEE LEGEN	D	7				EVALUATION	CRITERIA				TRADE COST PLUS		* OPINION OF	BUDGET	ALLOC	ATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH 8	& CODE	ADA/			OPERATION 8	IMPACT ON	AESTHETICS &	50.5% MARK-UP			CIP	CIP (Major	MAINT.	CITY
		<u> </u>	LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE		Y ABILITY	BLDG. LIFE	MAINTENANC	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
V C 40 /F' 1 V 2	022 2027\   T D	adatta a																			
	023 - 2027) - Long Term Recomme	ndations																			
ELECTRICAL		Te al. a series a series	-	0.0		C	<u> </u>								450.200	55.200/	402.404		402.404		
Service	Underground primary to utility padmount transformer.  The transformer is closer to the building than current	Further investigation by utility company is required to determine cause of shorts due to	2	OB	L	Carry \$40,000 + MU's for new padmount XFMR, metering,									\$60,200	55.30%	\$93,491		\$93,491		
	Central Maine Power Co. standards allow and the	squirrel activity.				utility construction charges, and															
	concrete transformer pad is smaller than CMP's current	Update service entrance to current CMP				primary conduits for complete					_										
	design standard. The school has had repeated issues	standards as part of any planned renovation.				new service entrance					•	•									
	with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts.																				
	resulting in power outages due to blown utility cutouts.																				
Wiring	Building wire in underground conduit. The feeder	Undate consists entrance as part of any	,	OB		Carry complete new service									\$33,110	55.30%	\$51,420		\$51,420		
Willing	appears to be 1962 vintage and has exceeded its	Update service entrance as part of any planned renovation.	2	ОВ	L	entrance									\$55,110	33.30%	\$31,420		\$51,420		
	anticipated useful life										•	•									
											_										
Equipment	1962 vintage Bulldog Electric Switchboard. The	Perform infrared scan to assess condition of	2	OB	L	Carry complete switchboard	+ + +		+						\$40,447	7 55.30%	\$62,814		\$62,814		
1	switchboard has exceeded its anticipated useful life.	terminations and contacts.	_		-	replacement									, , , , ,		702,021		7,		
		Replace switchboard as part of any planned									•	•									
		facility renovations																			
Distribution System		•				-															
Panels	Panels are a mix of early 1960's vintage ITE panelboard	replace throughout	1	ОВ	L	Carry complete power									\$102,491	55.30%	\$159,169		\$159,169		
	and residential/light commercial grade load centers,					distribution system replacemen	t														
	which are locate in the boiler room and a in a corridor.					for 25,394 sf					•										
Wiring	Mostly building wiring in conduit that has exceeded its	Update distribution system wiring	2	END	L	Carry complete distribution									\$45,451	55.30%	\$70,585		\$70,585		
	anticipated useful life. The loadcenter that is located in corridor and supplies the modular classrooms is wired	a throughout as part of any planned renovations.				wiring system replacement for 25,394 sf															
	using type SE service entrance cable.	Teriovacions.				23,334 31					•	•									
Site Lighting (type & material)	Utility-owned pole mounted flood lights. Some areas	Provide full cut-off LED pole mounted	2	ESL		Carry (7) LED pole lights					1				\$63,000	55.30%	\$97,839		\$97,839		
Site Lighting (type & material)	are not illuminated to levels recommended by IES.	fixtures to provide illumination as	2	LJL	L	Carry (7) LED pole lights									303,000	33.30%	357,633		357,835		
	·	recommended by IES.										•									
Exterior Building Lighting	LED wall packs	Fixtures will reach the end of their	3	ESL	L	Carry replacing (10) LED wall									\$9,000	55.30%	\$13,977		\$13,977		
		anticipated useful lives within 20 years				packs															
Interior Lighting																					
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high	2	END	L																
		performance optics as part of any planned facility renovations.																			
		facility renovations.																			
017	51 11 1 1 1 1 1 1 7 1 1 1 1 1 1		_	F61																	
Offices	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance optics as part of any planned	2	ESL	L																
		facility renovations.																			
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned	2	ESL	L																
		facility renovations.									_	_	_								
						Communicate intention limbaling					•	•	•		\$324,852	55.30%	\$504,495		\$504,495		
						Carry complete interior lighting replacement for 25,394 sf	5														
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned	2	ESL	L				+	+		+	+		1						
		facility renovations.	_		_						_										
											•	•	•								
						_															
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned	2	ESL	L																
		facility renovations.																			
_						4					1										
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.	2	ESL	L																
		racinty removations.									•	•	•								
								1													
	•	•	•	•		•		•		•	•	•		•	•					l.	

**Capital Plan Detailed Scope of Work** 

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
- Excellent - New		

				SEE LEGENI	D						VALUATION					TRADE COST PLUS		* OPINION OF		ALLOCA	ATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON	<b>AESTHETICS &amp;</b>	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
Voors 6 - 10 / Eiscal Voo	rs 2023 - 2027) - Long Term Recomme	ndations																				
Tears 0 - 10 (Fiscal Tea	irs 2023 - 2027   - Long Term Recomme	iluations																				
Data System (& Service)	The MDF is a wall mounted enclosed cabinet located in	a Remove abandoned Cat. 5 infrastructure and	2	ESL	L	suggest \$40,000 allowance for										\$60,200	55.30%	\$93,491		\$93,491		
	shared space. There is an abandoned exposed patch	cabling. Provide dedicated equipment spaces				new dedicated areas & panel																
	panel in classroom that was once a computer lab.	to house MDF and IDF's.				relocation & switchovers + MU's															1	
	i '											•	•								1	
																					1	
		_	l	1			ı	1				1	1						J			
																Total Years	6 - 10	\$5,478,512	\$0	\$5,478,512	\$0	

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
L - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
1 - Excellent - New		

				SEE LEGEN	D						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE		ESCALATION	* OPINION OF PROBABLE COST
	28 - 2032) - Long Term Recomme	endations																
SITE Service Area	•																	
Trash & Recycling Containers (# & Size), Trash	1- 10 yd. solid, no screening	Add screening.	2	ESL	L	10' x 15' exclusive screened area										\$8,655	93.55%	\$16,752
Compactor (size)						w/8" concrete on 12" gravel &												
						gate & bollards, \$5,750 + MU's									•			
BUILDING INTERIOR  General Notes																		
Wall Finish Materials	Painted CMU and GWB	Recommend budgeting for repainting all	2	END	L	Base on 25,395 SF of floor area										\$76,440	93.55%	\$147,950
		interior walls towards the end of the 20-year				@ \$2 sf including doors &												
		plan period				interior trims = \$50,790 + MU's												
Floor Finish Materials	VCT Flooring	Recommend replacement of all VCT floor	2	END	L	22,000 SF VCT removal, and										\$157,275	93.55%	\$304,406
		with non-wax quartz flooring				replacement with quartz tile @ \$3.75 + \$0.50 base replaced ave												
						+ \$1.50 demo & prep = \$104,500							•					
						+ MU's.												
General Purpose Classrooms Visual Display Surfaces	Original tach boards and chalkboards with markerboard	Replace with new tackhoards and	1 1	ОВ	1	(20) 16' markerboards	l						1		<u> </u>	\$110,770	93.55%	\$214,395
Visual Display Surfaces	overlays installed at a later date	markerboards	_	05	_	(20) 8' markerboards, totals										\$110,770	33.3370	7214,000
						1,920 sf markerboard w/demo												
						@ \$25 =\$48,000 + MU's; (40) 8' tackboards = 1,280 sf						_		_				
						tackboard w/dcemo @ \$20 =						•	•					
						\$25,600 + MU's												
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with	Doors are very worn - replace all doors	1	END	L	(30) doors, re-use frames, \$750										\$33,865	93.55%	\$65,546
	half glazing					per leaf & 1/2 glazed w/cemo &						_						
						re-use hardware & reinstall door leaf = \$22,500 + MU's						•	•					
						leai = \$22,300 + 1010 s												
Art and Music Classrooms Casework	Wood with plastic laminate counter tops	Worn and obsolete - recommend	1	ОВ	1	20 LF base and wall cabinets	1				1					\$12,040	93.55%	\$23,303
		replacement	_		_	\$275 base w/plam top & demo +										7-2,513		, , , , , ,
						\$125 wall w/demo =\$8,000 +							•					
						MU's												
Visual Display Surfaces	tack board only	Provide new markerboards and tackboards	1	ОВ	L	16' markerboard 64 sf @ \$25										\$1,930	93.55%	\$3,736
						w/demo =\$1,600 + MU's;												
						(2) 8' tackboards 64 sf @ \$20 w/demo =\$1,280 + MU's							•					
Dana Material (Including Forms 9 Clasing)	Deinkad ballan makal framanand mada makalan mikh	Decree of the second se	4	END												¢22.065	02.55%	ĆCE EAC
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with half glazing	Doors are very worn - replace all doors	1	END	L	(30) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo &										\$33,865	93.55%	\$65,546
						re-use hardware & reinstall door												
						leaf = \$22,500 + MU's												
Library / Media Center Floor & Base Finish Materials	Broadloom carpet (stained) and rubber base	Replace carpet with carpet tiles	1	END	L	840 SF @ \$6 w/demo & new										\$7,605	93.55%	\$14,719
						base = \$5,050 + MU's						•	•					
Shelves	Full height wood shelving - worn out	Provide new wood veneer full height shelving	1	ОВ	L	65 LF @ \$150 lf w/demo = \$9,750 + MU's						•	•			\$14,675	93.55%	\$28,403
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door with	Doors are very worn - replace all doors	1	END	L	(2) doors, re-use frames, \$750										\$2,260	93.55%	\$4,374
	half glazing					per leaf & 1/2 glazed w/cemo &												
						re-use hardware & reinstall door leaf = \$1,500 + MU's												
	1			1	1	1.22. V2/300 - 1910 3		1	1	1	1		1	1	1	1		

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND	
Life Cycle (Age Factor)	Action Priority
N - New / Recent	I - Immediate (Year 0)
ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
END - Nearing End of Service Life	L - Long Term (Years 6-20)
OB - Obsolete	N/A - Not Applicable
	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life

				SEE LEGE	ND	¬					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING			AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
ears 11 - 15 (Fiscal Years 2	028 - 2032) - Long Term Recomm	nendations																
Gymnasium / Cafeteria	,																	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(1) single door & (2) pair doors =										\$5,645	93.55%	\$10,926
3,		, , , , , ,				5 leaves total, re-use frames,										, , , ,		, ,,,
						\$750 per leaf & 1/2 glazed						_	_					
						w/cemo & re-use hardware &												
						reinstall door leaf = \$3,750 +												
						MU's												
Door Hardware	Original and in poor condition	Replace door hardware	1	ОВ	L	(3) single doors										\$5,270	93.55%	\$10,200
						(2) pairs doors; 7 total hardware												
						sets @ \$500 includes wood leaf												
						modification to accept hardware												
						= \$3,500 + MU's												
Teacher Workroom and Staff Areas		l			1					!	_	1					l	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(1) door, re-use frames, \$750										\$1,130	93.55%	\$2,187
						per leaf & 1/2 glazed w/cemo &												
						re-use hardware & reinstall door						_						
						leaf = \$750 + MU's						•						
D II I				0.0	<del> </del>	(4) 6500 :										A755	02.550/	64.464
Door Hardware	Original and in poor condition	Replace door hardware	1	ОВ	L	(1) set \$500 includes leaf modification + MU's							•			\$755	93.55%	\$1,461
Nurse and Health					1		L.						1	I.				
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door -	Replace door	1	END	L	(1) door, re-use frames, \$750										\$1,130	93.55%	\$2,187
	worn					per leaf & 1/2 glazed w/cemo &												
						re-use hardware & reinstall door												
Administration Office Area						leaf = \$750 + MU's												
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door -	Replace door	1	END	L	(1) door, re-use frames, \$750										\$1,130	93.55%	\$2,187
, 5	worn					per leaf & 1/2 glazed w/cemo &										. ,		,
						re-use hardware & reinstall door						•						
						leaf = \$750 + MU's												
Student Toilet Rooms Floor & Base Finish Materials	Ceramic tile floor and base - fair condition	Replace floor tile and base	2	END	L	600 SF \$15 sf w/demo & new tile								1		\$13,545	93.55%	\$26,216
Tioon & Base Tillish Materials	ceramo the noor and page han condition	neplace noon the and base	_		_	& tile base = \$9,000 + MU's						•				Ų 13,3 i 3	33.337	<b>\$20,210</b>
Wall Finish Materials	Ceramic tile to 6-ft and painted CMU - fair condition	Replace wall tile	2	END	L	875 SF \$17.50 sf w/demo & new										\$23,050	93.55%	\$44,613
						backer board & tile = \$15,315 +												
						MU's												
Toilet Partitions	Painted metal compartments, corrosion throughout	Replace with solid plastic toilet	2	END	L	(10) stalls @ \$1,250 w/demo =										\$18,815	93.55%	\$36,416
		compartments				\$12,500 + MU's						•	•					
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door -	Replace door	1	END	L	(2) doors, re-use frames, \$750										\$2,260	93.55%	\$4,374
	worn					per leaf & 1/2 glazed w/cemo &												
						re-use hardware & reinstall door												
						leaf = \$1,500 + MU's												
												1						
Door Hardware	Compliant, but worn	Replace door hardware	1	END	L	(2) openings @ \$500 includes										\$1,505	93.55%	\$2,913
						wood leaf modification = \$1,000												
Chaff Tailaha	_					+ MU's						<u> </u>						
Staff Toilets  Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer door -	Replace door	1	END	L	(1) door @ \$500 includes wood										\$1,130	93.55%	\$2,187
. 5	worn					leaf modification = \$750 + MU's						•	•			. ,		
Mechanical and Service Spaces					1							<u> </u>						
Floor & Base Finish Materials	Concrete, no base - stained, some cracking	Reseal floor	2	ESL	L	750 SF @ \$2 includes light										\$2,260	93.55%	\$4,374
					1	shotblast & reseal = \$1,500 +					1		•					
				<u> </u>		MU's												

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable										

					D		EVALUATION CRITERIA									BUDGET			
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY			IMPACT ON LEARN. ENV.		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST	
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recomm	endations																	
FOOD SERVICE																			
Ceiling Finish Materials	2x4 ACT	Recommend replacing with washable ACT	1	ОВ	L	270 SF assumes grid replacement also @ \$4.50 w/demo & replace =\$1,215 + MU's						•	•			\$1,830	93.55%	\$3,54	
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood veneer doors	Doors are very worn - replace all doors	1	END	L	(2) doors, re-use frames, \$750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = \$1,500 + MU's						•	•			\$2,260	93.55%	\$4,37	
Door Hardware	Original and in poor condition	Replace door hardware	1	ОВ	L	(2) doors \$500 each includes leaf modification = \$1,000 + MU's						•	•			\$1,505	93.55%	\$2,91	

**Capital Plan Detailed Scope of Work** 

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LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
L - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
3 - Good - Functional & Maintained I - Excellent - New	OB - Obsolete	N/A - Not Applicable										

				SEE LEGENI	D	1	EVALUATION CRITERIA								BUDGET			
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE AD COMPLIANCE ACCESS		EXTENDING BLDG. LIFE			AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST	
	2033 - 2037) - Long Term Recomme	endations																
STRUCTURAL			ı								•	1		<u> </u>	. 1			
Roof Construction	C. Handfuls of locations have large openings in the tectum planks and/or missing planks.	Currently covered by plywood. Repair with replacement tectum planks.	2	END	L	3 locations observed. Survey for others.					•	•			\$5,420	116.55%	\$11,737	
Roof Construction	D. one area of the roof membrane appears to be delaminated and lifted	No structural repair needed.	2	ESL	L	area to the north east of the higher gym roof) – reported by					_	_			\$755	116.55%	\$1,635	
						custodian and observed. Allow \$500 + MU's for roof service call & repair					•	•						
Exterior Wall Construction	A. Light rust at lintels above mechanical openings and doors— paint the lintel to avoid further rusting	Paint lintels with protective coating to avoid further rust.	2	ESL	L	12-18 locations SAY 4' lintel average length = 72 total lf maximum @ \$20 lf = \$1,440 + MU's					•	•			\$2,170	116.55%	\$4,699	
Exterior Wall Construction	B. Minor brick and mortar deflects: holes and spalls (one location exposing rebar)	Repair brick and mortar. At location of exposed rebar, coat with protective coating and patch mortar.	2	ESL	L	3 locations, allow \$500 per location = \$1,500 + MU's					•	•			\$2,260	116.55%	\$4,894	
BUILDING EXTERIOR																		
Sealants & Expansion Joints		T				1		1		1	1		1	T				
Window / Door Perimeter Sealant	Type not know; appears to have been recently installed	Recommend budget for sealant replacement towards to the end of the 20-year plan period	3	ESL	L	1,500 LF @ \$3.50 If rout & reseal = \$5,250 + MU's					•	•			\$7,905	116.55%	\$17,118	
Roof Assembly & Flashing																		
Material, Type, Color	Black EPDM	Recommend replacement of roof at end of service life towards end of 20-year plan period	3	ESL	L	25,395 SF @ \$12 for demo-new epdm-R38 rigid-prot bd-new perimeter blocking & trims- flashing =\$304,740 + MU's					•	•			\$458,635	116.55%	\$993,174	
Skylights		To a constant of the constant				Ten er er er er er		1		T	1			1	, ,			
Glazing Type	Plastic - one is patched and should be replaces	Replace plastic glazing on one skylight	2	ELS	L	(1) 2'x2' skylight dome, assume outer layer only @ \$50 = \$200 + MU's					•	•			\$305	116.55%	\$660	

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D						VALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY	HEALTH &		ADA/	SUSTAIN -				AESTHETICS &		ESCALATION	
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Year 2017) - Im	mediate Recommendations																	
																\$0	0.00%	\$0

**Capital Plan Detailed Scope of Work** 

\* Note:

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND

Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
END - Nearing End of Service Life
3 - Good - Functional & Maintained
4 - Excellent - New

		4 - Excellent - New	ı				L								i				UDGET			_
				SEE LEGEN	ID	7				EVA	ALUATION CRI	ITERIA				TRADE COST PLUS		* OPINION OF	JUGET	ALLOCAT	TION	
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &						IMPACT ON		50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	J		COST		Renovation)		
ars 1 E /Eissal Voors 2019	8 - 2022) - Short Term Recommer	adations																				
als 1 - 5 (Fiscal fears 2016	8 - 2022) - Short Term Recommer	idations																				_
Iding Entrances	_																					
Connection to accessible route and accessibilit	ty Observed staff propping open loading door and smoking	g Grading adjustment needed at front	2	ESL	S											\$60,952	24.65%	\$75,977	\$75,977			П
	in vehicle on school premises. Steep grades sloping	entrance.				2700 s.f. @\$15	_												1			
	towards school entrance, not ADA compliant.						•			•									1			Ì
rking		Territoria de la compansión de la compan	1 -			1	1	1	ı							4		4.55				_
Number of Spaces (Regular & ADA)	No ADA parking in Brackett Street lot. 4 ADA in community/pool lot.	At least one ADA space is needed in the faculty parking lot.	2	ESL	S	1 sign@\$125										\$368	24.65%	\$459	1	'	\$459	
(11861111111111111111111111111111111111	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, p				120LF striping @\$1.00				•									1	'		Ï
ehicular & Pedestrian														<u> </u>								<u> </u>
culation																						
Observed Circulation Patterns	Observed recess at 8:30, traffic all around.	Install flashing pedestrian beacons.	2	ESL	S	2 each @\$10,000										\$30,100	24.65%	\$37,520	$\Box$			П
								•											$\vdash$			₽
Curb Cuts & Detectable Warning Strips	Need panels at Clark Street crossing				S	2 ea, 40sf@\$60		•								\$7,224	24.65%	\$9,005	1	·		1
DOT School Zone Markings/Signage at Street	No crossing sign at Clark.	Install crossing sign and bollard.	2	ESL	S	2 20, 403/6/200	1							-		\$376	24.65%	\$469	$\vdash$			$\vdash$
DOT SCHOOL ZONE WARKINGS/ SIGNAGE AT STEEL	TWO CHOSSING SIGHT AT CIAIR.	install crossing sign and bollard.		ESE	3	2ea @\$125		•								\$370	24.0370	\$405		ļ		İ
TRUCTURAL				<u> </u>																		
Exterior Wall Construction	C. Deflected lintel at loading dock, brick cracking	Replace lintel, and repair or rebuild brick	1	END	S	Estimated area 60 SF Brick										\$4,425	24.65%	\$5,516			\$5,516	
	above. Condition should be repaired	veneer; repair backup as required.	_			20 LF Lintel 120# lintel 2 galv =										+ 7.22		10,223	1	'	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
						\$240 lintel mtl + 20 mason hours														'		
						\$45 = \$900 = 60 sf brick \$25 demo-replace = \$1,500 + 20 lf							•							'		
						flash \$15 = \$300 = = = TOTALS						_	_							'		
						\$2,940 + MU's														ļ		İ
Additional Observations	Existing entry ramp on Brackett St. side found to be in	New elevator installation was in progress at	0	ОВ	S	Total ramp length approximately	+							-		\$33,675	24.65%	\$41,976	\$41,976		-	⊢
Additional Observations	poor condition; cracked, spalling, exposed rusted	time of visit. Remove ramp once accessible	0	ОВ	3	90 feet x 11 feet										333,073	24.0376	341,370	341,570	'		
	reinforcing; spalling at support compromises safety.	entrance can be established; alternately				Demolish ramp; provide 28-LF of														'		Ï
		replace ramp				galvanized guardrail with 4"														'		Ï
						spaced pickets at 2nd floor level, assume 100 SF of grading and													ı I	'		Ì
						asphalt paving														'		
																				ļ		Ì
																				ļ		Ì
UILDING INTERIOR																						
eneral Notes																						
Doors and hardware	Generally all doors are worn and hardware is typically n		2	END	S	(92) single leaf openings										\$303,260	24.65%	\$378,014	\$378,014			1
	code and ADA compliant. Significant number of doors a not an accessible width of 30-inches	and hardware with new hollow metal doors and stainless steel hardware				(19) double leaf openings 130 total leaves \$1,550 w/de,o-	1						_						1	'		1
	not an accessible width of 30-fitches	and stanness seed natuwate				replace-new hdwr = \$201,500 +	1					•	•						1	'		1
						MU's	1												$oldsymbol{ol}}}}}}}}}}}}}}}}}}$			_
Accessibility	With the exception of one interior ramp, the main level		-	-	S	Assume 12,000 of 4" concrete										\$529,760	24.65%	\$660,346	\$660,346			
	the first floor is non-accessible due to the split level configuration of the first floor.	construction will improve accessibility to the				slab on deck on 3-ft height of LGMF. Include 12,000 SF of	1												1	'		1
	configuration of the first floor.	second floor, in the long term it is recommended to raise the lower portion of				carpet tile; include \$100k to								1					1			1
		the first floor level so make all one consistent				adjust main entrance storefront	1												1	'		1
		elevation				to higher entry grade elevation,													1	'		1
						include regrading and fill to raise 1600 SF of exterior to new entry						•	•						1	'		1
						grade elevation													1	·		1
																			1	!		1
																			$\longrightarrow$			<u>L</u>
ain Entrance Ceiling Finish Materials	Exposed concrete waffle slab, some spalling observed	Remove loose concrete and repair	2	ESL	S	20 SF \$7.50 sf = \$150 + MU's										\$230	24.65%	\$287	\$287			Γ
								•				•	•									L
						L 400 C: 0 475			1					1		\$11,290	24.65%	\$14,073	\$14,073		1	Т
erior Signage  Materials	Paper signage throughout	Provide plastic code compliant signage	1	OB	5	Assume 100 Signs @ \$75 =	1									711,230	24.03/6	\$14,073	314,073			1
terior Signage Materials	Paper signage throughout	Provide plastic code compliant signage throughout	1	ОВ	S	\$7,500 + MU's			•	•						J11,230	24.03%	\$14,073	\$14,073	I		

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life
OR - Obselvts \* Note:

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital

2. Failer - Functions, Service Required

2. Fair - Functions, Service Required

2. Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)

Plan section for assumptions, exclusions, qualifications	s, and clarifications used to develop these costs.	3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsole	ete		N/A - Not Applicable												
													TD 4 D 5 400 T DU	. 1		UDGET	411.004.710	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	SEE LEGEN	ACTION	QUANTITY	SECURITY	HEALTH & CODE	ADA/	SUSTAIN - EXTER		MPACT ON AESTHETIC	TRADE COST PLU	ESCALATION	* OPINION OF PROBABLE	CIP	ALLOCATIO CIP (Major	MAINT.
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	SECURITY	SAFETY COMPLIANCE			i. LIFE MAINTENANC			ESCALATION	COST	CIP	Renovation)	MAINT.
	- 2022) - Short Term Recommend	dations																
Stairs and Exits  Guardrails (height, sphere)	Non-compliant	Replace handrails with painted metal	1	ОВ	S	2 stairs at 2 stories each,	1	T 1	l	<del> </del>	<u> </u>		\$8,35	55 24.65%	\$10,415	\$10,415		
Qualitidis (riergit, spirere)	Non-complaint	handrails and guardrails	1	OB	3	assumes 15 ft wall single line rail & 15' central guard rail section per stair x 2 stairs = 30 ft wall rail \$35 = \$1,050 + 30' center guard rail \$125 = \$4,500 = \$5,550 + MU's		•	•				30,53	24.03%	310,413	\$10,415		
Other	(3) communicating stairs at media center and cafeteria	Replace (3) 2-story stairs	1	ОВ	S	(3) 2-story stairs @ \$15,000 ea							\$67,72	25 24.65%	\$84,419	\$84,419		
	are not code compliant (non-compliant risers, treads, handrails)					demo-replace = \$45,000 + MU's		•	•									
Level of Privacy - Short Term	Fair came anglesed compartments are available but not	Dravida chause compartment partitions and	1 2	ОВ	S	Refer to diagrams provided in	1		I				\$11,59	24.65%	\$14,447			
Level of Privacy - Short Term	Fair - some enclosed compartments are available, but not consistent throughout	curtains to subdivide gang showers into individual shower compartments	2	OB	5	the Locker Room Privacy Accomodatiions Section of this report.							\$11,55	24.05%	\$14,447			
Locker Area Toilet Rooms																		
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Clearances are OK, but no ADA toilet compartments in Men's and Women's locker rooms.	Recommend installing new ADA sized toilet compartment partition and grab bars	1	ОВ	S	(2) ADA toilet compartments w/grab bars \$1,750 set = \$3,500 + MU's			•				\$5,27	70 24.65%	\$6,569			
Student Toilet Rooms						To a second second												
Accessories	No grab bars (no ADA toilet stall)	Provide a set of ADA grab bars in each student toilet room	1	ОВ	S	(4) locations \$250 ea = \$1,000 + MU's			•				\$1,50	24.65%	\$1,876	\$1,876		
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Student toilet rooms do not have ADA compliant toilet stalls	Recommend converting 2 stalls in each toilet room into 1 ADA stall - at each location, remove 1 toilet, provide solid plastic partition ADA toilet compartment partitions and grab bars noted above	1	ОВ	S	(4) locations combine 4 into 2 ADA systems \$2,500 for partition-demo WC-patch floor- new grab bars = \$10,000 + MU's			•				\$15,01	24.65%	\$18,760	\$18,760		
Staff Toilets																		
Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Rooms are non-ADA compliant - no clearances and lacking grab bars	g Recommend gut renovation of all staff toilets to make fully accessible	1	ОВ	S	4 locations \$10,000 per room for 2 new walls-demo-WC-LAC accessories-flooring-ceiling = \$40,000 + MU;s	-		•				\$60,20	24.65%	\$75,039	\$75,039		
FIRE PROTECTION																		
Type of Sprinkler System	Deluge system at open resource area only.	Install new NFPA 13 complete coverage sprinkler system.	3	ESL	S	90,795 gsf @ \$3.50 + \$12,000 bldg entry-backflow + \$20,000 water line upgrade allowance; fire pump & storage tank excluded = \$349,785 + MU's		• •					\$526,43	30 24.65%	\$656,195	\$656,195		
ELECTRICAL			1		•		1				L		L					
Life Safety Fire Alarm	Early 1990's vintage conventional zoned FCI control panel	Undate to fully addressable system	1	OP	c	Carry complete new system for		<del> </del>	ı	1 1			\$166,50	00 24.65%	\$207,542	\$207.542	1	1
FILE PAGEIII	tarry 1990's vintage conventional zoned FLI control paner that has reached the end of its anticipated useful life.  Occupant notification and pull station placement do not comply with current code or ADA in many areas. A sprinkler valve in the boiler room has no tamper switch.	i Opposite to fully addressable system.	1	OB	5	Carry complete new system for 88,481 sf		• •					\$100,50	24.05%	\$207,542	\$207,542		
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. Illuminated exit signs are mostly LED, but some older incandescent or compact fluorescent were noted. There is no emergency light at the exterior of building exits.		2	END	S	Carry (15) outdoor units and (30) indoor units		• •					\$38,33	24.65%	\$47,838	\$47,838		

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

		4 - Excellent - New														BI	JDGET			
				SEE LEGEN	ID					EVALUATION	I CRITERIA			TRADE COST PLUS		* OPINION OF		ALLOCA	ATION	
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	Y HEALTH & SAFETY	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY			AESTHETICS & APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY
ars 1 - 5 (Fiscal Years	2018 - 2022) - Short Term Recommen	dations																		
CURITY																				
Security Camera System	None	Provide web-based security camera system with DVR	-	-	S	Assume 32 cameras	•							\$28,800	24.65%	\$35,899	\$35,899			
Intrusion Alarm System	Bosch control panel that is integrated with the district- wide network. Motion detectors monitor corridors and entrances.	System will reach the end of its anticipated useful life within 15 years.	3	ESL	S	Carry complete system replacement for 88,481 sf	•							\$98,500	24.65%	\$122,780	\$122,780			

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained OB - Obsolete

	cations, and ciarifications used to develop these costs.	4 - Excellent - New	OB - Obsole			N/A - Not Applicable	]										
				SEE LEGEN	ID			EVALU	TION CRITERIA			TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCATION	
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH SAFETY	ADA/ SUST ACCESSIBILITY ABI	AIN - EXTEND LITY BLDG. I	NG OPERATION 8	ME LEARN. ENV. APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major MAIN Renovation)	NT.
are C. 10 /Final Voors 2	2022 2027) Long Town Bosonson	alations.															
ears 6 - 10 (Fiscal Years 2	2 <mark>023 - 2027) - Long Term Recommer</mark>	idations															
nicular & Pedestrian																	
rculation Walkway Materials	Bituminous - Good. Brick sidewalks on Brackett in fair	Replace concrete sidewalks and ramps.	2	END			1					\$1,174	55.30%	\$1,82	2	\$1,823	
Tokkie, materials	condition. Concrete - Poor	Maintenance will make repairs as needed until funding is secured	_			65sf @\$12					•	V2/27	33.30%	<b>\$1,02</b> .		<b>V1,013</b>	
Locations & Materials	Decorative fence around site, some repairs needed.	Repair fence as needed.	2	ESL					ı			\$2,107	55.30%	\$3,27	2	\$3,272	$\equiv$
2000000 Q Materials	secondare nence around step some repairs neceed.	Maintenance will make repairs as needed until funding is secured				20lf@\$70				•		, , , , , , , , , , , , , , , , , , ,	33.30%	φ3 <u>,</u> 2.7.		φ <i>5</i> ,2.7.2	
RUCTURAL												*				*	
Foundation	B. Some small areas of exposed reinforcing at foundation.	Clean reinforcing, square off area and install repair mortar Maintenance will make repairs as needed until funding is secured	3	END	L	Assume 100 SF \$20 sf + MU's			•	•		\$3,010	55.30%	\$4,67	5	\$4,675	
Roof Construction	A. Roof snow load does not meet current code;	Roof is technically grandfathered;	3	ESL	L	Low roof areas within 15 feet of						\$15,430	55.30%	\$23,96	3	\$23,963	+
	high low roof conditions susceptible to drifted snow not included in original design.	recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim. Maintenance will make repairs as needed until funding is secured				high low roof conditions recommended to be reinforced Scope unclear, areas unknown Assume 4100 SF			•	•							
			ļ <u>.</u>									****		***		****	
Exterior Wall Construction	A. Exterior bricks overhang foundation with support by cantilevered brick header course.     Condition is susceptible to snow and ice problems; corner support condition is poor and base corner bricks are spalled or missing in many conditions.	Supplement support recommended at corner brick conditions.  Maintenance will make repairs as needed until funding is secured	2	END	L	At 29 locations: provide 4 LF of galvanized 2x5 steel angle anchored into foundation wall \$150 per location + MU's			•	•		\$6,550	55.30%	\$10,17	2	\$10,172	
Exterior Wall Construction	B. CMU Stair walls have a horizontal crack one	Rout and repoint	2	ESL	L	20 LF each stair 2 stairs assume						\$3,010	55.30%	\$4,67	5	\$4,675	+
	course down from waffle slab roof, likely a result of rotational restraint of roof to wall connection.					40 total If cracks 450 stich = \$2,000 + MU's			•	•							
ILDING INTERIOR ker Rooms																	
Level of Privacy - Long Term	Fair - some enclosed compartments are available, but	Gut renovate gang showers to provide	2	ОВ	L	Refer to diagrams provided in						\$110,030	55.30%	\$170,87	7	\$170,877	
	not consistent throughout	individual and ADA compliant shower and changing compartments Maintenance will make repairs as needed until funding is secured				the Locker Room Privacy Accomodatiions Section of this report.											
Lockers (Material, Vented, ADA)	Painted metal lockers, corroded	Replace lockers Maintenance will make repairs as needed until funding is secured	2	END	L	300 full height 12-inch wide lockers \$250 ea = \$75,000 + MU's			•	•		\$112,875	55.30%	\$175,29	\$175,295		
							ļļ										
UMBING Hot Water System	(1) Heater/tank (± 500 gal) original vintage (1972),	Beyond service life. Install new indirect	2	END	L	(1) 500 gal indirect WH storage						\$40,000	55.30%	\$62,12	0	\$62,120	
	Asbestos insulation	water heater to match current DHOW demand. Maintenance will make repairs as needed until funding is secured				MU's			•	•							
Domestice distribution system	Copper piping lead solder	Copper distribution system beyond the expected service life of 30 years. Replace with new system.  Maintenance will make repairs as needed	2	END	L	\$/SF @ 89K SF + MU's			•	•		\$1,650,000	55.30%	\$2,562,45	0	\$2,562,450	
Sanitary Waste and Vent System	Cast iron and PVC most vintage	until funding is secured  Beyond service lifereplace system  Maintenance will make repairs as needed until funding is secured	2	END	L	\$/SF @ 75K SF + MU's			•	•		\$675,000	55.30%	\$1,048,27	5	\$1,048,275	
Storm Drain System	Cast iron and PVC most vintage	Beyond service lifereplace system  Maintenance will make repairs as needed until funding is secured	2	END	L	\$/SF @75K SF + MU's			•	•		\$330,000	55.30%	\$512,49	0	\$512,490	

**Capital Plan Detailed Scope of Work** 

\* Note

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LEGEND

Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
4 - Excellent - New

Life Cycle (Age Factor)
N - New / Recent
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

March   Marc							-	-									UDGET		
Second Second	CATECODY	DESCRIPTION AND CENTRAL COMMENTS	Incommentation action	COND			OHANTITY	CECUDITY LIEALTH O	CODE			C CONTRATION O	O LIMPACT ON LATCHUTTICS O	TRADE COST PLUS	FSCALATION	* OPINION OF			CITY
Miles   Mile	LATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION											30.370 WARK-01	250712711011			WAIN I.	
Miles   Mile																			
Martin	Years 6 - 10 (Fiscal Years 20	<u>023 - 2027) - Long Term Recommer</u>	ndations																
Company   Comp	Natatorium Systems	Boiler heating water to pool watrer via HX (vintage)		2	END	L								\$30,000	55.30%	\$46,590	\$46,590		
Property   Property			until funding is secured				w/appurtenances + MO s				•	•							
Property   Property																			
March   Marc		(2) KN 30 condending hoilers 2 800 MBH output lest	Expected service life of 25 years, replace in	3	FSI	1	(2) 2 800MBH hoilers in kind +		1	T T				\$240,000	55 30%	\$372 720	\$372 720		
Control   Cont				_		_					_	_		7=10,000		***-/	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
### Anti-Agent (Part of the Control			-								•	•							
Part   Part			until funding is secured																
Company   Comp	Air Conditioning (Yes/No/Limited)			2	END	L	Figure 5 ton units +MU's							\$25,000	55.30%	\$38,825	\$38,825		
In the content of t		current community second noor.																	
Application   Company			Maintenance will make repairs as needed								•	•							
Proceedings   Process			until funding is secured																
Proceedings   Process							(-)							*					
Martin   Continue	Air Handling Unit Systems			1	END	S								\$450,000	55.30%	\$698,850	\$698,850		
Marie Companies   Marie Comp			Maintenance will make repairs as needed								•	•							
Fig. 10   Sept. Pol. Sept. Pol Sept. Pol. Sept. Pol Sep			until funding is secured																
Part   Part	Air Handling Unit Systems	Indoor ducted H&Vs (1970s vintage) serve areas like the	All units are beyond the useful service life.	1	END	S								\$580,000	55.30%	\$900,740	\$900,740		
Notice   Control of		GYM & stage. Pool is served by H&V.					\$/SF duct modifications, + MU's												
Purising				•															
Part   Part																			
Part   Part																			
Manual Contribution   Manual Contribution	Pumps	Upgraded/replaced 2012, no VFDs.		3	ESL	L								\$35,000	55.30%	\$54,355	\$54,355		
International programs   International Progr							MU's												
Application   Company																			
Page System   Page 1 aged but agreed from the goal controlled and page of the first or goal controlled and page of th	Terminal Unit Systems	Floor mount Unit Vents with OA and pressure relief via	Convert to fin tube heat and new ERUs	2	END	L	\$/SF @ 40K SF + MU's							\$300,000	55.30%	\$465,900	\$465,900		
Territorial Clark Systems   Control																			
Column   C		upgraded from originalbut are aged.									•	•							
Section of the page of the pag	Terminal Hait Contains	CIBI		2	END		(40) CILLE - MILE				-	_		627.500	EE 200/	ĆE0 220	¢50,220		
Inflanced Systems  Others of few ser missily wintage  Paging is secured with me 400 2 2 0 NO L Costs advanted in (FU ANU vindence)  Paging is aged dust appears for to good condition. Prop. Medicine System in Medicine Syste	Terminal Unit Systems			2	END	L	(10) COHS + MO S							\$37,500	55.30%	\$58,238	\$58,238		
refrished projects  Piging System  P											•	•							
Monitoriance will make repairs as needed until funding its secured  Priprig System  Priprig System  Profile is gate but appears fair to good condition. Priprig System (and the profit is useful or profit in the good is useful or building.  Automate: Temperature Controls  Mostly intrage promistics with some DIDC electric suggesters.  Mostly intrage promistics with some DIDC electric suggesters.  Mostly intrage promistics with some DIDC electric MA.  Multismark of the profit is secured.	Exhaust Systems	Exhaust fans are mostly vintage.	Replace in kind or rework with new ERU	2	END	L	Costs absorbed in ERU AHU							0	55.30%	\$0	\$0		
Wind finding is secured  Pright 6 State had appears fair to good condition. Figure System in State of the Sta							systems.												
Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System  Prince System System System  Prince System System  Prince System System  Prince System System  Prince System System  Prince System System  Prince System System System  Prince System System System  Prince System System System  Prince System System System  Prince System System System System  Prince System System System System  Prince System System System System  Prince System System System System System System  Prince System System System System System System System System System System System System System System System Syst											•	•							
Includion is poor or removed at many locations thro the building.  Automatic Temperature Controls  Mostly vintage pneumatics with some DOC electric. Automatic Temperature Controls  Mostly vintage pneumatics with some DOC electric. Automatic Temperature Controls  Mostly vintage pneumatics with some DOC electric. Automatic Temperature Controls  Mostly vintage pneumatics with some DOC electric. Automatic Temperature Controls  Mil's  Papiace pneumatics with some DOC electric. Automatic Temperature Controls  Mil's  Papiace pneumatics with some DOC electric. Automatic Temperature Controls  Mil's  Papiace pneumatics with some DOC electric. Automatic Temperature Controls  Mil's  Papiace vintage pneumatics with some DOC electric. Automatic Temperature Controls  Mil's  Papiace vintage pneumatics with some DOC electric. Automatic Temperature Controls  Mil's  Papiace vintage pneumatics with some DOC electric. Automatic Temperature Controls  Mil's  Papiace vintage pneumatics with some depairs as needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding is secured  United thresh air. Mil's  Mil's  Papiace vintage pneumatics with some depairs an needed until funding i																			
Automatic Temperature Controls  Montly vintage pneumatics with some DDC electric IBAS. Automatic Temperature Controls  Montly vintage pneumatics with some DDC electric IBAS. Miniterance will make repairs as needed until funding is secured.  Multi funding is secured with funding is secured until funding is secured.  Multi funding is secured will funding is secured with fleet according to the end of their winting including is secured.  Miring  Lips' primary underground conduit. Current CMP standards require DIS' primary conducts for new installations. Service enterinance conductors are fitted with repairs as needed until funding is secured.  Wiring  Lips' primary underground conduit. Current CMP standards require DIS' primary condictors are fitted with fleet accordingly service. Update underground primary to current CMP standards require DIS' primary conductors are fitted with repairs as needed until funding is secured.  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Montly vintage preumatics with some DDC electric BAS. Aliminenance will make repairs as needed until funding is secured.  Until funding is secured.  Aliminenance will make repairs as needed until funding is secured.  Debut District BAD.  Lips' primary underground conduit. Current CMP standards require DIS' primary conductors are fitted with repairs as needed until funding is secured.  Debut DISTRICT BAD.  Equipment Standards require DISTRICT BAD.  Equipment Standards require DISTRICT BAD.  Aliminenance will make repairs as needed until funding is secured.  Debut DISTRICT BAD.  Lips' primary underground conduit. Current CMP standards are conductors are fitted with the primary in current CMP standards are conductors are fitted with the primary in current CMP standards are conductors are fitted with the primary in current CMP standards are conductors are fitted with the primary in current CMP standards are conductors are fitted with the primary in current CMP standards are conductors are fitted with the primary in current C	Piping System			2	ESL	L	\$/SF @ 88K SF + MU's							\$1,750,000	55.30%	\$2,717,750	\$2,717,750		
Automatic Temperature Controls    Mostly vintage pneumatics with some DDC electric upgrades.   Seplace pneumatics with DDC electric upgrades.   Seplace pneumatics with DDC electric BAS.   Asintenance will make repairs as needed until funding is secured																			
Wring Signature (Inding is secured with make repairs as needed until funding is secured with fresh arc. Maintenance will make repairs as needed until funding is secured some secured with formal properties of the properties of th			until funding is secured																
Wring Signature (Inding is secured with make repairs as needed until funding is secured with fresh arc. Maintenance will make repairs as needed until funding is secured some secured with formal properties of the properties of th	Automatic Temperature Controls	Mostly vintage pneumatics with some DDC electric	Replace pneumatics with DDC electric BAS	2	FND		Lingrade DDC system \$/SE+			+		_		\$400,000	55 30%	\$621.200	\$621.200		
Natatorium Systems  H & V units with direct rooftop exhaust (vintage 1970s) With fresh air. Maintenance will make repairs as needed until funding is secured  Wiring  (1) 5" primary underground conduit. Current CMP standards require (3) 5" primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Part 1970's vintage GE switchboard. The switchboard. Standards require Standards require (5) 5" primary conductors on each of their anticipated useful life.  Minimal conductors are likely original to the building an, if so, are at the end of their make repairs as needed until funding is secured  Equipment  Equ	Automatic remperature controls			*	END									\$400,000	33.3070	J021,200	3021,200		
with fresh air. Maintenance will make repairs as needed until funding is secured  Wiring  (1) 5° primary underground conduit. Current CMP standards require (3) 5° primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Wiring  (1) 5° primary underground conduit. Current CMP standards require (3) 5° primary conduits for new underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service under underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service under underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will mak			until funding is secured								•	•							
with fresh air. Maintenance will make repairs as needed until funding is secured  Wiring  (1) 5° primary underground conduit. Current CMP standards require (3) 5° primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Wiring  (1) 5° primary underground conduit. Current CMP standards require (3) 5° primary conduits for new underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service under underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service under underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will mak																			
with fresh air. Maintenance will make repairs as needed until funding is secured  Wiring  (1) 5° primary underground conduit. Current CMP standards require (3) 5° primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Wiring  (1) 5° primary underground conduit. Current CMP standards require (3) 5° primary conduits for new underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service under underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service under underground primary to current CMP standards in conjunction with secondary service update underground primary to current CMP standards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Equipment  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will make repairs as needed  Aintenance will mak	Natatorium Systems	H & V units with direct rooftop exhaust (vintage 1970s)	Replace with new dehumidification system	2	END	L	(1) 9,000 cfm dehumid.			+				\$190,000	55.30%	\$295,070	\$295,070		
CTRICAL  Wiring (1) 5" primary underground conduit. Current CMP standards require (3) 5" primary conduits for new installations. Service entrance replacement for 88,481 sf underground primary to current CMP standards useful life.  Equipment Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Undate secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf underground primary to current CMP standards in conjunction with secondary service update until funding is secured  Equipment Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Maintenance will make repairs as needed switchboard. Standards in conjunction with secondary service update until funding is secured  Equipment Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Maintenance will make repairs as needed switchboard. Standards in conjunction with secondary service. Update replacement for 88,481 sf underground primary to current CMP standards in conjunction with secondary service. Update replacement for 88,481 sf underground primary to current CMP standards in conjunction with secondary service update until funding is secured.  Equipment Early 1970's vintage GE switchboard. The switchboard and since a subject of the primary conditions are subject to current CMP standards in conjunction with secondary service. Update of the primary conditions in conjunction with secondary service underground primary to current CMP standards in conjunction with secondary service underground primary to current CMP standards in conjunction with secondary service. Update of the primary condition of the primary current CMP standards in conjunction with secondary service. Underground primary to current CMP standards in conjunction with secondary service. Underground primary to current CMP standards in conjunction with secondary service. Underground primary to curre			with fresh air.																
CTRICAL  Wiring (1) 5" primary underground conduit. Current CMP standards require (3) 5" primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.  Equipment Equipment Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Didate secondary service. Update underground conduit. Current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Equipment Equipment Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Equipment Equipment Sandards in conjunction with secondary service entrance replacement for 88,481 sf  L Carry Complete service entrance replacement for 88,481 sf  Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Sindards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Sindards require (3) 5" primary conduits for new underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Sindards require (3) 5" primary conduits for new underground primary to current CMP standards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Sindards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Sindards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service. Update underground primary to current CMP standards in conjunction with secondary service												•							
Wiring (1) 5" primary underground conduit. Current CMP standards require (3) 5" primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.  Equipment Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service entrance replacement for 88,481 sf  Equipment Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Maintenance will make repairs as needed Maintenance will make repairs as needed Maintenance will make repairs as needed S180,614  Carry Complete service entrance replacement for 88,481 sf  Winding S180,614  S180,614	ELECTRICAL					L													
standards require (3) 5" primary conduits for new installations. Service entrance conductors are likely original to the building an, if so, are at the end of their anticipated useful life.  Equipment  Equipmen		(1) 5" primary underground conduit. Current CMP	Update secondary service. Update	2	END	L	Carry Complete service entrance			T				\$116,300	55.30%	\$180,614	\$180,614		
original to the building an, if so, are at the end of their anticipated useful life.  Service update Maintenance will make repairs as needed until funding is secured  Equipment		standards require (3) 5" primary conduits for new	underground primary to current CMP																
anticipated useful life.  Maintenance will make repairs as needed until funding is secured  Equipment  Equipment  Equipment  Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life.  Maintenance will make repairs as needed  switchboard with 1600A  Str9,216  switchboard with 1600A											•								
Equipment Early 1970's vintage GE switchboard. The switchboard. Replace switchboard. Replace switchboard. 2 END L Carry replacing existing has exceeded its anticipated useful life. Maintenance will make repairs as needed  S179,216 S179,216 S179,216 Switchboard with 1600A Switchboard with 1600A			Maintenance will make repairs as needed																
has exceeded its anticipated useful life. Maintenance will make repairs as needed switchboard with 1600A			until funding is secured																
	Equipment	,		2	END	L				1				\$115,400	55.30%	\$179,216	\$179,216		
until runging is secured 480/277V switchOodrd		has exceeded its anticipated useful life.																	
			unui runaing is securea				400/2//V SWITCHDOARD												
			1	1	1	<u> </u>	1	<u> </u>	I	<u> </u>			<u> </u>	1					

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the\ Capital$ Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required - Good - Functional & Maintained B - Obsolete

				SEE LEGEN	ID	7				E	/ALUATION (	CRITERIA				TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCA	TION	_
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE				OPERATION &	IMPACT ON	AFSTHETICS &	50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE	CIP	CIP (Major	MAINT.	
	DESCRIPTION AND GENERAL COMMENTS	ACTION	LEVEL	CYCLE	PRIORITY	INFO	SECORITI			ACCESSIBILITY								COST	C.II	Renovation)	WAINT.	EXF
		•																				_
ars 6 - 10 (Fiscal Years 2	<mark>2023 - 2027) - Long Term Recommer</mark>	ndations																				
Distribution System																			_			
Panels	Panels and dry-type distribution transformers in most of the building are early 1970's vintage GE panelboards tha		2	END	L	Carry complete power distribution system replacement										\$357,100	55.30%	\$554,576	5	\$554,576		
	have exceeded their anticipated useful life. A 30-kVA	Maintenance will make repairs as needed				for 88,481 sf	L															
	transformer and panelboard were added in the boiler	until funding is secured										_	_									
	room in 2010, and a small addition currently in progress											•	•									
	includes new panels and distribution transformers to serve the addition.																					
	serve the addition.																					
Wiring	Building wiring in conduit that has exceeded its	Update distribution system wiring	2	END	1	Carry complete distribution				+						\$158,400	55.30%	\$245,995	5	\$245,995		$\vdash$
	anticipated useful life.	throughout in conjunction with distribution	_	2.10	_	wiring system replacement for										\$150,100	33.3070	Ų2 13,333	1	ψ2 13,333		
		system equipment updates.				88,481 sf																
		Maintenance will make repairs as needed										•	•									
		until funding is secured																				
Branch Circuits	Some Branch-circuit wiring in crawlspaces is type NM	Update branch-circuit wiring throughout as	2	END	L	Carry complete new branch-	1									\$274,300	55.30%	\$425,988	3	\$425,988		$\vdash$
	nonmetallic sheathed cable (romex), which would not be	part of any planned renovations to the				circuit wiring system for 88,481																1
	permitted by current code for new type I, II, or III construction. Other wiring in the crawlspaces is building	facility. Add receptacles and associated				st																1
	wire in conduit. Conduits and cable trays in the	extension cords. Power distribution updates																				1
	crawlspaces are in poor condition due to moisture.	recommended above need to be performed										•	•									1
	Extension cords are in use in many areas due to a lack of																					1
	appropriately located receptacles. Floor mounted outlets have been disabled and abandoned due to	Maintenance will make repairs as needed until funding is secured																				
	failures.	until funding is secured																				
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some	Provide full-cutoff LED fixtures to provide	2	ESL	L	Carry (3) 20' high LED pole lights	;									\$27,000	55.30%	\$41,931	1	\$41,931		<b>+</b>
	outdoor areas are not illuminated to levels	outdoor illumination levels as recommended																				
	recommended by IES,	by IES.											•									
		Maintenance will make repairs as needed until funding is secured																				
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail	2	END	L	Carry replacing 22 LED wall										\$19,800	55.30%	\$30,749	9	\$30,749		╁
	·	Maintenance will make repairs as needed				packs						_	_									
		until funding is secured										•	•									
																						<u> </u>
Interior Lighting																			_			
Classrooms	Fluorescent surface and recessed lens troffers utilizing Ta		2	END	L.																	
	lamps	performance optics as part of any planned facility renovations.																				
		Maintenance will make repairs as needed										•	•	•								
		until funding is secured																				
Offices	Fluorescent surface and recessed lens troffers utilizing Ta	8 Update lighting to LED with high	2	ESL	L	+							1			1						1
	lamps	performance optics as part of any planned																				1
		facility renovations.										•	•									1
		Maintenance will make repairs as needed until funding is secured																				1
Corridors	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned	2	ESL	L	+	-									1						1
23110013	- Stroug red case in medica delizing to idilips.	facility renovations.		232																		1
		Maintenance will make repairs as needed										•	•									1
		until funding is secured																				1
Toilets	Fluorescent wrapround fixtures with integral occupancy	Update lighting to LED as part of any planned	2	ESL	L	Carry complete interior lighting	,									1						1
	sensors and utilizing T8 lamps	facility renovations.				replacement for 88,481 sf							•	•		\$1,131,000	55.30%	\$1,756,443	2	\$1,756,443		1
		Maintenance will make repairs as needed until funding is secured										•				71,131,000	33.30%	71,750,443	1	¥1,730,443		
Mech/Storage	fluorescent strips with T8 lamps in some areas. Boiler		2	Eci		1																
wiecii/storage	room lighting is incandescent.	Update lighting to LED as part of any planned facility renovations.	2	ESL	L																	1
	3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 - 3 -	Maintenance will make repairs as needed										•	•	•								1
		until funding is secured																				
Assembly	Performance lighting consists of (4) 750W incandescent	Update performance lighting and controls	2	ОВ	L	†										1						
	fixtures controlled by dimmers.	Maintenance will make repairs as needed										_										1
	i i	until funding is secured	1	1	I		1			1						I	I I				1	1
												•	•	_							1	1

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

		4 - EXCEILENT - NEW					_														
		<u>.</u>				_											В	UDGET			
				SEE LEGEN	D	1					EVALUATION	I CRITERIA			TRADE COST PLUS		* OPINION OF		ALLOCA	TION	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE COMPLIANCE	ADA/ ACCESSIBILITY				IMPACT ON AESTHETICS 8 LEARN. ENV. APPEARANCE		ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CIT
	L		LLVLL	CICLL	THORIT			JAILII	COMIT LIAITEE	ACCESSIBILITY	ADILITI	DEDG: EITE	MAINTENANCE	ELAMINE ATTEMIONICE	1		2031		Kellovation		LAI
pare 6 - 10 (Fiscal Voar	s 2023 - 2027) - Long Term Recommen	dations																			
ears 0 - 10 (Fiscal Tear	3 2023 - 2027   - Long Term Recommen	iuations				_									_						
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned	2	ESL	L																
		facility renovations.																			
		Maintenance will make repairs as needed												•							
		until funding is secured																			
Data System (& Service)		Remove old infrastructure that is no longer in	2	ESL	L	Carry \$10,000 + MU's									\$15,05	55.30%	\$23,373	\$23,373	3		
	enclosure in a classroom. IDF equipment on second floor																				
	is located in an open wall mounted rack that is in a room	infrastructure in shared-use areas.																			
	shared with other program functions. Unused Cat 5																				
	infrastructure is abandoned in place at the second floor																				
	IDF and other areas.																				
								•										_	•		
															Total Yea	rs 6 - 10	\$14,289,209	\$198,668	\$14,090,541	\$0	0.

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
Excellent - New		

SEE LEGEND

RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO		EALTH & SAFETY	CODE ADA/ SUSTAIN COMPLIANCE ACCESSIBILITY ABILITY		IG OPERATION &  E MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
	•												
ommendations													
Recommend budgeting for repainting all interior walls towards the end of the 20-yea plan period	- r	-	L	Base on 91,828 GSF \$ sf floor area =\$183,660 + MU's				•	•		\$276,410	93.55%	\$534,992
	- 1	1		1			<u> </u>		I .				
Replace all flooring at stairs with new rubbe flooring and stair treads/risers	er 1	ОВ	L	400 SF assumes 600 total sf including risers @ \$25 = \$15,000 + MU's				•	•		\$22,575	93.55%	\$43,694
Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's				•	•		\$379,260	93.55%	\$734,058
Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 lf cabinet & top + \$1,500 sink re- use rough =\$4,800 x 30 =\$144,000 + MU's				•	•		\$216,720	93.55%	\$419,462
<u> </u>	l .	1	1	I.	<u> </u>		1			l l	I		
Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's				•	•		\$379,260	93.55%	\$734,058
Replace with new plastic laminate casework and counters with new stainless steel sinks	1	ОВ	L	(30) units at 12 LF each \$275 If cabinet & top + \$1,500 sink re- use rough =\$4,800 x 30 =\$144,000 + MU's				•	•	•	\$216,720	93.55%	\$419,462
	I	1	ı		ii	I			I		I		
Replace carpet with carpet tiles	2	END	L	42,000 SF \$6 demo-replace = \$252,000 + MU's				•	•		\$379,260	93.55%	\$734,058
Replace with new plastic laminate casework and counters with new stainless steel sinks	1	OB	L	(30) units at 12 LF each \$275 If cabinet & top + \$1,500 sink re- use rough =\$4,800 x 30 =\$144,000 + MU's				•	•	•	\$216,720	93.55%	\$419,462
I	_I	1		1			II			<u>l</u>			
Replace carpet with carpet tiles	2	END	L	800 SF \$6 demo-replace = \$4,800 + MU's				•	•		\$7,225	93.55%	\$13,984
Provide new markerboard	2	ОВ	L	(1) 16-ft markerboard 64 sf \$30 demo-replace = \$1,920 + MU's				•	•	•	\$2,890	93.55%	\$5,594
Replace carpet with carpet tiles	2	END	L	800 SF \$6 demo-replace= \$4,800 + MU's				•	•		\$7,225	93.55%	\$13,984
				1					ı				
d Replace ceramic tile base	3/1	ESL	L	base \$15 If demo-replace =				•	•		\$6,435	93.55%	\$12,455
ded Replace doors and frames with storefront entrances	1	END	L	(3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500 demo-replace = \$15,000 + MU's				•	•		\$22,575	93.55%	\$43,694
d		d Replace doors and frames with storefront 1	d Replace doors and frames with storefront 1 END	d Replace doors and frames with storefront 1 END L	Replace ceramic tile base 3/1 ESL L 285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront 1 END L (3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500	Replace ceramic tile base 3/1 ESL L 285 LF of 4-inch ceramic wall tile base \$15 if demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront entrances, entrances indicated, 6 total leaves \$2,500	Replace ceramic tile base  3/1 ESL L 285 LF of 4-inch ceramic wall tile base \$15 If demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront entrances, entrances  entrances  1 END L (3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500	Replace ceramic tile base  3/1 ESL L 285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront entrances, entrances  1 END L (3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500	Replace ceramic tile base  3/1 ESL L 285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront entrances entrances  1 END L (3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500	Replace ceramic tile base  3/1 ESL L 285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront entrances entrances  1 END L (3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500	Replace ceramic tile base  3/1  ESL  L  285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500	Replace ceramic tile base  3/1  ESL  L  285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's  d  Replace doors and frames with storefront entrances, entrances  1  END  L  (3) pairs of storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500	Replace ceramic tile base  3/1 ESL L 285 LF of 4-inch ceramic wall tile base \$15 lf demo-replace = \$4,275 + MU's  d Replace doors and frames with storefront entrances, no sidelites or transoms indicated, 6 total leaves \$2,500

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

\* Note:

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURIT	Y HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Year	rs 2028 - 2032) - Long Term Recommo	endations																
Cafeteria	, ,																	
Floor & Base Finish Materials	Worn and stained broadloom carpet and ceramic tile	Replace carpet flooring with rubber flooring	2	END	L	3,100 SF \$1.350 demo-replace = \$41,850 + MU's						•	•			\$62,985	93.55%	\$121,907
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	L	1,500 SF 2 x 4 assumed \$4.50 =\$6,750 + MU's						•	•			\$10,160	93.55%	\$19,665
Performing Arts - Stage																		
Ceiling Finish Materials	Mix of exposed concrete waffle slab and spline type acoustic ceiling tiles	Replace ceiling tiles with new ACT	2	END	L	700 SF 2 x 4 assumed \$4.50 =\$3,150 + MU's						•	•			\$4,745	93.55%	\$9,184
Administration Office Area			1				1								<u> </u>			
Floor & Base Finish Materials	Broadloom carpet (stained and worn) and rubber base	Replace carpet with carpet tiles	1	END	L	3,700 SF \$6 demo-replace = \$22,200 + MU's						•	•			\$33,415	93.55%	\$64,675
Staff Toilets		1	1	L		l .	1		1	1	l	l	1	1	I			
Floor & Base Finish Materials	VCT flooring, ceramic tile base - both in poor condition	Replace with new VCT flooring and rubber base	1	END	L	200 SF total for 4 locations = 800 sf total \$5 demo-replace- new floor & base = \$4,000 + MU's						•	•			\$6,020	93.55%	\$11,652

Total Years 11 - 15 \$4,356,036

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
L - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH 8	CODE	ADA/	SUSTAIN -		ODEDATION &	IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
CATEGORY	DESCRIPTION AND GENERAL COMMILING	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	SAFETY		ACCESSIBILITY			MAINTENANCE			50.5% MARK-UP	ESCALATION	PROBABLE COST
Years 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recomme	endations															
BUILDING EXTERIOR																	
Exterior Wall Cladding																	
Spalling, Staining, Efflorescence	Staining and Efflorescence observed on the north elevation of the Community Center	Clean brick masonry	2	ESL	L	4,700 SF \$1.50 = \$7,050 + MU's					•	•			\$10,615	116.55%	\$22,98
Other	It was noted that the exterior wall is not insulated	Recommend further investiagtion and study to add insulation to the interior side of the exterior wall to improve thermal performance of the envelope	-	-	L	Budget for Study				•	•	•			\$7,000	116.55%	\$15,15
Exterior Doors (not including Main Entry)				ı.			l l	ı		1		1				1	
Materials	Mix of aluminum storefront entrances and painted hollow metal doors and frames	Remove corrosion from hollow metal frames and doors, prime and repaint	2	ESL	L	(8) pairs of doors and frames (4) single doors and frames = 20 total leaves w/frames \$225 ea = \$4,500 + MU's					•	•			\$6,775	116.55%	\$14,67
Lintels	Painted steel at Community Center in fair condition	Remove corrosion from steel lintels, prime and repaint	2	ESL	L	(8) 6-ft lintels (4) 3-ft lintels 60 lf total \$10 = \$600 + MU's					•	•			\$905	116.55%	\$1,96
Sealants & Expansion Joints							, , , , , , , , , , , , , , , , , , ,	1					1			1	
Window / Door Perimeter Sealant	Type unknown, but appears to have been recently installed.	Recommend budgeting for resealing towards end of plan period when sealant reaches end of expected service life	3	ESL	L	4,500 LF @ \$3.50 grout reseal =\$15,750 + MU's					•	•			\$23,705	116.55%	\$51,33
Building Joint Sealant	Type unknown, but generally in poor condition	Remove existing joint sealant and replace at brick and between concrete panels	2	END	L	400 LF \$5 w/backer rod = \$2,000 + MU's					•	•			\$3,010	116.55%	\$6,51
Flashing				1			l l	- 1	l	1		l.				1	
Material	Mix of lead coated copper and aluminum flashings where top of brick and windows meet concrete spandrels and pre-cast concrete panels.  Flashings are generally in poor condition with loose or missing fasteners, separating splice joints, and bent material		2	END	L	2,500 LF \$20 If demo-replace = \$50,000 + Mu's					•	•			\$75,250	116.55%	\$162,95
Roof Assembly & Flashing													•				
Flat or Sloped Geometry	Flat - areas of ponding observed throughout, especially in spaces between roof top duct enclosures	Replacement of entire roof membrane and pitched roof insulation	2	END	L	55,000 SF \$12 sf demo-memb- prot bd-R38-perim flash 7 trim (re-use blocking) = \$660,000 + MU's					•	•			\$993,300	116.55%	\$2,150,99
Decorative Items or Features		<u> </u>				<u> </u>						•	•				
Types and Locations	Exterior painted metal handrails and guardrails require repainting	Remove corrosion and prime and repaint exterior handrails and guardrails	2	ESL	L	60 LF \$10 = \$600 + MU's, assumes If given is actual rail If count regardless of rail configuration  Assume 60 LF assembly that includes top rail and mid rail					•	•			\$2,110	116.55%	\$4,56

**EVALUATION CRITERIA** 

Total Years 16 -20 \$2,431,1

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the\ Capital Costs. The Capital Costs in the Capi$ Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
Excellent - New		

				SEE LEGEN	D					ı	VALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY		CODE	ADA/	SUSTAIN -		OPERATION &					
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Year 20	17) - Immediate Recommendations																	
ELECTRICAL																		
Fire Alarm	Faraday addressable control panel. System generally	Replace any system batteries that are older	2	ESL	I	Carry \$1,000 + MU's for										\$1,505	0.00%	\$1,505
	complies with current standards and ADA, although some	than five years old.				immediate for batteries.												
	notification circuit power supplies have batteries that	System will reach the end of its anticipated																
	have exceeded their anticipated useful life.	useful life within 15 years.																

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated ? - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

		Г		SEE LEGEN	D	7					EVALUATION	CRITERIA				TRADE COST		* OPINION OF	BUDGET	ALLOC	ATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &		ADA/	SUSTAIN -		OPERATION &			PLUS 50.5%	ESCALATION	PROBABLE	CIP	CIP (Major		CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	Y ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	MARK-UP		COST		Renovation)		EXPENSE
Vears 1 - 5 (Fiscal Vears 201	.8 - 2022) - Short Term Recomme	ndations																				
SITE	.8 - 2022) - Short Term Recomme	iluations																				
Parking																						
Number of Spaces (Regular & ADA)	ADA - 3 @ Riverton Loop (does not have stripped isle), 3 @ Community Center (no signs with aisle)	Restripe spaces at front loop. Install/replace signs such that each ADA			S	3 signs @\$125										\$790	24.65%	\$985	5		\$985	
	@ community center (no signs with asse)	space is signed.				150LF @ \$1																
Vehicular & Pedestrian Circulation																						
Curb Cuts & Detectable Warning Strips	None	Install detectible warning panels. Curb cut	0	ОВ	S											\$7,224	24.65%	\$9,00	\$9,00	5		
		needed at bus loop.				2 ea-40sf@\$60				•												
Pedestrian Ramp Location & Materials	Bus loop not ADA compliant, poor at drop off, Poor ADA access to Basketball court and lower baseball diamond	Ramp needed at bus loop. Improve sidewalk and reduce grades for ADA access to athletic fields.	0	ОВ	S	1 ramp. 20s.f.@\$60				•						\$1,806	24.65%	\$2,25	\$2,25	1		
Vehicular Drop-Off & Pick-Up Areas						•																
Car & Bus Separations	Good Separation, Parent Drop-off area needs attention (Principal noted parental confrontations at pick up area)		2	ESL	S	5 signs @\$125							•			\$940	24.65%	\$1,17	\$1,17	2		
Service Area	Deal courts are through and the state of the	F. abbas in cashing in	2	FC	S				1	1						A7.000	24.0500	40.70		-		
Loading Dock or Leveler	Dock route goes through parking, evidence of children's play area on access route pavement (hopscotch etc.)	Further investigation: Reroute loading access around opposite side of school from playground or restrict child access within loading access drive. Adjust delivery schedule outside school hours	2	ESL	5	Budget for study		•								\$7,000	24.65%	\$8,720	5 \$8,72	ь		
Site Topography								L								Į.						
Characteristics	Play areas level, landscaping hills throughout (possible security issue, recommended 2-ft max height)	The landscape hills should be reduced to a maximum height of 2' as the provide cover for an active shooter.	2	ESL	S	27,000 s.f.@\$2.5	•									\$101,587	24.65%	\$126,628	\$126,62	8		
Courtyards & Exterior Gathering Spaces				ı				1	I	ı		I	I			ı					I	
Locations, Materials and Characteristics	Cracking with grass observed at tennis courts.  Direct wear path at stairs at Community Center.	Repair cracking at tennis courts. Recommend continuation of retaining wall	2	ESL	S	wall: 160lf@\$40		•								\$9,632	24.65%	\$12,000	5			\$12,006
STRUCTURAL																						
Foundations / Drainage	Frost protected, shallow foundations.	Inadequate frost protection at exterior building corner at gymnasium. Re-grade this area to provide adequate frost cover.	2	END	S	One location at bldg corner, \$1,500 allowance + MU's						•	•			\$2,260	24.65%	\$2,811	\$2,81	7		
Exterior Wall Construction	Brick veneer tied to CMU walls.	Brick bearing cracks at long span lintels (greater than 25 feet) should be repaired.	2	END	S	4 lintels & 8 bearing, \$500 ea = \$4,000 + MU's						•	•			\$6,020	24.65%	\$7,504	\$7,50	4		
Exterior Wall Construction		Replace corroded lintels	2	END	S	Approx. 120 LF of steel lintel needs replacement, assume 2 e 4" x 4" back to back angels = 1 lintel for 8" wide block @ 6#/lf for 4" x 4" = 12#/lf for the set = \$2,880 galv lintel material + 12C mason hours @ \$45 = \$8,280 + MU's. Remove and replace approx 80 SF brick (300 x 3 bric courses), \$25 sf demo & replace re-using salvaged brick = \$2,000 + MU's. Provide for required flashing, 120 If @ \$15 = \$1,800 MU's. Refinish and repaint 75 LF of steel lintel, \$20 If to scrape rust prep-repaint = \$1,500 + MU's.	e 0 0 c c c c c c c c c c c c c c c c c					•	•			\$24,775	24.65%	\$30,883	\$30,88	2		

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

Supplement   Sup			1		SEE LEGEND		ו				E	EVALUATION	CRITERIA			TRADE COST		* OPINION OF	BUDGET	ALLOCAT	TION
3. 5 (Final Year) 2018 - 2021 - Short Term Recommendation	CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION		LIFE	ACTION					ADA/	SUSTAIN -	EXTENDING			8 & PLUS 50.5%		PROBABLE		CIP (Major	MAINT. CITY
Market   M				LEVEL	CYCLE	PRIORITY	INFO	Щ	SAFETY Ct	OMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.   APPEARAN	CE MARK-UP		COST		Renovation)	EXPENSE
Market   M	Vears 1 - 5 (Fiscal Vears 201	8 - 2022) - Short Torm Possemmer	dations																		
Compared and the comp	BUILDING EXTERIOR	2012) Short reini keconime																			
Processing and the control of the	Exterior Stairs and Ladders																				
## Control was to the automorphic and the property of the prop	Locations and Materials	· ·		0	ОВ	s		' <del>T</del>	T		'			1		\$11,290	24.65%	\$14,073	\$14,073	T	
Procession   Pro	Ţ			<b>'</b> 1	1	,		t			1										
Market   M	I .			<b>'</b> 1		,	4' wide (20 SF) 6 risers.	t			1			1	1						
Comparison   Com	Ţ			<b>'</b> 1	1	!		·		_	1										
Comparison   Com	Ţ			<b>'</b> 1	1		existing stair & foundation +	·			1										
Test production of the product	I .			<b>'</b> 1		,		t			1			1	1						
The property of the below	I .			<b>'</b> 1		,		t			1			1	1						
The property of the below	I .			<b>'</b> 1		!	1	t			1			1							
The property of the below	BUILDING INTERIOR																				
Control of the contro	General Notes	Mix of doors with compliant hardware and	Recommend replacement of all page	-	OP	c	Replace approx 90 knobs with									\$60,200	24 650/	\$7F 020	\$75,020		
In a value of the control of the con	Hon ADA compliant door nardware		compliant door hardware with functioning,	, J	UB		code compliant hardware. @	t			1			1		30U,2UU	24.05%	\$75,039	910,039		
Was a supplementation of the second contribution		to have a shape that is easy to operate with one hand		<b>'</b> 1	1		\$500 includes leaf rework to	·			· _ 1										
Manufacture   Manufacture	l .		1	1	1			ı		1	· • i										
Part   Companies	1	mechanisms, push-type mechanisms, and U-shaped		1		į	1	ı		1	t i										
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INTERPRETATION OF TOTAL CONTROL OF THE PROPERTY OF THE PROPERT	Single-use student bathrooms			' <sup>0</sup> J	OB	S		ı			ı ı					\$248,325	24.65%	\$309,537	3309,537 ب		
Simple continues and continues	1			1		į	bathrooms) convert 14 existing	ı		1	t i										
And Securities  Only a principle formation in new community critics  Only a principle	1			<b>'</b> 1		,		t			1			1	1						
Single parameters of the service of	1			<b>'</b> 1	1	!	all finishes and fixtures. Approx.	·			1										
To complete submission. Agriculture is considered to consi				<b>'</b> 1				t			1			1							
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bathooms (\$9,0000 to Multi- time (\$1,0000 to Multi- ti			1	<b>'</b> 1		!	550 SF of renovation converting	t		]	1			1							
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replacement with 13 new 3" wood venered doors with HMM frames.  Dirty 1 directing (quotatin in new community center building (obey, Fourtlain is not located in alcover, and does not have cane detection device.  Verify bottom if leading eige of fourtain is a cast of the derivation o				<b>'</b> 1		,		t			1			1	1						
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Only 1 drinking fountain in new community center building folloby. Fountain is not located in allowe, and does not have care detection device.  Only 1 drinking fountain in new community center building folloby. Fountain is not located in allowe, and does not have care detection device.  Only 1 drinking fountain in new community center building folloby. Fountain is not located in allowe, and does not have care detection device.  Only 1 drinking fountain in new community center building fountain in new community center building fountain is not located in allowe, and does not have care detection devices to enther sold of the drinking fountain to meet ADA requirements.  Only 1 drinking fountain in new community center building fountain in new community center building fountain in new community center building fountain to meet ADA requirements.  Only 2 drinking fountain in new community center building fountain in new community center building fountain is not located in allowe, and detection devices. § 539 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices. § 530 ea = Sol > 540 meet and detection devices.  Sol > 546 meet and detection devices.  Sol > 540 meet and detection devices.  Sol > 540 meet and detection devices.  Sol > 540 meet and detection devices.  Sol > 540 meet and detection devices.  Sol >				<b>'</b> 1			wood veneer doors with HM	t			1			1							
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building lobby. Fountain is not located in alcove, and does not have cane detection device.    Solid Hull's   S	Corridors  Drinking Fountains	Only 1 drinking fountain in new community center	Verify bottom if leading edge of fountain is	0-3	OB-ESL	S	(2) painted round metal cane	$\overline{}$			<del></del>	$\overline{}$		<del></del>		\$755	24.65%	\$941			\$941
side of the drinking fountain to meet ADA requirements.  Provide consistent code compliant signage  Provide Consistent code compliant signage of approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 575 = 513,125 + MU's  Frovide ADA compliant room signage for approx 175 spaces.  © 510,000 includes for approx 175 spaces.  Frovide ADA compliant room signage for approx 175 spaces.  © 510,000 includes for approx 175 spaces.  Frovide ADA compliant room signage for approx 175 spaces.  © 510,000 includes for approx 175 spaces.  Frovide ADA compliant room signage for approx 175 spaces.  Frovide ADA compliant room signage for approx 175 spaces.  Frovide ADA compliant room signage for approx 175 spaces.  © 510,000 includes for approx 175 spaces.  Frovide ADA compliant room signage for approx 175 spaces.  Frovide ADA compliant room		building lobby. Fountain is not located in alcove, and	exactly 27" A.F.F. If higher, provide painted	' i			detection devices. @ \$250 ea =	t		]	1			1							
requirements.    Provide consistent code compliant signage   Provide consistent code compliant signage   O   OB   S   Provide ADA compliant room signage for approx 175 spaces. @ \$75 = \$13,125 + MU's				<b>'</b> 1	1	!	\$500 + MU's	·			· 👝 i										
ignage  Plastic signage.  Provide consistent code compliant signage of approx 17s spaces.  © 575 = 513,125 + MU's  Provide Locations?  Typically, signage in original building is not at code required locations. Signs are mounted at the wrong height, on the door, or missing entirely. Second exit signs are missing above the exterior egress  Typically signs are missing above the exterior egress  Typically signs are missing above the exterior egress  Typically signage in original building is not at code required locations. Signs are mounted at the wrong height, on the door, or missing entirely. Second exit signs are missing above the exterior egress  Typically, signage in original building is not at code required locations. Signs are mounted at the wrong height, on the door, or missing entirely. Second exit signs are missing above the exterior egress  Typically, signage in original building is not at code exit signs to be mounted above vestibule egress doors. b@ \$1,000 includes new wiring =				<b>'</b> 1		!	1	t			1			1							
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throughout the entire building  signage for approx 175 spaces. @ \$75 = \$13,125 + MU's  Typically, signage in original building is not at code required locations. Signs are mounted at the wrong height, on the door, or missing entirely. Second exit signs are missing above the exterior egress  throughout the entire building  signage for approx 175 spaces. @ \$75 = \$13,125 + MU's  O B S Provide approx. 8 illuminated exit signs to be mounted above vestibule egress doors. b@ \$12,040  24.65% \$15,008 \$15,008  Signage for approx 175 spaces. @ \$75 = \$13,125 + MU's  O B S Provide approx. 8 illuminated exit signs to be mounted above vestibule egress doors. b@ \$15,000 includes new wiring =	nterior Signage Materials	Plastic signage	Provide consistent sada samelia a la			c	Provide ADA compliant						_ <del></del>	_ <del></del>		640.755	24 0551	¢24.65	\$24.02		
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required locations. Signs are mounted at the wrong height, on the door, or missing entirely.  Second exit signs are missing above the exterior egress  Compliant signage throughout the entire building.  Existing above the exterior egress  Second exit signs are mounted above vestibule egress doors. b@  \$1,000 includes new wiring =				1		·		t		•	· • 1			1							
required locations. Signs are mounted at the wrong height, on the door, or missing entirely.  Second exit signs are missing above the exterior egress  Compliant signage throughout the entire building.  Existing above the exterior egress  Sometimes are missing above the exterior egress  Sometimes are mounted at the wrong compliant signage throughout the entire exit signs to be mounted above vestibule egress doors. b@  Sometimes are missing above the exterior egress  Sometimes are mounted at the wrong compliant signage throughout the entire exit signs to be mounted above vestibule egress doors. b@  Sometimes are missing above the exterior egress				' l	1	•		ı			1										
required locations. Signs are mounted at the wrong height, on the door, or missing entirely.  Second exit signs are missing above the exterior egress  Compliant signage throughout the entire building.  Existing above the exterior egress  Second exit signs are mounted above vestibule egress doors. b@  \$1,000 includes new wiring =	At Code Required Locations?	Typically, signage in original building is not at code	Recommend providing consistent code	0	ОВ	s	Provide approx. 8 illuminated	<del></del>	+	${\displaystyle \longrightarrow}$	<u> </u>	+	+	+	+	\$12,040	24.65%	\$15,008	\$15,008		
Second exit signs are missing above the exterior egress \$1,000 includes new wiring =		required locations. Signs are mounted at the wrong	compliant signage throughout the entire	<b>'</b> 1			exit signs to be mounted above	t		]	1			1					,		
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**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5) 2 - Fair - Functions, Service Required END - Nearing End of Service Life - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New N/A - Not Applicable

				SEE LEGEN							EVALUATION			1		TRADE COST		* OPINION OF		ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE		SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		AESTHETICS &  APPEARANCE	PLUS 50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major MAINT. Renovation)	CITY EXPENSE
		<u>.                                    </u>	LLVLL	CICLL	FRIORITI	INTO	<u> </u>	JAILII	CONTENANCE	ACCESSIBILITY	ADICITY	SLDG. LIFE	MAINTENANCE	LLANIV. LIVV.	AFFLANANCE			COSI		nenovation)	LAFLINGE
Years 1 - 5 (Fiscal Years 2018	3 - 2022) - Short Term Recommer	ndations																			
General Purpose Classrooms																					
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	Provide the following in each room (total of 24 rooms). (2) 48" wide tall cabinet units with adjustable shelves and lockable doors.\$750 ea = \$18,000 + MU's; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 288 If @ \$125 demo & replace =\$36,000 + MU's; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 288 If wplam top @ \$275 demo & replace =\$79,200 + MU's = = TOTALS \$133,200 +						•	•			\$200,470	24.65%	\$249,886	\$249,886		
Sinks (ADA compliance)	Non ADA sinks in most of the classrooms. Stainless steel sink mounted in plastic laminate counter top.	Recommend replacing all existing sinks with ADA compliant sinks and new casework	0	OB	S	(Total of 24) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 120 If solid surface top @ \$135 w/demo =\$16,200 + MU's; 24 new sinks @ \$1,500 re-use exist rough = \$36,000 + MU's = = TOTALS \$52,200 + M U's				•						\$78,565	24.65%	\$97,931	\$97,931		
Casework  Sinks (ADA compliance)	denting, scratching, and discoloration.	more resilient plastic laminate shelving.	2	END	S	Provide (4) 48" wide tall cabinet units with adjustable shelves and lockable doors. @ \$750 = \$3,000 + MU's; (12) 36" wide wall cabinets with adjustable shelves and lockable doors. 36 If @ \$125 w/demo = \$4,500 + MU's; (12) 36" wide base cabinets with adjustable shelves and lockable doors. 36 If plam top cabinet @ \$275 w/demo = \$9,900; (4) 4' wide, 7' tall flat storage/shelving units with open front, adjustable shelves \$600 ea = \$2,400 + MU's = = TOTALS \$19,800 + MU's						•	•	•		\$29,800	24.65%	\$37,146			
Sinks (ADA compliance)	Two non-ADA sinks in the art room. Stainless steel sink mounted in plastic laminate counter top, base cabinet casework.	Replace 5' x 10' base cabinet casework, replace with new casework with counter mounted ADA sinks.	0	OB	S	Remove existing base cabinet casework, replace with new more resilient plastic laminate casework with resilient edge banding, and two new counter mounted ADA sinks (5' x 10' island); 10 If @ \$400 = \$4,000 + MUs + \$4,500 sinks and roughs @ \$2,250 ea = = TOTALS \$8,500 + MUs				•						\$12,795	24.65%	\$15,949	\$15,949		

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New N/A - Not Applicable

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With the search of flower reversalists.  See a constant flower reversalists.  See a c	KIIIIS	killi (eficiosed by closely abuttilig furfilture).		U	ОВ	3										\$15,925	24.03%	\$17,550	\$17,550	°[		
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Relings 6 on these poper ARM extensions.  Relings 6 on these poper ARM extensions.  Relings 6 on these poper ARM extensions and including a service an	8															,,,,,,,		70,000			+-,	
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Pads missing under 2 practice hoops.  Locker Rooms  Level of Privacy - Short Term  No private changing areas in men's LR. Private changing	1			-												7-,		+=/			+-,	
Sto sf for 150 a few wallpads = \$1,500 MU's wall and servery  Kitchen Bathroom Poor access (only through office). Much too small for ADA compliance.  Sto sf for 150 a few wallpads = \$1,500 MU's wall at men's LR. Private changing areas in men's LR			install new wall pads under practice noops.																			
Level of Privacy - Short Term  Level of Privacy - Short Term  No private changing areas in men's LR. Private changing areas in men's LR. Private changing areas provided in women's LR. Wing wall at men's LR entry does not adequately block views from corridor.    Stephan   Step		rads missing under 2 practice moops.																				
Level of Privacy - Short Term  Level of Privacy - Short Term  Wing wall at men's LR entry does not adequately block views from corridor.  Kitchen and Servery  Kitchen Bathroom  Poor access (only through office). Much too small for ADA compliance.  Renovate 100 SF area of office and bathroom access and ADA compliance.  Stage Food Service Below)  Stage Food Service Below  Food Service Below  Stage Food Service Below  Stage Food Service Below  Stage Food Service Below  Food Service Below  Stage Food Service Below  Food Service Below  Stage Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Service Below  Food Serv																						
Level of Privacy - Short Term  No private changing areas in men's LR. Private changing areas in men's LR. Private changing areas provided in women's LR. Wing wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.    Ving wall at men's LR entry does not adequately block views from corridor.   Ving wall at men's LR entry does not adequately block views from corridor.   Ving wall at men's LR e							\$1,500 + 1010 \$															
Level of Privacy - Short Term  No private changing areas in men's LR. Private changing areas provided in women's LR. Wing wall at men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas in men's LR entry does not adequately block views from corridor.  No private changing areas provided in women's LR.  No private changing areas provided in women's LR.  No private which is the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Room Privacy Accomandation for the Locker Ro	Locker Rooms		1		1			1	1	1	1	l .	1	l .	1	l				1		
areas provided in women's LR. Wing wall at men's LR entry does not adequately block views from corridor.    Kitchen and Servery   Kitchen Bathroom   Poor access (only through office). Much too small for ADA compliance.   Renovate 100 SF area of office and bathroom access and ADA compliance.   See Food Service Below		No private changing areas in men's LR Private changing	Provide shower compartment partitions and	0	OB	S	Refer to diagrams provided in	1			1	1	1	l	l l	\$15.050	24 65%	\$18.760	ı	1		\$18,7
Wing wall at men's LR entry does not adequately block views from corridor.    Kitchen and Servery	Level of Frivacy - Short Term			U	06	3		1			1					713,030	24.03%	\$10,700	1	1		210,7
views from corridor.    Kitchen and Servery   See Food Service Below			curtains at Mens Locker room																			
Kitchen and Servery  Kitchen Bathroom  Poor access (only through office). Much too small for ADA compliance.  Renovate 100 SF area of office and bathroom of to accommodate better bathroom access and ADA compliance.  See Food Service Below)  Sand ADA compliance.  See Food Service Below)  Sand Source of the single-user bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures,																						
Kitchen Bathroom Poor access (only through office). Much too small for ADA compliance.  Poor access (only through office). Much too small for ADA compliance.  OB S 100 SF complete single-user bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures,		views from corridor.					report.															
Kitchen Bathroom Poor access (only through office). Much too small for ADA compliance.  Poor access (only through office). Much too small for ADA compliance.  Stand ADA compliance.  OB S 100 SF complete single-user bathroom encovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures,											1		1							1		
Kitchen Bathroom Poor access (only through office). Much too small for ADA compliance.  Poor access (only through office). Much too small for ADA compliance.  Stand ADA compliance.  OB S 100 SF complete single-user bathroom encovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures,										1	1		I			1			l			
Kitchen Bathroom Poor access (only through office). Much too small for ADA compliance.  Renovate 100 SF area of office and bathroom access and ADA compliance.  OB S 100 SF complete single-user bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbling fixtures,													1									
Kitchen Bathroom Poor access (only through office). Much too small for ADA compliance.  Poor access (only through office). Much too small for ADA compliance.  OB S 100 SF complete single-user bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures,	Kitchen and Servery				1		1	1	(See For	nod Service Below)		L	1	L	<u>.                                    </u>	L				1		
ADA compliance.  to accommodate better bathroom access and ADA compliance.  bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures,		Poor access (only through office). Much too small for	Renovate 100 SF area of office and bathroom	0	OB	S	100 SF complete single-user		1500 701							\$18,060	24.65%	\$22,512	\$22,512	2		
and ADA compliance.  rebuild 20 LF block walls, provide new plumbing fixtures,								1			1									1		
provide new plumbing fixtures,										1	1		I			1			l	1		
											1		I			1				1		
all new Illisnes. \$12,000 + IVIU \$											1		I			1				1		
							an new misnes. \$12,000 + MU's	1			1		I			1				1		
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											1		I			1				1		
		1	ı.			1	1	•	•		•	•								•		

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	D					ALUATION C					TRADE COST		* OPINION OF		ALLOC	ATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH &	CODE				OPERATION &			PLUS 50.5% MARK-UP	ESCALATION		CIP		MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	WARK-OF		COST		Renovation)		EXPENSE
Vears 1 - 5 (Fiscal Vears 2019	- 2022) - Short Term Recomme	ndations																			
Teacher Workroom and Staff Areas	- 2022) - Short Term Recomme	idations																			
	West and Trially and the			END		In the dest tells at the te	1		1			1	-		C40 C45	24.050/	\$24,487	624.40		1	
Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching,	Recommend replacing aging wood veneer casework with more resilient plastic laminate	2	END	3	Provide the following in each room (total of 3 rooms).									\$19,645	24.65%	\$24,487	\$24,487	<b>'</b>		i
	and discoloration.	casework with resilient edge banding.				(1) 48" wide tall cabinet units															i
						with adjustable shelves and lockable doors. \$750 ea = \$2,250															i
						+ MU's;															i
						(3) 36" wide wall cabinets with															i
						adjustable shelves and lockable doors. 27 If @ \$125 demo &															i
						replace =\$3,375 + MU's;															i
						(3) 36" wide base cabinets with															i
						adjustable shelves and lockable doors. 27 If @ \$275 demo &															i
						replace = \$7,425 + MU's = = =															i
						TOTALS \$13,050 + MU's															i
																					i
																					i
																					i
Sinks (ADA compliance)	Non ADA sinks in most of the staff rooms. Stainless stee		0	OB	S	(Total of 3) 24" deep x 60" long									\$8,805	24.65%	\$10,975	\$10,975	5		1
	sink mounted in plastic laminate counter top.	ADA compliant sinks and new casework				plastic laminate counter with resilient edge banding, knee															i
						clearance below counter, and															i
						stainless steel sink with faucet. 15 If @ \$90 demo & replace =															i
						\$1,350 + MUs + \$4,500 sinks @			•												i
						\$1,500 per sink +MUs = = =															i
						TOTALS \$5,850 + MUs															l
Administration Office Area																					
Single-user bathrooms	Two single-user bathrooms lack grab bars.	Install 2 sets of grab bars.			S	(2) full sets of toilet grab bars for									\$1,505	24.65%	\$1,876				\$1,876
						ADA compliant bathroom. \$500															i
						includes new blocking & patch = \$1,000 + MU's			•												i
						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,															l
Student Toilet Rooms (multiple-user)  Accessibility (maneuvering clearances, fixture	ADA compliant toilet stall provided in each locker room.	Provide (2) sets of toilet grab bars	0	ОВ	S	(2) full sets of toilet grab bars for				1					\$1,505	24.65%	\$1,876			1	\$1,876
clearances, grab bars, accessory heights)	However, grab bars are missing.					ADA compliant bathroom. \$500															1
						includes new blocking & patch = \$1,000 + MU's			•												i
						·															
Door Widths and Clearances	Doors are too narrow, clearance not provided.	Remove and replace existing doors with 36"	0	ОВ	S	Remove (2) existing 30" HM doors and frames. Install (2)									\$6,020	24.65%	\$7,504	\$7,504	1		
		new wide doors. Reconfigure entry to eliminate privacy issues, and provide proper				new 36" wood veneer doors and															i
		door clearance.				HM frames. Reconfigure wing															l
						wall and entry walls to eliminate privacy issues and provide															i
						proper ADA door clearance															l
						(approx. 150 SF complete			•												l
						renovation). Allow \$2,000 per leaf demo & replace & new															i
						lockset & closer & reframe door															i
						opening & wing wall adjsuts =															i
						\$4,000 + MU's															i
	•	•				•						•	J					•			

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
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0 - Failed - Not Functional

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I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained

Plan section for assumptions, exclusions, qualifica-	tions, and clarifications used to develop these costs.	3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsole			N/A - Not Applicable											
															BUDGET		
CATTOON	Incompanies and contract and contract	DECOMMENDED ACT: 2::	00::-	SEE LEGENI		0114***********************************	ccoupir: I		VALUATION CRITERIA	l openation of		TRADE COST		* OPINION OF	OIF.	ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	CYCLE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEA SA	ALTH & CODE ADA/ AFETY COMPLIANCE ACCESSIBILITY			IMPACT ON AESTHETICS & .EARN. ENV. APPEARANCE	PLUS 50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major MAIN Renovation)	NT. CITY EXPENSE
Voors 1 E /Fiscal Voors 201	18 2022\ Short Torm Baseman	andations .															
Years 1 - 5 (FISCAL Years 20) Staff Toilets	<mark>18 - 2022) - Short Term Recomme</mark>	muations															
Door Widths and Clearances	Clearance not provided at door.	Remove and replace existing doors with new wood veneer doors. Reconfigure entry to eliminate privacy issues, and provide proper door clearance.	0	OB	S	Remove (2) existing 30" HM doors and frames. Install (2) new 36" wood veneer doors and HM frames. Reconfigure wing wall and entry walls to eliminate privacy issues and provide proper ADA door clearance (approx. 150 SF complete renovation). Allow \$2,000 per leaf demo & replace & new lockset & closer & reframe door opening & wing wall adjusts =		•				\$6,020	24.65%	\$7,504	\$7,504		
P <mark>ortland Public Library Branch</mark> Casework	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	S	(3) 36" wide wall cabinets with adjustable shelves and lockable doors. 9 If @ \$125 demo & replace =\$1,125 + MU's;						\$5,420	24.65%	\$6,756			\$6,7
						(3) 36" wide base cabinets with adjustable shelves and lockable doors. 9 If @ \$275 demo & replace =\$2,475 + MU's = = TOTAL \$3,600 + MU's			•	•							
Sinks (ADA compliance)	Stainless steel sink mounted in plastic laminate counter top.	Replace existing sink with ADA compliant sinks and new casework	0	ОВ	S	(1) 24" deep x 36" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. \$90lf top demo & replace + \$1,500 sink demo & replace & re-use exist rough = \$1,770 + MU's		•				\$2,665	24.65%	\$3,322			\$3,5
Single-user bathroom	Bathroom is too small for ADA clearance. Finishes have reached the end of their expected service life	Renovate bathroom space.	0	ОВ	S	Complete renovation approx. 100 SF existing single-user bathroom. All new finishes and fixtures. Demolish 6' LF block wall, rebuild wall. \$12,000 + MU's		•				\$18,060	24.65%	\$22,512			\$22,
Stairs	Stairs have carpet flooring. Railings are non compliant.	Remove existing handrails. Replace with complaint handrails.			S	Remove existing handrails, install approx 18 LF new ADA compliant handrails, guardrails.  Provide for single line pipe wall mounted.		•				\$815	24.65%	\$1,016			\$1,0
SECURITY																	
SECURITY Security Camera System	N/A	Provide web-based security camera system with DVR			S	Assume 32 cameras	•					\$28,800	24.65%	\$35,899	\$35,899		
Intrusion Alarm System	Bosch system connected to district-wide network	The system will reach the end of its	3	ESL	S	Carry complete system						\$115,800	24.65%	\$144,345	\$144,345		

Capital Plan Detailed Scope of Work

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required

3 - Good - Functional & Maintained OB - Obsolete

		4 - Excellent - New					j								_				DUDGET			
				SEE LEGEN	ID	7					EVALUATION	CRITERIA				TRADE COST		* OPINION OF	BUDGET	ALLOC	CATION	
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY						k IMPACT ON AI		PLUS 50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CIT
_																						
ars 6 - 10 (Fiscal Years 202	3 - 2027) - Long Term Recomme	endations																				
king Paving Materials	Bituminous - Poor	Overlay needed.	2	ESL	L											\$19,000	55.30%	\$29,50	\$29,507			
						10,100 sf@\$1.25							•									i
hicular & Pedestrian				1	1			I			1			1	1							
culation																						
Traffic Markings & Traffic Signage	Signs faded and tipping.	Replace faded signs. No parking signs needed along access driveway	2	ESL	L	9ea @\$125										\$1,693	55.30%	\$2,62	9		\$2,629	ı
		needed along access driveway				9ea @3123							•									1
Walkway Materials	Sloped curb at sidewalk, 7" drop off sidewalk at north o		2	ESL	L	Side all 40 000 (Odd)										\$47,482	55.30%	\$73,74	\$73,740			ı
	building.	of building.				Sidewalk: 10,000sf@\$3 Curb: 310lf@\$5																ı
vice Area Paving Materials	Bituminous with concrete dock - poor.	Replace concrete.	2	ESL	l L		1	I						1		\$4,214	55.30%	\$6,54	\$6,544			
<b>3</b>			_		Ī -	200s.f.@\$14							•			+ -/ !	32.22/9	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1			i
				l	l						1											
Locations & Materials	Chain link fencing at baseball diamond adjacent to	Replace fencing at rear baseball diamond.	2	ESL	L						T			ı	1	\$35,367	55.30%	\$54,92	5 1		I	
	tennis courts failing (dilapidated bleachers in this area	Remove bleachers.				Fence: 450lf@\$50							•			,						ı
	to be removed)					Bleacher: 2 @ \$500																l
te Furniture &		•							•													
ccessories	Early Code of the	Total and a state of the state				Tea soo alla assassassassassassassassassassassassas	ı	1	ı	1		1		1		ć2 7c5	FF 200/	Ć5.04			65.047	
Types, Locations, Materials	Front of school: granite benches good, no trash cans Community Center: granite benches good (1 tipped	Place trash and recycle receptacles near school entrance. Repair tipped bench.			L	\$2,500 allowance + MU's										\$3,765	55.30%	\$5,84			\$5,847	ı
	backwards), wood benches at rear in need of repair, 1	Replace/repair wood benches.																				ı
	trash/recycle																					i
																						ı
te Drainage				l	1			I			1					L						
Ponding	Ponding in corner of basketball court	Install catch basin or regrade to eliminate	2	ESL	L	\$2,500 + MU's catch basin										\$10,000	55.30%	\$15,53	\$15,530			ı
		ponding.				w/dig & bf; distance to tie into existing storm unknown																ı
						possible dry well																i
																						1
Catch Basins	Basin at drop off loop has filter fabric.	Remove filter fabric and replace with insert similar to Scarborough HS	2	EST	L	1 @\$500										\$3,010	55.30%	\$4,67	5		\$4,675	1
		Basin needed at lower east corner of				1 basin @\$1500																1
		parking																				1
JILDING INTERIOR															, i							
Docker Rooms Level of Privacy - Long Term	No private changing areas in men's LR. Private changin	g At Men's Locker room, renovate gang	0	ОВ	1	Refer to diagrams provided in		I		1	1			1		\$99,875	55.30%	\$155,10	5			\$
Level of Thruley Long Term	areas provided in women's LR.	shower area to provide individual and ADA	· ·	05		the Locker Room Privacy										\$55,675	33.3070	\$155,10				ı
	Wing wall at men's LR entry does not adequately block					Accomodatiions Section of this																ı
	views from corridor.	compartments. At Women's Locker room, provide shower compartment partitions and				report.																ı
		doors and ADA compliant shower/changing																				ı
		compartment																				ı
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Locker room	Remove and replace single HM doors	2	END	L	Remove (4) existing single		1			<u> </u>					\$9,335	55.30%	\$14,49	7		\$14,497	
	doors showing heavy wear and tear.	associated with locker rooms.				doors, replace with (4) new HM																i
						single doors with HM frame. Provide new closers. \$1,550 lea							_									i
						demo & replace & new lockset						•	•									i
						& closer = \$6,200 + MU's																ı
					<u> </u>					<u> </u>	<u> </u>		_									<u> </u>
.UMBING	Indirect via hojalre horizontal storage / 1 500 cml	Poward its sarvice life or 19 years Resistant	2	ECI		(1) Indirect water beater ( *411)								T		¢50,000	55.30%	¢77.00		677 650		
Hot Water System	Indirect via boielrs horizontal storage (+-500 gal) approximately 1990's vintage.	Beyond its service life or 18 years. Replace in kind	2	ESL	L	(1) Indirect water heater + MU's										\$50,000	33.30%	\$77,65	1	\$77,650		ĺ
	, , , ,	Maintenance will repair as needed until										•	•									i
		funding is secured																				i
Domestice distribution system	Copper piping lead solder	Copper distribution system beyond the	2	END	L	\$/SF @ (figure) 50K SF + MU's					1					\$900,000	55.30%	\$1,397,70	o o	\$1,397,700		<u> </u>
		expected service life of 30 years. Replace																				i
		with new systemsome upgrades to date.  Maintenance will repair as needed until										•	•									ı
		funding is secured											-									ı
	1	i		1	1	1		1	1												1	1

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

		·																	BUDGET			
				SEE LEGEN	ID	7					EVALUATION	CRITERIA				TRADE COST		* OPINION OF		ALLO	CATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILIT	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION 8	IMPACT ON E LEARN. ENV.	AESTHETICS & APPEARANCE	PLUS 50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
Years 6 - 10 (Fiscal Years	2023 - 2027) - Long Term Recon	nmendations																				
Sanitary Waste and Vent System	Cast iron and some PVC	Beyond its service life. Some piping has been upgrded thru renovation projects. Maintenance will repair as needed until funding is secured	2	END	L	\$/SF @ (figure) 50K SF + MU's						•	•			\$525,000	55.30%	\$815,325		\$815,325		
Storm Drain System	Cast iron and some PVC	Beyond its service life. Some piping has been upgrded thru renovation projects. Maintenance will repair as needed until funding is secured	2	END	L	\$/SF @ (figure) 50K SF + MU's						•	•			\$225,000	55.30%	\$349,425		\$349,425		
Natatorium Systems	Pool HX via boiler water.	Expected service life of 15 yearsreplace Maintenance will repair as needed until funding is secured	2	ESL	L	Replace HX in kind w/appurtenances + MU's						•	•			\$50,000	55.30%	\$77,650		\$77,650		

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

Procedure   Proc			4 - Excellent - New														BUDGET		
The color of the																		ALLOCATION	
	DESCRIP	RIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION					SECURITY							ESCALATION				T. CITY EXPENSE
The Contract of Co							· · · · · · · · · · · · · · · · · · ·	1	1	 		1	J I		1		1		
Control   Cont	10 (Fiscal Years 2023 - 20	027) - Long Term Recomme	endations																
Manual Continue																			
Contract   March   M				3	ESL	L.								\$380,00	55.30%	\$590,140		590,140	
March   Marc							25K/unit +MU's				_	_							
Market   M		Arios have chined water cooling. Wisci split Ac										•							
Proceeding   Proceeding   Proceding   Pr																			
Anti-order   Proceeding   Procedure   Pr	t Vintage	e chiller with indoor condenser AHU.	Beyond service life. Replace with 40 ton air	1	FND	L	(1) 50 ton air cooled		<del>                                     </del>					\$180.00	00 55.30%	\$279.540		279,540	
Material plant Separate   Material plant S	· · · · · · · · · · · · · · · · · · ·	e cime. Wei maddi condensei 7mio.	1 · · · · · · · · · · · · · · · · · · ·	-	2.1.5	_	(1) so ton an coolea				_	_		<b>\$100,00</b>	33.30%	Ų273,3 lo		273,310	
Anterior of Superior   Content of Superior of Superi												•							
Selection of the production of the control of the production of the production of the control of the production of the prod			funding is secured																
Processing affice with the process of the process				2	END	L								\$350,00	55.30%	\$543,550	:	543,550	
Principle of the princi			1				CHw coils.												
District Control Contr												•							
Partie Search  Assessment for regard of the search specific color personal in the search of the sear	2006-8.	В.	funding is secured																
Partie Search  Assessment for regard of the search specific color personal in the search of the sear																			
Part   Part				2	END	L	Add (1) CHW pump w/Lead/lag							\$25,00	55.30%	\$38,825		\$38,825	
Personal iself hydrams  September 2 and programs are related in the control of th	pumps ar	s are aged.																	
Service in the Color Systems  Service in the Color Systems  Service in the Color Systems  Primary Systems  A post primary are transported until Systems and the Color Systems  A post primary are transported until Systems  A post primary are transported																			
Segment with the process of the Control of the Cont			funding is secured								•								
signated with Pacific Discretions and National Pacific Control																			
Segment with the process of the Control of the Cont	t Systems Some vir	vintage fintube and CUH heating, other has been	Vintage units are beyond service life. 2006	2	ESL	L	\$/SF @ 50K SF							\$375,00	00 55.30%	\$582,375		582,375	
Automatic Personnel Controls  Automatic Controls  Prince Controls  Automatic Controls	upgradeo	ded with the 2006 renovations and AHU-VAV					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							, , , , ,		, , , ,			
Medical search of the search o	replacem	ement.									•								
Policy System  Appell policy System  Appell											•								
Wide Answerder projects. Some vistage for new vistage for contract and analysis of the part of the contract of the part of the			Turiumg is secured																
Point System  A good protein of the centricy MV groung has been mediated and unique of an integral and when layout an incidend and unique of an integral and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout an incident and when layout and incident and when layout an incident and when layout and incident and when layout an incident and when layout and incide				2	END	L								\$60,00	55.30%	\$93,180		\$93,180	
Automatic Temperature Controls  Pages dynamic writing the propriet between controls and expectable and expectable propriet between controls and expectable a							(10) units.												
Prince System  Applied person of the anothing MY principle had been received and registered above the specified and registered above the vessel of the specified and registered above the vessel of the below room mercenine  Automatic Temperature Controls  Presentati, vinitage and DOC electronic. Many personal controls and the specified and registered above the vessel and registered	service.	=-	1 *									•							
modified and replaced during the 2016s FMVC commercialities  modified and replaced during the 2016s FMVC group or an interpreted and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children replaced and replaced state of children r																			
microtines and response during the 2006 microtines (seption of the register of service layers) interested to the basiler nature measures are serviced until for several to the control of	n A good r	d nortion of the existing HW nining has been	Remaining vintage HVAC nining should be	3	FSI	1	\$/SE @ 40K SE					+		\$850.00	0 55 30%	\$1 320 050	\$1	320,050	+
Automatic Temperature Controls  Presentatic evitage and DIC electronic. Many permanents centaring are beyond and collier replacements. Manierosmore will explain a received until Admits are caused and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and an admits and permanent centaring are beyond and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond an admits a control of the centaring are beyond and and an admits a control of the centaring are beyond an admits a control of the centaring are beyond an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and an admits a control of the centaring are beyond and and a control of the centaring are beyond an admits a control of the centaring are beyond an admits a control of the centaring ar				J	232	_	φ/ 51 · Θ · 101(· 51							\$650,00	33.30%	\$1,520,030	,	320,030	
Automatic Temperature Controls Personalis virilage and DOC electronic. Many pneumatic seminaring personalis se																			
Automatic Temperature Controls  Presentatic viriations believe regulated over the years. DOC reduction for with IMVice equipment during the 200x8 annovations.  Natureorium Systems  Position for the production of the production o	the boile	iler room mezzanine									•	•							
more matter equipment during the 2006 8 renovations.  Particularly a service of the service of the manning indoor APU and follow replaced permanent control with MVAC equipment during the 2006 8 renovations.  Particularly a service of the service																			
powermatic actuation have been replaced over the years. Doft registed specuration controls with HVAC equipment during the 2006-8 renovations.  Pack dehumidifyer with CA unit, est. mig 2004. Continuous aperating issues. 8 adors.  Panels  Most panels are 2001 vintage or newer and are a misture of Siemens panelboards installed during renovations and oppanisons that occurred between 2001 and 2004 and Sparely to panels.  Panels  Most panels are 2001 vintage or newer and are a misture of Siemens panelboards installed during renovations and oppanisons that occurred between 2001 and 500, and 50 panels are 2001 vintage or newer and are a misture of Siemens panelboards installed during renovations and oppanisons that occurred between 2001 and 500, and 50 panels are 2001 vintage or newer and are a misture of Siemens panelboards installed during renovations and oppanisons that occurred between 2001 and 500, and 50 panels are 2001 vintage or newer and are a misture of Siemens panelboards installed during renovations and oppanisons that occurred between 2001 and 2007, and 50 panels panelboards that two panels are 1001 control of panels.  Panels  Most panels are 2001 vintage or newer and are a misture of Siemens panelboards installed during renovations and oppanisons that occurred between 2001 and 2007, and 50 panel panelboards that two panels are 1001 control of panels.  Panels  All panels or 1000 panels are 1001 vintage panelboards and renovations and oppanisons that occurred between 2001 and 2007, and 50 panels panelboards that two panels are 1001 vintage panelboards that two panels are 1001 vintage panelboards that two panels are 1001 vintage panelboards and that two panels are 1001 vintage panelboard that two panels are 1001 vintage panelboard that two panels are 1001 vintage panelboard that two panels are 1001 vintage panelboard that two panels are 1001 vintage panelboard that two panels are 1001 vintage panelboard that two panels are 1001 vintage panelboard that two panels are 1001 vintage panelboard that two panels ar																			
pneumantic actuators have been replaced over the years. Dic replaced pneumatic controls with HVAC equipment during the 2006-8 renovations.  An interface will repair as needed until fluiding is secured.  Panelis  Panelis  Most panelis are 2001 vintage or never and are a mixture of Semens panelboards installed during renovations that vere recently installed or given and or garnesions that occurred between 2001 and 2007, and Square panelboards that were recently installed or given and or garnesions that occurred between color and an electric roun, as well as 357 wintage or never and are a mixture of Semens panelboards installed during renovations and organisms that occurred between color and an electric roun, as well as 357 wintage or never and are a mixture of Semens panelboards installed during renovations and organisms that occurred between color and an electric roun, as well as 357 wintage and organisms that occurred between renovations and reduction of panels.  Panelis  Most panels are 2001 vintage or never and are a mixture of Semens panelboards installed during renovations and organisms that occurred between recently installed organisms are 2001 and 2007, and Square panelboards that were recently installed organisms are 2001 and 2007, and Square panelboards had were recently installed organisms are 2001 and 2007, and Square panelboards with the panelboards. All of the provide clear space in fort of panels.  Panelis  Most panels are 2001 vintage or never and are a mixture of Semens panelboards installed during renovations and organisms that occurred between close that were recently installed organisms are 2001 and 2007, and Square panelboards when the Mechanical Mezzanine. It was noted that two panels are 1000 and 2007 and 20	omporatura Controls	eatic viotage and DDC electronic Many	Vintage proupatics remaining are howard	2	END		EE 000 act cugacet \$2 ct pour					+		\$249.22	E 200/	¢205 640		385,649	
wear. DOC replaced pneumatic controls with HVAC equipment during the 2006-8 renovations.  Natistorium Systems  Pool dehumidlyer with OA unit, est. milg 2004. Continuous operating issues & odors.  Service life estimate 15 years — replace Maintenance will regard an needed until funding is secured  Authorium systems  Panels  Most panels are 2001 vintage or never and are a mixture of slemens panelsoards installed during renovations and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and expansions that occurred between 2001 and occurred selections and occurred selections that occurred between 2001 and occurred selections and occurred selections that occurred between 2001 and occurred selections that occurred between 2001 and occurred selections and occurred selections that occurred between 2001 and occurred selections and occurred selections that occurred selections and occurred selections that two panels are accordance ac				2	END	_								\$240,32	.5 55.50%	\$363,049		363,049	
Natatonium Systems  Pool dehumidryer with OA unit, est. mfg 2004. Continuous operating issues & odors.  Continuous operating issues & odors.  Panels  Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace during the source of the panels are 2001 vintage for newer and in the main electric room, as well as a 1976 vintage printage for an account of the main electric room, as well as a 1976 vintage for an account of the main electric room, as well as a 1976 vintage for an account of the main electric room, as well as a 1976 vintage for an account of the main electric room, as well as a 1976 vintage for an account of the main electric room, as well as a 1976 vintage for an account of the main electric room, as well as a 1976 vintage for an account of the main electric room, as well as a 1976 vintage for an account of the main electric room, as well as a 1976 vintage for a cancel on a custodial cloated on the Mechanical Mecranine. It was noted that two panels are cloaded in custodial cloated and as such, do	years. Di	DDC replaced pneumatic controls with HVAC					,,												
Maintenance will repair as needed until funding is secured  Pool dehumidifyer with OA unit, est. mfg 2004. Continuous operating issues & odors.  Maintenance will repair as needed until funding is secured  Service life estimate 15 years - replace Maintenance will repair as needed until funding is secured  Distribution System  Panels  Most panels are 2001 viotage or newer and are a mixture of siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square Dipanelboards that were recently installed to replace of original FIP panelboards. A 1976 vintage profession, as well as a 1976 vintage per flustible witch type 2087/20 vid panelboard and transformer ramin in the main electric room, as well as a 1976 vintage pransform and direct breaker panelboard located in the Mechanical Mezzanice. It was noted that two panels are located in acustodial located in the Mechanical Mezzanice. It was noted that two panels are located in acustodial located and, as such, do	equipme	ment during the 2006-8 renovations.																	
Natatorium Systems Pool dehumid/yer with OA unit, est. mfg 2004. Continuous operating issues & odors.  Not panels Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards installed for period of ginal PEP panelboards. 1975 vintage PEP (sible-switch) per ganelboards. 1975 vintage per located in a custodial clost end in 2001 panels are all former and circuit breaker panelboards can during randown and capanisation. The currend between the main electric room, as well as a 1976 vintage of siemens in the main electric room, as well as 1976 vintage per former and circuit breaker panelboard (sacted in the Mechanical Mezzanine. It was noted that two panels are located in a custodial clost end in 2 custodial clost end											•								
Continuous operating issues & odors.  Maintenance will repair as needed until funding is secured  Most panels are 2001 vintage or newer and are a mixture of siemens panelboards installed during renovations and expansions that occurred between 2001, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer remain in the main electric room, as well as a 1976 vintage panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a sustoidal closed and, as such, do			* · · · · · · · · · · · · · · · · · · ·																
ECTRICAL  Panels Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace dol original FPE panelboards. A 1976 vintage Price to the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard of sand to panels are located in a ustodial closed and a ransformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a ustodial closed and, as such, do																4			
Fanels  Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and 5007,  •	,		3	ESL	L	(1) 9,000 cfm dehumid.							\$200,00	55.30%	\$310,600		310,600		
Panels  Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do	Continue	about operating issues & odors.	* · · · · · · · · · · · · · · · · · · ·									•							
Panels  Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage to panels and stransformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do																			
Panels  Most panels are 2001 vintage or newer and are a mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 vilt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do								Dietribut	tion System										
mixture of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do	Most na	nanels are 2001 vintage or newer and are a	Replace 1976 vintage panelhoards and	2	END	1 1	Carry Power distribution	2.301001	1 1	1			T T	\$15 nn	0 55 30%	\$22.205	ı	\$23	295
renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do					LIND			D						\$13,00	33.30%	Ç23,293		,,23	,233
recently installed to replace old original FPE panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do		•					sf												
panelboards. A 1976 vintage FPE fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do			front of panels.																
208/120 volt panelboard and transformer remain in the main electric room, as well as a 1976 vintage transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do																			
transformer and circuit breaker panelboard located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do																			
the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such, do											•	•							
panels are located in a custodial closet and, as such, do		·							1										
					1														
not have adequate clear working clearance in front of																			
them.	them.																		
						<u> </u>	1		<u> </u>			<u> </u>	<u> </u>						

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

		4 - Excellent - New				_	<b>.</b>												BUDGET			
				SEE LEGEN							VALUATION		_			TRADE COST		* OPINION OF			ATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	Y HEALTH & COM	ODE					IMPACT ON E LEARN. ENV.		PLUS 50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
			LLVLL	CICLL	FRIORITI	INTO		SAFETT CON	FLIANCE	ACCESSIBILITY	ADILITI	DEDG. EIFE	WAINTENANC	L LLAKIV. LIVV.	AFFLANAIVEL	WARK-OF		6031		Kellovationj	J	LAFLINGE
Years 6 - 10 (Fiscal Years 20	23 - 2027) - Long Term Recomme	endations																				
Motor Controls	Two 1976 vintage FPE motor control centers are located		1	ОВ	L	Carry \$22,000 + MU's										\$33,110	55.30%	\$51,420			\$51,420	
	in the Mechanical Mezzanine. These have exceeded																					
	their anticipated useful life.																					
Wiring	Building wire in conduit. The wiring to 1976 vintage	Update wiring in conjunction with	2	END	L	Carry power distribution wiring							İ			\$18,600	55.30%	\$28,886			\$28,886	
	panelboards, transformers, and motor control centers	equipment updates.				system replacement for 10% of 140,100 sf						•	•									
	has exceeded its anticipated useful life.					140,100 SI						_										
Branch Circuits	Based on what can be seen in a visual inspections,	Remove abandoned temporary lighting and	2	ESL	L	Carry \$2,000 + MU's										\$3,010	55.30%	\$4,675			\$4,675	
	branch circuits are a mixture of building wire in conduit and MC cable. Some abandoned temporary lighting and																					
	wiring was observed at an open ceiling in an IDF closet.											•										
Site Lighting (type & material)	Utility-owned pole mounted flood fixtures. Some	Provide full-cutoff LED fixtures to provide	2	ESL	L	Carry (6) 20' high LED pole										\$54,000	55.30%	\$83,862			\$83,862	
	outdoor areas are not illuminated to levels recommended by IES,	outdoor illumination levels as recommended by IES.				lights						•	•									
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail	2	END	L	Carry replacement of (27) LED wall packs										\$24,300	55.30%	\$37,738			\$37,738	
						wall packs						•	•									
Emergency Lighting	Emergency battery units with integral and remote	Replace older units as they fail. Provide	2	END	L	Carry (15) outdoor units and										\$38,400	55.30%	\$59,635			\$59,635	
	incandescent heads. Illuminated exit signs are LED.	outdoor emergency lighting at building				(30) indoor units		_				_										
	There is no emergency light at the exterior of building exits.	exits. All units will reach the end of their						•				•	•									
	CATCS.	anticipated useful lives within 20 years																				
Interior Lighting		1	ı	1				-1				I	1									
Classrooms	Mix of recessed grid troffers and parabolics utilizing T8	Update lighting to LED as part of any	2	ESL	L																	
	fluorescent lamps.	planned facility renovations.																				
		Maintenance will repair as needed until funding is secured																				
Offices	Mix of recessed grid troffers and parabolics utilizing T8		2	ESL	L			+														
	fluorescent lamps.	planned facility renovations.																				
		Maintenance will repair as needed until										•	•	•								
Carridan	Flores and a second less traffic at the TO less a	funding is secured	2	FCI		4																
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.	2	ESL	L																	
		Maintenance will repair as needed until										•	•									
		funding is secured																				
Toilets	Various fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any	2	ESL	L	1		1					1			\$1,332,000	55.30%	\$2,068,596		\$2,068,596		
		planned facility renovations.				Carry complete interior lighting						•										
		Maintenance will repair as needed until funding is secured				replacement for 104,100 sf																
Mech/Storage	fluorescent strips with T8 lamps in some areas. Some	Update lighting to LED as part of any	2	ESL	L	-		+					1									
Wicely Storage	mechanical room lighting is incandescent.	planned facility renovations.																				
		Maintenance will repair as needed until										•	•	•								
		funding is secured		<u></u>			<u></u>						<u> </u>									
Assembly	Mix of incandescent downlights and recessed T8	Update lighting to LED as part of any	2	ESL	L																	
	fluorescent fixtures with parabolic diffusers.	planned facility renovations.  Maintenance will repair as needed until																				
		funding is secured										•		•								
Gym	T8 fluorescent high bays	Update lighting to LED as part of any	2	ESL	L	4		+					1									
Gym	To hadrescent high bays	planned facility renovations.		ESL	L																	
		Maintenance will repair as needed until										•	•									
		funding is secured																				
Data System (& Service)	Cable plant has been updated to Category 6, but the old	Remove abandoned cables and	2	ESL	L	Carry \$3000 + MU's	<u> </u>	1 1					†			\$4,515	55.30%	\$7,012	\$7,012			
	cables and infrastructure were abandoned in place.	infrastructure										•	•									
			•	•																		

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the\ Capital$ Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEND					ALUATION CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	CODE  //PLIANCE AC	USTAIN - EXTEN ABILITY BLDG		E LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Years 20	28 - 2032) - Long Term Recomme	endations													
BUILDING INTERIOR															
Main Entrance Floor & Base Finish Materials	Main Entry - 6" x 6" ceramic tile floor and tile base. Some	Replace broken and missing tiles.	2	ESL	L	Replace approx. 4 SF of broken,							\$215	93.55%	\$416
	tiles are broken, missing.  First Grade Entry - VCT tile floor, new.  Community Center Entry - 6" x 6" ceramic tile floor and tile base. In good condition.					missing ceramic tile. @ \$35 patch = \$140 + MU's			•	•					
Entrance Mats	Main Entry - Recessed, aggressive grade walk-off mat provided in main entry vestibule. Medium grade walk-off provided in sequence after. No mild-grade walk-off mat provided inside school lobby.  First Grade Entry - Proper walk-off sequence provided. Community Center Entry - Proper walk-off sequence provided.	Main entry - provide mild-grade walk off mat in school lobby.	2	ESL	L	Install approx. 200 SF mild-grade walk-off at main entry. @ \$20 sf = \$4,000 + MU's			•	•			\$6,020	93.55%	\$11,652
Corridore															
Corridors Floor & Base Finish Materials	VCT with rubber base, in good condition.	Carpet is beginning to show its age, wear and	2	END	L	Remove 3,700 SF existing carpet.							\$33,415	93.55%	\$64,675
	· _ · _ · _ · _ · _ · _ · _ · _ ·	tear. Consider replacing with carpet tile within the next 10 years.				Replace with equivalent SF of carpet tile. @ \$6 w/demo & replace = \$22,200 + MU's			•	•					
Wall Projecting Objects	In main entry lobby, wall-mounted defibrillator protrudes	Provide new recessed or semi-recessed	0	ОВ	L	Provide 1 new recessed or semi-							\$2,260	93.55%	\$4,374
	mounted donation bucket has the same issue.	defibrillator wall cabinet. Install cabinet in existing wall.  Replace donation bucket with slimmer vessel.				recessed defibrillator wall cabinet. Remove approx. 4 SF of existing brick to mount new cabinet. Refinish wall.  1 new donation bucket, 4" or less in protrusion profile. Allow \$1,500 + MU's			•	•					
Secondary Exits (no stairs) Floor & Base Finish Materials	Typically exposed concrete floors, no base. Concrete	Recommend providing consistent walk-off	2	END	L	Approx. 400 SF new aggressive							\$10,535	93.55%	\$20,390
	floors showing signs of deterioration, staining. Loose walk off mats sometimes provided.					grade walk-off flooring. @ \$1750 recycled rubber tire matts = \$7,000 + MU's			•	•					· ·
Door Material (Including Frame & Glazing)		Refinish, repaint all secondary entry vestibule doors.	2	ESL	L	Approx. 2 double HM door systems (10' x 10' system including transom and sidelites, 3' doors) to be refinished, repainted. 55 If ea frame run @ \$7.50 = \$415 + \$125 ea leaf = \$665 ea set x 2 = \$1,330 + MU's				•			\$2,005	93.55%	\$3,881
General Purpose Classrooms Floor & Base Finish Materials	Most general purpose classrooms have carpet floors.	Replace classroom floor finishes and base	2	END	L	Remove approx. 26,000 SF		1	1				\$234,780	93.55%	\$454,417
	There are no glaring deficiencies with the finish, however staining and tears indicate that the carpet will be nearing the end of its life soon. Rubber base is dented and scuffed, peeling away from walls in areas.	within the next 10 years.				replace & remove, replace approx. 3,700 LF rubber base., replace with equal SF of new carpet tile. @w/demo & replace & new base = \$156,000 + MU's			•	•			¥== 4,000		7.2,72

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
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- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
- Excellent - New		

				SEE LEGEN	ID					EV	VALUATION C	RITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE		SUSTAIN -		OPERATION &			TRADE COST +	ESCALATION	* OPINION OF
		1	LEVEL	CYCLE	PRIORITY	INFO	L	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP	l	PROBABLE COST
Vears 11 - 15 /Fiscal Vear	rs 2028 - 2032) - Long Term Recommo	andations																
				0.0		D 75015 ( 1)	ı			1	1			ı		210 100	02.550/	627.442
Wall Finish Materials	Primary perimeter walls for each classroom node are painted CMU block walls. Dividing walls between	Remove folding operable walls dividing classrooms with full height GWB partitions.	0	OB	L L	Remove approx. 750 LF folding operable walls dividing										\$19,190	93.55%	\$37,142
	classrooms are folding operable walls, extending to	classicoms with full fieight GWB partitions.				classrooms.												
	ceiling. These operable walls haven't been opened in					Replace these with equal LF of												
	decades. Some have base cabinets against them, others					full height GWB partitions, 6"												
	have been plastered with tackboard and posters.					stud, GWB on either side,												
						acoustically rated, extending to												
						underside of roof deck. 750 sf												
						operable wall demo @ \$5 =						•	•					
						\$3,750 + MU's; 900 sf allowance												
						new studs & acoustic insulation												
						& paint = \$9,000 + MU's = TOTALS \$12,750 + MU's												
						101/ALS \$12,750 · MIO S												
										1								
Ceiling Finish Materials	2x4 ACT. Generally, tiles are beginning to sag and	Replace ceiling tiles as part of building-wide	2	END	L	Remove approx. 26,000 SF				<del>                                     </del>	+					\$176,085	93.55%	\$340,813
	become discolored. There are isolated areas of cracking					existing ACT, replace with equal										, ,,,,,,		, , , , ,
	and failing tiles, as well as discoloration from dripping					SF of new ACT. New grid												
	water above.					assumed, 2 x 4 square edge												
						assumed @ \$4.50 demo &						•	•					
						replace = \$117,000 + MU's												
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Remove and replace all chalkboards with	0	ОВ	L	Remove approx. 100 SF				+						\$90,300	93.55%	\$174,776
visual Display Surfaces	rackboards, writeboards, charkboards.	whiteboards.		OB	_	chalkboard/classroom (2,400 SF										\$30,300	55.5570	\$174,770
						total).												
						Replace with equal SF of												
						whiteboard. @ \$25 demo &							_					
						replace = \$60,000 + MU's												
Art Classrooms											l.			l				
Wall Finish Materials	Brick, in good condition. Tackable canvas panel on	Remove canvas panel along masonry wall.	2	END	L	Remove and replace approx.										\$52,375	93.55%	\$101,372
	masonry wall, paint is beginning to fade and chip,	Replace part-height walls with full height				1000 SF of existing tackable												
	material is deteriorating. Temporary part height GWB walls.	GWB partitions.				canvas panel with new tackable												
	walls.	Provide dividing wall between corridor and art room.				fabric wrapped wall panel. @ \$20 w/demo & replace = \$20,000												
		art room.				+ MU's;	1											
						Remove approx. 100 LF part-												
						height wall x 4' ht assumed @ \$4												
						= \$1,600 + MU's;												
						Replace these with equal LF of												
						full height GWB partitions 12' ht												
						assumed = 1,200 sf new 6" stud,												
						GWB on either side, acoustically rated, extending to underside of												
						roof deck + painted @ \$10 sf =												
						\$12,000 + MU's; .						•						
						Provide 7 LF of full height GWB												
					1	partition between corridor and				1								
					1	art room, 6" stud, GWB on either				1								
					1	side, acoustically rated,				1								
					1	extending to underside of roof				1								
					1	deck. 100 sf @ \$10 sf painted = \$1,200 + MU's				1								
						γ±,200 ∓ IVIO 5				1								
						Assume 8' ht. (existing)				1								
						12' OK				1								
			·	· · · · · · · · · · · · · · · · · · ·						·	·			·				·

**Capital Plan Detailed Scope of Work** 

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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

				SEE LEGEN	ID	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &				ESCALATION	* OPINION OF
		<u> </u>	LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recommo	endations																
Door Material (Including Frame & Glazing)	There is no main art room door, open to corridor.	Provide new door in new GWB wall framed	2	END	L	Provide 1 (3' x 7') wood veneer										\$13,775	93.55%	\$26,662
ζ ζ,	Doors to storage room are wood veneer, no glazing, with	between corridor and art room.				door, HM frame in new GWB												
	wood frame. Showing heavy wear and tear.	Replace 3 existing doors with new doors.				wall framed between corridor												
						and art room, length of art open to corridor not know, assume 25'												
						= \$4,650 partition & door +												
						MU's;												
						Remove (3) existing wood							_					
						doors/frames with partial height							•					
						wall removal. Replace with (3) new (3' x 7') wood veneer doors												
						with HM frames. \$1.500 ea door												
						demo & replace = \$4,500 + MU's												
Technology Classrooms Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Daniago flagge if carridar (and therefore main	3	ESL	1	Replace approx. 400 SF carpet	I			1					1	\$3,615	93.55%	\$6,997
Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor (and therefore main library) carpet is replaced.	3	ESL	L	with equivalent SF of carpet tile.										\$3,615	93.55%	\$6,997
		instaty, carpet is replaced.				@ \$6 demo & replace & new												
						base = \$2,400 + MU's							•					
-																		
Special Education Classrooms (Large Learning Center Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained	Replace existing carpet with new carpet tile.	2	END	1	Replace approx. 1,800 SF carpet										\$16,255	93.55%	\$31,462
11001 & Base 1 mish Materials	throughout. Base is damaged, peeling away from wall.	Replace existing curper with new curper tile.	_	LIVE	_	with equivalent SF of carpet tile.										<b>V10,23</b>	33.3370	<del>-</del> <del>-</del> <del>-</del> <del>-</del> <del>-</del> <del>-</del> <del>-</del> <del>-</del> <del>-</del> <del>-</del>
						@ \$6 demo & replace & new												
						base = \$10,800 + MU's												
Wall Finish Materials	Painted CMU, in good condition. Painted GWB - a few	Patch and repaint GWB walls.			L	Patch and repaint approx. 400 SF										\$4,465	93.55%	\$8,642
	areas where wall was patched and not repainted. Wall panels over CMU walls are heavily damaged, dented.	Remove existing wall panels. Expose and refinish CMU walls behind.				GWB partition. @ \$5 sf =\$2,000 + MU's												
	Canvas surface peeling away.	remish eme wans semilar				Remove approx. 350 SF wall												
						panel. Repaint same SF CMU												
						behind. \$2.75 sf remove panel 7												
						paint cmu = \$965 + MU's												
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety	Remove and replace (2) sets of double doors	2	END	L	Remove (2) existing double										\$9,335	93.55%	\$18,068
	glazing. Both sets of main doors are showing heavy wear		_		_	doors, replace with (2) new										,,,,,,		+=5,555
	and tear.					wood veneer double doors with												
	Wood veneer doors with HM frame providing access to					HM frame. Provide new closers.												
	side rooms, in fair condition.					\$1,550 ea set w/new lockset & closer & demo = \$6,200 + MU's							•					
						, , , , , , , , , , , , , , , , , , , ,												
Performing Arts - Stage		·					!							1				
Floor & Base Finish Materials	Wood floor, vented steel base. In fair condition, but	Replace wood stage floor within the next 10	2	END	L	Remove approx. 700 SF wood										\$18,060	93.55%	\$34,955
	showing signs of wear and tear, denting, chipping.	years. Replace vented steel base with new vented rubber base.				flooring, replace with equal SF new wood flooring., \$15 demo &												
		Terrica rasser sase.				replace, assumes furred new												
						floor = \$10,500 + MU's;												
						Remove 150 LF steel base,												
						replace with equal LF new vented rubber base. \$10 demo &							•					
						replace = \$1,500 + MU's												
						,												
		1									<u> </u>					1		

**Capital Plan Detailed Scope of Work** 

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ondition Level	Life Cycle (Age Factor)	Action Priority
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- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
- Excellent - New		

				SEE LEGEN	D		EVALUAT					RITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE LEARN. ENV.	APPEARANCE	50.5% WARK-UP		PROBABLE COST
Vears 11 - 15 (Fiscal Years 20	28 - 2032) - Long Term Recomme	endations															
Performing Arts - Stage	20 2032) Long Term Recomme	- Inductions															
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lite. Both stage doors	Remove and replace (2) sets of single doors	2	END	L	Remove (2) existing single (3')									\$4,670	93.55%	\$9,039
	are showing heavy wear and tear.	into stage.				doors, replace with (2) new									. ,		. ,
						wood veneer single (3') doors											
						with HM frame. Provide new closers. \$1,550 ea set demo &											
						replace & new lockset & closer =											
						\$3,100 + MU's											
Performing Arts - Music Rooms		In	_	FND		In 1 4400 CF 1			1	1	1		T T		40.025	02.550/	Ć40 220
Floor & Base Finish Materials	Carpet floor, rubber base. Carpet is heavily stained throughout. Base is damaged, peeling away from wall.	Replace existing carpet with new carpet tile.	2	END	L	Replace approx. 1,100 SF carpet with equivalent SF of new carpet									\$9,935	93.55%	\$19,229
	an oughout sase is damaged, peemig and, nom nam					tile. @ \$6 demo & replace & new											
						base = \$6,600 + MU's											
Casework	Wood laminate wardrobe. Showing damage from	Remove and replace wardrobe.	2	END	L	Provide (1) 48" wide tall cabinet									\$1,130	93.55%	\$2,187
	scratching and removed hardware. Delamination at base	•				unit with adjustable shelves and											
						lockable doors. \$750 + MU's											
Visual Display Surfaces	Tackboards, chalkboards.	Remove and replace chalkboards with	0	ОВ	L	Remove approx. 40 SF (2 boards)									\$1,505	93.55%	\$2,913
Visual Bisplay Surfaces	racinocaras, criamocaras.	whiteboards.		05	-	existing chalkboard, replace with									<b>\$2,303</b>	33.3370	<i>\$2,313</i>
						equal SF (2 boards) whiteboard.											
						@ \$25 demo & replace = \$1,000											
						+ MU's											
Door Material (Including Frame & Glazing)	Painted HM doors and frames, narrow lite with safety	Remove and replace (2) sets of double doors	2	END	L	Remove (2) existing double									\$9,335	93.55%	\$18,068
	glazing. Both sets of main doors are showing heavy wear		_		_	doors, replace with (2) new									40,000	00.007	, ==,,
	and tear.					wood veneer double doors with											
						HM frame. Provide new closers.											
						@ \$1,550 leaf demo & replace & new lockset & closer = \$6,200 +											
						MU's											
Library / Media Center Floor & Base Finish Materials	Carpet floor, rubber base. In fair condition.	Replace floors if corridor carpet is replaced.	2	ESL	L	Replace approx. 5,300 SF carpet			1						\$47,860	93.55%	\$92,633
Floor & base i mish Materials	carpet noor, rubber base. At fall condition.	neplace noors il corridor carpet is replaced.	3	LJL	L	with equivalent SF of carpet tile.									Ş47,60U	33.33%	\$52,033
						@ \$6 demo & replace & new											
						base = \$31,800 + MU's											
Wall Finish Materials	Brick veneer, in good condition.	Replace all partial-height walls with full-	0	ОВ	L	Remove approx. 100 LF part-									\$21,825	93.55%	\$42,242
	Partial-height GWB walls for separate reading areas.	height GWB walls.			_	height wall.									Ç.1,323	33.3370	ψ·2,2·2
						Replace these with equal LF of											
						full height GWB partitions, 6"											
						stud, GWB on either side, acoustically rated, extending to						_					
						underside of roof deck. 1,400 sf							•				
						@ \$10 painted = \$14,000 wall +											
						\$500 demo = \$14,500 + MU's											

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable
4 - EXCEILENT - NEW		

				SEE LEGENE	)	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &				ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Vegra 11 15 /Figgal Vegra 2	030 2022) Long Town Decommo																	
	028 - 2032) - Long Term Recomme		ı			1 .					1			ı				
Workroom / Staff Areas	Workroom/Staff areas in back, similar finishes, condition	If carpet is replaced in library, also replace carpet in workroom areas.	3	ESL	L	Replace approx. 700 SF carpet with equivalent SF of carpet tile.										\$13,545	93.55%	\$26,21
	Laminate casework in these areas are heavily worn,	Recommend replacing aging veneer casework				@ \$6 demo & replace & new												
	dated.	with more resilient plastic laminate casework				base = \$4,200 + MU's;												
	duccu.	with resilient edge banding.				(4) 36" wide wall cabinets with												
						adjustable shelves and lockable												
						doors. 12 lf @ \$125 demo &												
						replace =\$1,500 + MU's;												
						(4) 36" wide base cabinets with						•	•					
						adjustable shelves and lockable												
						doors. 12 lf @ \$275 demo &												
						replace =\$3,300 + MU's = = =												
						TOTALS \$9,000 + MU's												
													1					
Gymnasium		1	1			<u> </u>				1		1	1	ı	1			
Ceiling Finish Materials	Exposed steel deck, joists.	Replace areas of 2x4 ACT tile with new tile.	1	END	L	Remove 150 SF existing ACT,										\$965	93.55%	\$1,86
	Vestibule areas have 2x4 ACT. Tiles in poor condition, or	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				replace with equivalent SF of												. ,
	missing entirely.					new 2x4 ACT. New grid, \$4.25 sf												
						demo & replace = \$640 + MU's												
Backstops (quantity, mounting type,	2 Main hoops, glass backboards, retractable, motorized.	Replace 4 practice backboards, hoops.	2	END	L	Remove (4) existing backboards,										\$30,100	93.55%	\$58,25
manual/motorized)	In good condition.					hoops. Replace with (4) new												
	4 practice hoops, retractable, manual. Backboard heavily	<u>'</u>				backboards, hoops. \$5,000 ea =												
	worn, showing damage.					\$20,000 + MU's						•	•					
						- (1)										40.50	22.774	***
Door Material (Including Frame & Glazing)	Painted HM double doors and frames, narrow lite with	Remove and replace double doors associated	2	END	L	Remove (4) existing double										\$25,665	93.55%	\$49,67
	safety glazing. Both sets of main doors are showing heav wear and tear.	Remove and replace single doors associated				doors, replace with (4) new wood veneer double doors with												
	Office and storage doors are painted HM single doors and					HM frame. Provide new closers.												
	frames, showing heavy wear and tear.	with gymnusium.				Remove (3) existing single doors,												
						replace with (3) new wood												
						veneer single doors with HM												
						frame. Provide new closers.												
						\$1,550 per leaf demo & replace												
						& new lockset & closer =11												
						leaves = \$17,050 + MU's												
Natatorium		1	1				l						1					
Floor & Base Finish Materials	Ceramic tile floor, no base. Tile is showing its age. Areas		2	END	L	Replace approx. 5,000 SF										\$150,500	93.55%	\$291,29
	of broken tile. Discoloration around floor mounted	Replace tile floor within the next ten years.				ceramic tile pool floor. \$20 sf												
	fixtures. Generally speaking, floor appears to be nearing					demo & replace = \$100,000 +												
	the end of expected service life.					MU's												
Floor Sealants	Floor sealants and control joints are becoming damaged, peeling in some locations.	1 -	2	END	L	Remove and replace approx. 400 LF floor sealant. @ \$3.50 If rout										\$2,110	93.55%	\$4,08
	peemig in some locations.	years.				& replace = \$1,400 + MU's												
						a . apiaca = 91,400 + 100 5						•	•					
													1					
		•	•			•	•			•	•	•		•				

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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ID					EVALUATION CRITERIA				BUDG				
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY		ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
V	220, 2022)	and all and																
-	028 - 2032) - Long Term Recomm		1		1			T	ı	1	)	1	i					·
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Main doors are	Remove and replace main set of double door	s 2	END	L	Remove (1) existing double										\$16,330	93.55%	\$31,607
	showing heavy wear and tear. Office door, and doors to locker rooms also showing heavy wear and tear.	to the natatorium.  Remove and replace single doors associated				doors, replace with (1) new HM double door with HM frame.												
	locker rooms also snowing neavy wear and tear.	with locker room/office access from				Provide new closers.												
		natatorium.				Remove (5) existing single doors,												
						replace with (5) new HM single						_						
						doors with HM frame. Provide						•	•					
						new closers. \$1,550 leaf demo &												
						replace & new lockset & closer =												
						7 ea = \$10,850 + MU's												
Cafetorium  Floor & Base Finish Materials	VCT floor, rubber base. VCT floor is well maintained,	Recommend replacing VCT floors within the	2	END	l L	Remove 3,400 SF existing VCT,			1	I						\$25,585	93.55%	\$49,520
11001 & base i mish waterials	however is approaching the end of its life. Areas of	next 10 years.		LIND	_	replace with equal SF of new VCT										\$25,565	33.3370	Ş43,320
	discoloration, patched tiles. Base is damaged, peeling	Remove and replace existing rubber base				& remove and replace approx.												
	away from wall.	with new.				250 LF rubber base with new \$5												
						sf demo-prep-replace & new												
						base = \$17,000 + MU's;												
Wall Finish Materials	Painted CMU. Paint is wearing away, scuffed from heavy	Repaint all CMU walls.	2	ESL	L	Repaint approx. 2,800 SF CMU										\$12,945	93.55%	\$25,055
	traffic. Wall panels over CMU walls are heavily damaged					walls. @ \$2 prep & repaint filler												
	dented. Canvas surface peeling away.	refinish CMU walls behind.				coat = \$5,600 + MU's;												
						Remove approx. 1,000 SF												
						existing wall panel. Repaint												
						1,000 SF CMU wall behind it. @ \$3 demo-prep-repaint = \$3,000 +												
						MU's												
Door Material (Including Frame & Glazing)	Painted HM door and frame. Narrow lite glazing. Door	Remove and replace existing doors with new	2	END	L	Remove and replace (5) existing										\$30,330	93.55%	\$58,704
boot Material (merading Frame & Glazing)	showing heavy wear and tear from high traffic.	doors.		LIVE	_	sets of double HM doors and										\$30,330	33.3370	\$30,704
	Other doors within cafetorium space should be replaced,					frame with new wood veneer												
	also showing heavy wear and tear.					doors with HM frames.												
						Remove and replace (3) existing												
						sets of single HM doors and						_	_					
						frames with new wood veneer doors with HM frames. \$1,550						•	•					
						leaf demo & replace & new												
						lockset & closer = 13 leaves =												
						\$20,150 + MU's												
Kitchen and Servery	(See Food Service Below)	!		<u> </u>	!	ļ		<u> </u>	ļ	<u> </u>	<u> </u>		<u> </u>				ļ	
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the	Replace ACT tile.	2	END	L	Remove and replace approx.										\$7,680	93.55%	\$14,865
	end of its expected service life.					1,200 SF 2x4 ACT with new ACT tile. New grid, \$4.25 sf = \$5,100 +												
						MU's												
Door Material (Including Frame & Glazing)	Painted HM doors and frames, no lites. Doors showing heavy wear and tear from high traffic. Frames beginning	Remove and replace existing HM doors with	2	END	L	Remove and replace (1) existing set of double HM doors and										\$25,665	93.55%	\$49,675
	to rot near the floor.	new wood veneer doors.			1	frame with new (3') wood veneer											l l	
	The state of the s				1	doors with HM frame.											l l	
					1	Remove and replace (9) existing											l l	
					1	sets of single HM doors and											l l	
					1	frames with new (3') wood											l l	
					1	veneer doors with HM frames.						_	_				l l	
					1	\$1,550 leaf demo & replace & new lockset & new closer = 11											l l	
					1	leaves = \$17,050 + MU's											l l	
· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·				·	·											_

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the\ Capital$ Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

				SEE LEGEN	ND	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HE		CODE	ADA/	SUSTAIN -		OPERATION & MAINTENANCE			TRADE COST +	ESCALATION	
			LEVEL	CYCLE	PRIORITY	INFO	5	AFETY	COMPLIANCE	ACCESSIBILIT	ABILITY	BLDG. LIFE	MAINTENANCE	E   LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recommo	endations																
Feacher Workroom and Staff Areas																		
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Remove and replace approx. 500 SF 2x4 ACT with new ACT tile. New grid, \$4.25 sf = \$2,125 + MU's						•	•			\$3,200	93.55%	\$6,194
Door Material (Including Frame & Glazing)	Painted HM door and frame, no lite. Doors showing heavy wear and tear from high traffic.	Remove and replace existing HM doors with new wood veneer doors.	2	END	L	Remove and replace (1) existing single HM door and frame with new (3') wood veneer door with HM frame. \$1,550 demo & replace & new lockset & closer + MU's						•	•			\$2,33!	93.55%	\$4,519
Nurse and Health																		
Privacy Curtains (no. of rest areas)	(1) Resting cot. No privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	L	Install ceiling mounted privacy curtain around single 3' x 7' cot. \$350 + MU's						•	•			\$530	93.55%	\$1,026
Door Material (Including Frame & Glazing)	Newer wood veneer doors with painted HM frame. Olde HM door with painted HM frame.	Replace older HM door and frame.	3	ESL	L	Remove and replace (1) existing single HM door and frame with new (3') wood veneer door with HM frame. \$1,550 demo & replace & new lockset & closer + MU's						•	•			\$2,33	93.55%	\$4,519
Administration Office Area					1						1							
Floor & Base Finish Materials	Mix of VCT and carpet. Rubber base. VCT is in good condition. Carpet is heavily worn, stained.	Replace carpet within the next 10 years.	2	END	L	Replace approx. 3,600 SF carpet with same SF of carpet tile. @ \$6 demo-prep-replace & new base = \$21,600 + MU's						•	•			\$32,51	93.55%	\$62,923
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 4,600 SF 2x4 ACT New grid \$4.25 sf = \$19,550 + MU's						•	•			\$29,42	93.55%	\$56,952
Conference Room	Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration. Non compliant sink	Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.	2	END	L	(1) 48" wide tall cabinet units with adjustable shelves and lockable doors. \$750 + MU's; (2) 36" wide wall cabinets with adjustable shelves and lockable doors. 6 If @ \$125 demo & replace = \$725 + MU's; (2) 36" wide base cabinets with adjustable shelves and lockable doors. 6 If @ \$275 demo & replace =\$1,650 + MU's; (1) 24" deep x 36" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 3 If @ \$90 demo & replace = \$270 + 1 sink @ \$1,500 = \$1,770 + MU's = = TOTALS = \$4,895 + MU's						•	•			\$7,37(	93.559	\$14,265

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN						EVALUATION (						BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & CODE SAFETY COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFF	OPERATION & MAINTENANCE	IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
		•									5. 2 2						
Years 11 - 15 (Fiscal Years 20	0 <mark>28 - 2032) - Long Term Recomm</mark>	endations															
Door Material (Including Frame & Glazing)	Mostly painted HM doors and HM frames. Some wood veneer doors. Mix of no, narrow, and 1/2 lites. Paint on HM doors and frames beginning to wear away.		2	ESL	L	Refinish, repaint approx. (20) single HM doors and frames.\$200 prep & repaint set = \$4,000 + MU's					•	•			\$6,020	93.55%	\$11,652
Student Toilet Rooms (multiple-user)																	
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 700 SF 2x4 ACT New grid \$4.25 sf = \$2,975 + MU's					•	•			\$4,480	93.55%	\$8,671
Staff Toilets				1	1			l l	1	1		1				-	
Floor & Base Finish Materials	Epoxy coated floor, turns up into wall base. Floors typically damaged, discolored, and cracking.	Replace epoxy floor with ceramic tile floor.	2	END	L	Remove and replace approx. 500 SF epoxy floor with equivalent SF tile floor.\$17.50 sf demo=prep=new floor & tile base = \$8,750 + MU's					•	•			\$13,170	93.55%	\$25,491
Portland Public Library Branch			l	I.	1			l l	1	l l			1				
Wall Finish Materials	Painted CMU, generally in good condition. Large crack through CMU/mortar near library corner wall.	Remove broken CMU, replace with new CMU repaint.	2	END	L	10 LF large cracking through CMU block and mortar. Remove and tooth in approx. 20 SF new CMU, repaint. @ \$25 demo & replace = \$500 + MU's					•	•			\$752	93.55%	\$1,455
Ceiling Finish Materials	2x4 ACT. Tile is broken, discolored, and sagging. At the end of its expected service life.	Replace ACT tile.	2	END	L	Replace approx. 3,800 SF 2x4 ACT New grid \$4.25 sf =\$16,150 + MU's					•	•			\$24,310	93.55%	\$47,052
Door Material (Including Frame & Glazing)	Main entry doors - painted HM doors and frames, narro lites with safety glazing. Other library doors are showing same wear and tear fro heavy traffic.	with aluminum storefront system, aluminum		END	L	Approx 14' x 10' aluminum storefront system with set of double aluminum doors on closers, and with panic hardware.\$15,500 demo exist & new alum sidelite-transom 60 sf @ \$75 + 4 leaves \$2,500 ea = \$15,500 + MU's Remove and replace (1) existing set of double HM doors and frame with new (3') wood veneer doors with HM frame. \$1,550 interior door assumed demo & replace & new lockset & closer = \$1,550 + MU's Remove and replace (4) existing sets of single HM doors and frames with new (3') wood veneer doors with HM frames. \$1,550 interior door assumed demo & replace & new lockset & closer = \$6,200 + MU's					•	•			\$34,995	93.55%	\$67,733
Community Center Room		•	•	1	1	+		<del>                                     </del>	1			1					
Floor & Base Finish Materials	VCT, carpet with rubber base. Carpet showing signs of wearing, staining.	Replace carpet within the next 10 years.	2	END	L	Replace approx. 1,200 SF existing carpet with equivalent SF new carpet tile. @ \$6 sf demo-prep- replace & new base = \$7,200 + MU's					•	•			\$10,840	93.55%	\$20,981

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

SEE LEGEND

CAT	ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY	HEALTH &		ADA/			OPERATION &			TRADE COST +		* OPINION OF
				LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
_																			
V	ears 11 - 15 (Fiscal Years 202	28 - 2032) - Long Term Recomme	endations																
	•	EG 2002) Long Term Recomme	- Inductions																
ELI	LECTRICAL																		
	Fire Alarm	Faraday addressable control panel. System generally	Replace any system batteries that are older	2	ESL	L	Carry complete system										\$196,000	93.55%	\$379,358
		complies with current standards and ADA, although some	than five years old.				replacement for 104,100 sf for												
		notification circuit power supplies have batteries that	System will reach the end of its anticipated				long term												
		have exceeded their anticipated useful life.	useful life within 15 years.															. /	
1																		ı /	
1										1									

Total Years 11 - 15

**EVALUATION CRITERIA** 

**Capital Plan Detailed Scope of Work** 

\* Note:

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LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable										

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY		ADA/ ACCESSIBILITY	SUSTAIN - ABILITY					TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
		•	LLVLL	CICLL	TRIORITI	11410		SAILII	COMI LIANCE	ACCESSIBILITY	ADILITI	DEDG: EII E	WANTENANCE	ELFINA, EIGO.	ATTEMINICE	30.3% WARK OF	l I	THOUADLE COST
Years 16 - 20 (Fiscal Year	rs 2033 - 2037) - Long Term Recommo	endations																
BUILDING EXTERIOR	to Look Look   Long Fermi Recommit																	
Exterior Wall Cladding	_																	
Spalling, Staining, Efflorescence	Efflorescence appears to be an issue on the exterior of the pool building. Isolated areas of brick cracking. Areas of staining. Brick mortar on the exterior of the pool building, gym building, interior courtyard, and volume providing roof access is beginning to deteriorate, wear away.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause o the problem and correct the issue. Remove and replace cracked brick. Light pressure-wash brick. Repoint brick.	2 f	ESL	L	Total of 2,300 Square Feet of efflorescence to be repaired, \$2 sf remove & replace & correct = \$57,500 + MU's; Replace 20 SF brick, 2 separate locations, 40 sf total @ \$25 = \$1,000 + MU's; Light pressure-wash approx. 10,500 SF brick. @ \$1 = \$10,500 + MU's Approx. 10,500 SF brick repointing. @ \$7.50 = \$78,750 + MU's	,					•	•			\$222,365	116.55%	\$481,531
Foundation	Concrete foundation. Parge coat is deteriorating, chipping away.	Re-parge exposed foundation at Kindergarter addition.	2	ESL	L	Approx. 250 SF foundation reparging. @ \$5 = \$1,250 + MU's						•	•			\$1,885	116.55%	\$4,082
Windows				<b>I</b>	ı		1		ı	1				1	1	l		
Frame Materials	Thermally broken aluminum window units and storefront systems provided in new kindergarten and community center portions of building. All in good condition. Painted HM storefront systems provided for each classroom node. Systems protected by soffit overhang typically in good condition.  HM systems with no overhang protection (Public library, admin area) the paint on the HM system frames is worn, chipping away.	Refinish and repaint HM system frames that have no overhang protection.	2	ESL	L	Refinish, repaint (8) 10' x 7' HM storefront system frames. Approx 300 If HM frame run to be repainted, allow \$7.50 per If to scrape-pre-repaint = \$2,250 - MU's						•	•			\$3,390	116.55%	\$7,341
Lintels	Painted steel lintels. Lintels are good condition, however paint is wearing/chipping away.	Refinish, repaint all lintels.	2	ESL	L	Approx. 275 SF lintel refinishing repainting @ \$10 If =\$2,750 + MU's	,					•	•			\$4,140	116.55%	\$8,965

EVALUATION CRITERIA

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LEGEND											
Condition Level	Life Cycle (Age Factor)	Action Priority									
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3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable									
4 - Excellent - New											

			SEE LEGEN	ID						EVALUATION (	CRITERIA					BUDGET	
DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG, LIFE			AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			0.022		0		<i>57</i> 11 21 1	201111 21111102	71002001512111	71512111	515 (1.11.1			7.1.7.1.7.1.7.1.7.1.7.1.7.1.7.1.7.1.7.1	30.070 1117 1111 01		11105/1512 0001
s 2033 - 2037) - Long Term Recomme	endations																
, , ,																	
frame. Classroom exterior doors are all full lite doors, in	new HM doors.	2	END	L	5 new double (3' door) HM doors and frames, galv construction w/lockset & closer & weatherseal /demo @ \$2.400 ea										\$54,635	116.55%	\$118,3
Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint. Riverton Library branch HM doors, paint is fading and chipping.					leaf =\$24,000 + MU's; 5 new single (3' door) HM doors and frames. galv construction w/lockset & closer & weatherseal /demo @ \$2.400 ea leaf =\$12,000 + MU's; Repaint 1 (10' x 10') HM door and frame system = 40 If frame members @ \$7.50 = \$300 + MU's						•	•					
		2	ESL	L	Refinish and repaint approx. 30 LF steel lintels. \$10 If = \$300 +										\$455	116.55%	\$98
The state of the s					MU's												
			•	1		1		L					1		L		
Painted cementitious soffit material in poor condition, paint is peeling off in many areas.	Remove failing paint and repaint soffits.	2	ESL	L	Approx 2000 sf @ \$5 = \$10,000 + MU's						•	•			\$15,050	116.55%	\$32,5
			1	I	<b>.</b>			l		ı			I.		I		
Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition.  Sealants on older portions of building are beginning to crack and peel.	Remove sealant between top of lintel and bottom of masonry on all building lintels to allow for proper masonry cavity drainage. Within the next 10 years, remove and replace all window and door perimeter sealants.	2	END	L	Remove approx. 450 SF sealant between lintel, masonry @ \$1.50 per If = \$675 + MU's; Remove and replace approx. 1,200 LF perimeter sealant. @ \$3.50 to rout & replace = \$4,200 + MU's						•	•			\$7,340	116.55%	\$15,8
Building joint sealant in newer portions of building	Remove existing building joint sealant,	2	END	L	Remove and replace approx. 600										\$3,160	116.55%	\$6,8
(comm. center, kindergarten) are in good condition. Building sealants on older portions of building are beginning to crack and peel, deteriorate.	replace with new.				LF building sealant. @ \$3.50 to rout & replace =\$2,100 + MU's						•	•					
						·											
Flashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.	Address one flashing joint.  No Action Required on rest of building.	3	ESL	L	Re-flash 5 LF of pool building masonry to school building roof transition. @ \$50 = \$250 + MU's						•	•			\$380	116.55%	\$8:
	<del> </del>	!	+	!	+		+	<u> </u>				!	!	1	Į.		
1990s, 2007	Budget for replacement towards end of service life	3	ESL	L	106,500 SF EPDM Roofing @ \$12 demo-epdm-R38-tapers- walkways-flash 7 trim (re-use blocking) = \$1,278,000 + MU's;						•	•			\$1,923,390	116.55%	\$4,165,1
	The remaining exterior doors are all painted HM door and frame. Classroom exterior doors are all full lite doors, in a painted HM system. Typically, these systems occur under overhangs and are well protected.  Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint.  Riverton Library branch HM doors, paint is fading and chipping.  Lintels appear to be in good condition. Some lintels show minor rusting, paint chipping.  Painted cementitious soffit material in poor condition, paint is peeling off in many areas.  Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition.  Sealants on older portions of building are beginning to crack and peel.  Building joint sealant in newer portions of building (comm. center, kindergarten) are in good condition.  Building sealants on older portions of building are beginning to crack and peel, deteriorate.  Flashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.	The remaining exterior doors are all painted HM door and Replace most exterior HM service doors with frame. Classroom exterior doors are all full lite doors, in a new HM doors. painted HM system. Typically, these systems occur under overhangs and are well protected.  Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint.  Riverton Library branch HM doors, paint is fading and chipping.  Painted cementitious soffit material in poor condition, paint is peeling off in many areas.  Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition.  Sealants on older portions of building are beginning to crack and peel.  Building joint sealant in newer portions of building (comm. center, kindergarten) are in good condition.  Building sealants on older portions of building are beginning to crack and peel, deteriorate.  Building sealants on older portions of building are beginning to crack and peel, deteriorate.  Plashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.  Building meets pool building, flashing joint is in poor condition.  Building meets pool building, flashing joint is in poor condition.  Building meets pool building, flashing joint is in poor condition.  Builder for replacement towards end of	The remaining exterior doors are all painted HM door and frame. Classroom exterior doors are all full lite doors, in a new HM doors. painted HM system. Typically, these systems occur under overhangs and are well protected.  Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint.  Riverton Library branch HM doors, paint is fading and chipping.  Painted cementitious soffit material in poor condition, paint is peeling off in many areas.  Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition.  Sealants on older portions of building are beginning to crack and peel.  Remove sealant between top of lintel and bottom of masonry on all building lintels to alottom or masonry on all building lintels to alottom or masonry on all building lintels to alottom or promote masonry cavity drainage.  Within the next 10 years, remove and replace all window and door perimeter sealants.  Pashing in typically good condition. Due joint where school building meets pool building, flashing joint is in poor condition.  Pashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.  Building meets pool building, flashing joint is in poor condition.  Pashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition.	DESCRIPTION AND GENERAL COMMENTS  RECOMMENDED ACTION  COND. LIFE CYCLE  5 2033 - 2037) - Long Term Recommendations  The remaining exterior doors are all painted HM door and Replace most exterior HM service doors with frame. Classroom exterior doors are all full lite doors, in a painted HM doors and fall lite doors, in a painted HM doors and fall lite doors, in a painted HM doors and severe to prove the service doors are also painted HM door and frame, no door lites. These doors are sto painted HM door and frame, no door lites. These doors are sto painted HM doors, paint is fading and chipping.  United appear to be in good condition. Some lintels show minor rusting, paint chipping paint. Repaint HM doors, paint is fading and chipping.  Painted cementitious soffit material in poor condition, paint is peeling off in many areas.  Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition. Sealants on older portions of building are beginning to crack and peel.  Remove sealant between top of lintel and bottom of masony on all building lintels to condition. Sealants on older portions of building are beginning to crack and peel.  Remove sealant between top of lintel and bottom of masony on all building lintels are all window and door perimeter sealants.  END  END  END  END  END  END  END  EN	DESCRIPTION AND GENERAL COMMENTS  RECOMMENDED ACTION  LEVEL  CYCLE  ACTION  The remaining exterior doors are all plainted HM door and Replace most exterior HM service doors with frame. Classroom exterior doors are all full lite doors, in a new HM doors, painted HM system. Typically, these systems occur under overhangs and are well protected.  Service doors are also painted HM door and frame, no door lites. These doors are lytically in poor condition, showing considerable denting, chipping paint. Reveron Library branch HM doors, paint is fading and chipping.  Painted cementitious soffit material in poor condition, paint is peeling off in many areas.  Window and door perimeter sealants in newer portions of building comm. center, kindergarten) are in good condition. Sealants on older portions of building are beginning to crack and peel.  Window and door perimeter sealants in newer portions. Sealants on older portions of building are beginning to crack and peel.  Remove existing building joint sealant, peep condition, and door perimeter sealants in newer portions of building are beginning to crack and peel.  END  Level END  L  E	DISCONPTION AND GENERAL COMMENTS  RECOMMENDED ACTION  LEVEL PROPRITY  HERO  2 2 SEL  END  L  S new double [3' door) HM doors and Replace most exterior HM service doors with panied and reverting control protected.  Service doors are all painted HM door and Replace most exterior HM service doors with panied and are well protected.  Service doors are all painted HM door and frame, no service and are well protected.  Service doors are all painted HM door and frame, no service are all painted HM door and frame, no service and are well protected.  Service doors are all painted HM door and frame, no service are all painted HM door and frame, no service and the service	DISCRIPTION AND GENERAL COMMENTS  RECOMMENDED ACTION  COVAL  PRODUCT  The creating exterior do not are all pathete Mid door and Replace most exterior HM service doors with part of the distribution exterior bill service and the door and Replace most exterior HM service doors with part of the distribution exterior bill service and the door and frame. See the doors and are well protected.  Service doors are all pathete HM door and frame, no observe a door and are well protected.  Service doors are all pathete HM door and frame, no observe and are well protected.  Service doors are all pathete HM door and frame, no observe and the HM doors, paint is fading and chipping.  Intel® appear to be in good condition. Some listeds show and protected the HM doors, paint is fading and chipping.  Intel® appear to be in good condition. Some listeds show and the HM doors, paint is fading and chipping.  Intel® appear to be in good condition. Some listeds show and the HM doors, paint is fading and chipping.  Intel® appear to be in good condition. Some listeds show and the HM doors, paint is fading and chipping.  Intel® appear to be in good condition. Some listeds show and the HM doors, paint is fading and chipping.  Intel® appear to be in good condition. Some listeds show and door parimeter sealants in never portions of building community and the paint is peeling off in manay areas.  Window and door parimeter sealants in never portions of building are beginning to creat and peel.  Window and door parimeter sealants in never portions of building are beginning to creat and peel.  Remove sealant between top of listed and bottom for proportions of building are beginning to creat and peel, deterrolled.  Remove sealant between top of listed and bottom for proportions of building are beginning to creat and peel, deterrolled.  Remove and replace approx. 450 SF sealant between the pool finited and bottom for proportions of building are beginning to creat and peel, deterrolled and bottom for proportions of building are beginning to creat an	DISCRIPTION AND GENERAL COMMENTS  ### SECONMENTOR ACTION    LIVEL   CYCLE   ACTION   COMMITY   SECURITY   SEATER	DESCRIPTION AND GENERAL COMMENTS  2033 - 2037) - Long Term Recommendations  The remaining exterior scora are all painted life slove in if the store in if the service allows and fine the store in if the service in it is not service in it is	Society To Ann O GINERAL COMMENTS  ECONOMISMOS PACTOR  INTO  CYCLE  FOR ACTION  INTO  CYCLE  INTO  INTO  CYCLE  INTO  INTO  CYCLE  INTO	S 2033 - 2037) - Long Term Recommendations  The resulting states of a set of production of the commendatio	S 2033 - 2037) - Long Term Recommendations  The receiving deter debate are all parted with 600 or and final file down in final file file for the file of the file file for the file file for the file file for the file for the file file for the file file for the file for the file for the file for the file for the file file for the file for the file file for the file for	SCORTION AND GENERAL COMMERTS  ECOMMENDED ACTION  COMMENDED AND SECURITY MANY SECURITY MANY SECURITY MANY SECURITY SECURITY MANY SECURITY MANY SECURITY SECURITY MANY SECURITY MANY SECURITY SECURITY MANY SECURITY MANY SECURITY MANY SECURITY SECURITY MANY SECURITY MANY SECURITY SECURITY MANY SECUR	ECOMPTION AND COMMENTS  ### COMPTION AND COMMENTS  ### COMPTION COMPTION AND COMPTION COMPTIO	COSMINION CONTROL   COSMINION CONTROL   COSMINION	Column   C	SOURCE   S

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the\ Capital Costs. The Capital Costs in the Capi$ Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable										
4 - Excellent - New												

					ID						EVALUATION CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY H	ALTH &	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recomm	endations															
Roof Edges and Copings	No parapet. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fasc pieces on new building are in good condition. Fascia pieces on old building are corroding, discoloring.		2	END	L	Remove and replace 2,300 LF aluminum fascia, blocking behind no work, fascia demo & replace @ \$20 lf = \$4,600 +MU's  Assume 9" tall flat profile						•	•		\$6,925	116.55%	\$14,996
Condition of Flashings & Transitions	Flashings and transitions in typically good condition. There are two locations where flashing is damaged.	Replace damaged flashing.	2	END	L	Approx. 40 LF new aluminum flashing installed. @ \$20 = \$800						•	•		\$1,205	116.55%	\$2,609
Other Observations		•				Ti WO 3			I.	1		I.	II.				
Outbuilding at building rear	Brick at outbuilding is spalling, mortar in some locations wearing away.  Aluminum fascia is corroded, stained.  Double HM door and frame is heavily worn, dented, and rotting.	Repoint brick. Replace aluminum fascia.			L	Replace approx. 20 SF brick. @ \$35 = \$700 + MU's; Repoint approx.30 SF brick. @ \$7.50 = \$225 + MU's; Remove and replace approx. 70 LF aluminum fascia. @ \$20 (blocking remains) = \$1,400 + MU's; Remove and replace set of double HM doors with new double HM doors set. frames included @ \$2,400 leaf = \$4,800 + MU's						•	•		\$10,725	116.55%	\$23,225
ELECTRICAL																	
Distribution System																	
Panels	Most panels are 2001 vintage or newer and are a mixtur of Siemens panelboards installed during renovations and expansions that occurred between 2001 and 2007, and Square D panelboards that were recently installed to replace old original FPE panelboards. A 1976 vintage FP fusible-switch type 208/120 volt panelboard and transformer remain in the main electric room, as well as 1976 vintage transformer and circuit breaker panelboar located in the Mechanical Mezzanine. It was noted that two panels are located in a custodial closet and, as such do not have adequate clear working clearance in front othem.	transformers. Relocate custodial items from closet near gym to provide clear space in front of panels.	2	END	L	Carry Power distribution replacement for 80% of 104,100 sf						•	•		\$68,900	116.55%	\$149,203

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
- Excellent - New		

				SEE LEGEN	D					VALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	CODE COMPLIANCE A	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Year 0 (Fiscal Year	2017) - Immediate Recommendations															
															0.00%	\$0

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority

I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New N/A - Not Applicable OB - Obsolete

		4 - Excellent - New					J												10.057		
				SEE LEGEN	ID	7					EVALUATION	CRITERIA				TRADE COST PLUS		* OPINION OF	UDGET	ALLOCA	ATION
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING BLDG LIEF	OPERATION & MAINTENANCE	IMPACT ON	AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.
		<u> </u>	LLVLL	CICLL	PRIORITI	INTO		JAFLIT	COMPLIANCE	ACCESSIBILIT	II ADILITI	DEDG. EIFE	INAINTENAINCE	LLAKIV. LIVV.	AFFLARANCE			C031		Reliovation)	
ears 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																			
E	_																				
rking Paving Materials	Bituminous - faculty lot poor	Mill and overlay faculty parking lot.	2	ESL	S											\$59,259	24.65%	\$73,866	\$73,866		
						31,500 s.f.@\$1.25							•								
Number of Spaces	1 ADA at front in bus loop, no panel at curb cut. Not fully		2	ESL	S	2 1 4425										\$556	24.65%	\$693			\$693
(Regular & ADA)	striped. No ADA spaces in Faculty Lot.	spaces at faculty lot.				2 each \$125 120lf@\$1		•		•											
Accessible Parking Signage		Add signage at all ADA spaces with painted	2	ESL	S											\$744	24.65%	\$927			\$927
		chevron.				3@\$125 120LF@\$1		•		•											
nicular & Pedestrian		1				1-1-1	1 1				-	1	1	ı	I						1
culation  Traffic Markings & Traffic Signage	Signs faded, some with graffiti.	Replace faded/vandalized signs.	2	ESL	S	1	1 1				1	1	1	1	I	\$752	24.65%	\$937	1		\$937
Tranic Markings & Tranic Signage	Signs raded, some with gramu.	neplace raded/varidalized signs.	2	ESL	3	4@\$125										3/32	24.03%	3937			\$957
													_								
Walkway Materials	Concrete	Needs repair.	2	ESL	S			_					_			\$3,612	24.65%	\$4,502			\$4,502
						400s.f.@\$6		•					•								
Curb Cuts & Detectable Warning Strips	No panels at bus loop, panels needed where missing	Need panel and crossing at park aisle. Panel	2	ESL	S											\$115,584	24.65%	\$144,075			
	along street sidewalks.	needed at crossing to Deering Oaks.				8 panels-160s.f.@\$60		•		•											
																***		4			
Pedestrian Ramp Location & Materials	Concrete ramp at bus loop - poor condition. Brick ramp in need of repair.	Concrete in need of repair at bus loop ramp. Brick sidewalk repair at brick ramp. Need	. 2	END	S	520 s.f.@\$15										\$11,739	24.65%	\$14,633			
		panel and crossing at park aisle. Panel						•		•											
		needed at crossing to Deering Oaks.																			
DOT School Zone Markings/Signage at Street	Heavily traveled corridor where children cross.	Flashing pedestrian beacon needed at	0	OS	S											\$30,100	24.65%	\$37,520			
		crossing by Deering Oaks.				2 @\$10,000		•													
Drainage		T								1					1		!				
Ponding	Erosion	Add curbing at dumpster - erosive flows.	2	ESL	S	30lf@\$10							•			\$451	24.65%	\$562	\$562		
						5611@ \$25															
Catch Basins	Observed debris.	Add field inlet at front seating. Clean field inlet basin at (Fitz?)/Deering. Recommend	2	ESL	S	Catch Basin: 1 @\$2500										\$8,127	24.65%	\$10,130	\$10,130		
		beehive cover in grass.				Beehive: 1@\$200							•								
						Cleaning: 1@\$200															
RUCTURAL				1			1					1	1		ı	4	2 - 2 - 4	4	4		
Foundations / Drainage	<ul> <li>A. Slab settlement was noted based on dip at corner of gymnasium; unknown if settlement in</li> </ul>	Consult with geotechnical engineer; monitor for additional settlement. Remove portion o		END	S	10 SF@ \$100 = \$1,000 + MU's										\$1,505	24.65%	\$1,876	\$1,876		
	this condition was active. Concern over tripping	floor, apply leveler and replace floor.						•													
2.60	hazard.			SND / i		10.51										44.505	24.650/	Å4.076	44.076		
Roof Construction	<ul> <li>A. At health classroom, broken tectum noted at interface to higher roof; roof does not appear to</li> </ul>	Replace tectum at low roof condition. Roof i technically grandfathered; recommend	s 2	END (at broken	S	10 sf tectum replacement & reinforcement allow \$1000 +										\$1,505	24.65%	\$1,876	\$1,876		
	be designed for drifted snow.	reinforcing high low roof conditions for drift		tectum		MU's		•													
		Shovel roofs when excessive snow is present	t.	area)																	
Roof Construction	<ul> <li>C. High low roof condition likely does not meet current code for snow loading.</li> </ul>	Roof is technically grandfathered;	3	ESL	S	3,500 SF add joists or reinforce, sister 2 x 12 48" o.c. \$1.50 sf =										\$7,905	24.65%	\$9,854	\$9,854		
	current code for snow loading.	recommend reinforcing high low roof conditions for drift. Shoveling of drifts				\$5,250 + MU's		•													
		recommended in the interim.						_													
Exterior Wall Construction	A. Terra cotta tile elements are spalling at edges.	Replace terracotta tile with metal panels	2	END	S	1,500 SF @ \$15 demo-replace =										\$33,865	24.65%	\$42,213	\$42,213		
						\$22,500 + MU's						•	•								
Exterior Wall Construction	B. Some masonry cracking/missing mortar noted.	Repoint masonry veneer; rebuild condition a	at 2	ESL	S	30 sf at boiler room; 300 lf joint										\$7,525	24.65%	\$9,380	\$9,380		
	Embedded steel beam at boiler room has caused weakened plane and masonry cracking.	boiler room				repointing; some cracks extend through thickness of wall.\$5,000						•									
	, , , , , ,					allow + MU's															
Additional Observations	Brick masonry chimney at roof has some missing mortar	Repair areas	2	ESL	S	5 sf masonry repair. \$50 sf =					1					\$380	24.65%	\$474	\$474		
	and brick spalling.					\$250 + MU's						•	•								
U DING EVTERIOR					L										<u> </u>						
LDING EXTERIOR dows	•																				
Frame Materials	Thermally broken aluminum storefront window system,	Glass block at egress stairs is broken in many		END	S	900 SF \$85 sf w/demo =\$76,500										\$115,135	24.65%	\$143,516	\$143,516		
	glass block at egress stairs	places - recommend removing and replacing entirely with storefront window system	5			+ MU's		•				•	•								
		and an area of the state of the	I									_	1								1 1

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life
OB - Obsolete Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated
/2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained
4 - Excellent - New

		4 - Excellent - New					_													
						7	-					. ADITEDIA		TRADE COST DIVIS			BUDGET		71011	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	SEE LEGEN	ACTION	QUANTITY	SECURITY	UEALTU 9.	CODE	ADA/	SUSTAIN -		A AESTHETICS 8.	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE	CIP	ALLOCA CIP (Major	MAINT.	CITY
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO				ACCESSIBILITY				30.370 11.3 11.11 0.	2007.27.11011	COST	CIP	Renovation)	WAINT.	EXPENSE
		-																		
	- 2022) - Short Term Recommen	dations																		
Roof Assembly & Flashing Other		la compara de la	-			lance of the state					1			44.005	24.650/	62.250	62.250			
Other	Roof hatch is located less than 10-feet away from roof edge and not code compliant	Recommend installing safety rail along roof edge at area of roof hatch and adding	2	ОВ	3	10 LF of galvanized roof mounted safety rail \$125 If =		•						\$1,885	24.65%	\$2,350	\$2,350			i
	·					\$1,250 + MU's														<u>.                                    </u>
Exterior Stairs and Ladders  Locations and Materials	(5) exterior egress door locations are not ADA complian	Dravida code compliant ramps and handrails		1	S	(5) locations: at each, assume					1	T T	+	\$188,125	24.65%	\$234,498	\$234,498			
Locations and iviaterials	with steps down to grade or with non-compliant wood	Provide code compilant ramps and nandrans			3	100 SF of concrete ramp and 40	,							3188,123	24.03/6	3234,430	J234,438			i
1	ramp					LF of galvanized guardrails														ł
ı						\$25,000 per location dig-bf- foundation-ramp slab-rails-			•											ł
						gravels x 5 = \$125,000 + MU's														ł
																				ł
BUILDING INTERIOR											<u> </u>									
Stairs and Exits	22: 11:1			1 00		I/2) 2 (I)		-			1			440.000	24.650/	<b>422.542</b>	1		422.542	
Guardrails (height, sphere)	32-inch high guardrails do not meet code required heigh requirement	guardrails with continuous handrails	1	ОВ	S	(3) stairs, 2 flights each \$4,000 per stair tower demo-replace			_	_				\$18,060	24.65%	\$22,512			\$22,512	ł
	·					wall-hand rails = \$12,000 + MU's	s		•											ł
Conoral Burnosa Classroov			<u> </u>																	
General Purpose Classrooms  Door Widths and Clearances	3' x 7' - lack 12-inch ADA clearance on push side due to	If building undergoes major renovation,	1	ОВ	S	Demolition and replacement of								\$94,065	24.65%	\$117,252	\$117,252			 I
	30-inch deep wall	recommend widening doorways into 50				3'x10' wall at 50 locations														i
		rooms				reframe door openings \$250 ea = \$12,500 + MU's; \$1.000 new				_										i
						doors & frames x 50 = \$50,000 +	+													ł
						MU's = = = TOTALS = \$62,500 +														ı
						MU's														1
Family & Consumer Science (Home Ec.) Sinks (ADA compliance)	Sinks are not ADA compliant	Provide (1) ADA compliant sink and work	2	ESL	c	15 LF of PLAM base cabinets @					1	T T		\$8,465	24.65%	\$10,552	\$10,552			
Silks (ADA compliance)	Sinks are not ADA compliant	station		LJL	3	\$275 w/demo = \$4,125 + MU's;								38,403	24.03/6	\$10,532	\$10,552			ł
						and (1) ADA sink with knee														ł
						space = \$1,500 + MU's demo-us exist rough = = = TOTALS \$5,625														ł
						+ MU's														ł
Library / Media Center											I.									
Circulation Desk	Wood veneer with plastic laminate countertop - not AD		2	ОВ	S	4 LF circ desk millwork @ \$500 =	=							\$3,010	24.65%	\$3,752	\$3,752			·
	accessible	make ADA compliant				\$2000 + MU's				•										ı
Gymnasium																				
Drinking Fountains	Yes - not ADA compliant	Replace drinking fountain with ADA compliant drinking fountain	1	ОВ	S	(1) drinking fountain \$1,500 use exist rough + \$500 cane	!							\$3,010	24.65%	\$3,752			\$3,752	ł
		compliant drinking fountain				protectors = \$2,000 + MU's														ł
																				ł
Door Hardware	Code compliant and in good condition except for 2 sets	Replace (2) door opening hardware sets	2	ESL	S	(2) door hardware sets \$500 ea							_	\$1,505	24.65%	\$1,876			\$1,876	
	which are non-compliant		_			= \$1,000 + MU's				•				7-,000		, -,			7 - 7 - 7	ł
			1							-										1
Accessibility (maneuvering clearances, fixture	(1) ADA folding bench seat missing from Girls Locker	Provide:	2	ESL	S	(1) ADA folding bench seat at								\$2,260	24.65%	\$2,817			\$2,817	<del></del>
clearances, grab bars, accessory heights)	(1) ADA shower head and control missing from Boys	(1) ADA folding bench seat at Girls Locker				Girls Locker \$500 + MU's;														ł
	locker room	(1) ADA shower head and control at Boys locker room				(1) ADA shower head and control at Boys locker room &				•										ł
		locker room				tie into exist plumbing & patch														ł
Level of Privacy - Short Term	Private changing areas provided at each individual	Install missing curtains at compartments	2	ESL	S	\$1.000 + MU's Refer to diagrams provided in							_	\$12,005	24.65%	\$14,964			\$14,964	<del></del>
zererer macy short rem	shower stall, however curtains are missing	install missing carcains at compartments	_	252		the Locker Room Privacy								<b>\$12,003</b>	2 110370	ŲI 1,50 I			ψ1 1,50 ·	ł
						Accomodatiions Section of this														ł
						report.														ł
																				ł
			<u> </u>																	<u>.                                    </u>
Locker Area Toilet Rooms	Coromic wall mounted cinks and suitable floor	Remove and replace (2) ADA Issuets:		FCI		Domeyo and resistant (2) ADA								¢c 020	24.6504	67.50			67.504	
Plumbing Fixtures	Ceramic wall mounted sinks and urinals, floor mounted toilets - no ADA sinks	nemove and replace (2) ADA lavatories	2	ESL	S	Remove and replace (2) ADA lavatories \$1,500 ea + \$500 alte	r							\$6,020	24.65%	\$7,504			\$7,504	ł
						existing rough = \$2,000 x 2 =				•										i
			<u> </u>			\$4,000 + MU's			_											<u> </u>
Nurse and Health Sinks (ADA compliance)	Yes, but not ADA compliant	Provide ADA compliant sink and cabinet unit	2	ESL	S	(1) sink and 30-inch casework								\$4,515	24.65%	\$5,628			\$5,628	
Sind (ADA compliance)	res, such of ADA compliant		'	LJL		unit \$300 lf cabinet & solid								\$4,515	24.03%	\$5,028			23,020	ł
						surface top + \$2,250 new sink &				•										i
				1	İ	rough = \$3,000 + MU's	1			_	1		1				1		1	1
							1	1						1						•

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

between the main entrance vestibule and start landings. Or an example of the property of the fire alarm control junet is a Simples 4002 series. Ordered useful life within 10 years.  In the fire alarm of the property of the			4 - Excellent - New					1														
Processing   Pro					CELLECEN	ID.	7					EN/ALLIATION	U CDITEDIA				TRADE COST BLUE			UDGET	ALLOCA	TION
Section   Control   Cont	- Troopy	DESCRIPTION AND OFFICE A COMMENTS	Incommentation and an array	20110			011411777	CECUPIEV .		2005				00504710410		A 5071157100 0		ESCALATION		ara.		
Part of Fiscal Years 2018 - 2022) - Short Term Recommendations    Short Continue of Contin	ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION														30.3% WARK-OF	LICALATION		CIP		MAINT. CIT
Service Congress (Control Plance Engineer)  For final Engineer (Cont		· · · · · · · · · · · · · · · · · · ·	1		CICLL	THORITI	11410		JAILII	COIVII LIAIVEE	ACCESSIBILITY	ADILITY	DEDG. EII E	MAINTENANCE	LEANN. LIVE.	ATTEMMANCE			COST		Renovation	EXIL
Service Congress (Control Plance Engineer)  For final Engineer (Cont	Pears 1 - 5 (Fiscal Vears	2018 - 2022) - Short Term Recommend	dations																			
Product of the program   Contract by against contract the company to the last with words   Product the company to the last with words   Product the company to the last with words   Product the company to the last with words   Product the company to the last with words   Product the company to the last with words   Product the company to the last with words   Product the company to the last with words   Product the company to the last with words   Product the company to the last with a product to the company to the last with a product to the company to the last with a product to the company to the last with a product to the company to the last with a product to the company to the last with a product to the company to the last with a product to the last with a produc		2010 - 2022) - Short Term Recommen	dations																			
Section   Control   Cont			I	<u> </u>	T		T/2) 2.5	<del> </del>			<u> </u>	1	<del></del>	1	1	1	4			40.000		
Testing Control of the process of th	Food Service Equipment			2	ESL	S			_								\$7,525	24.65%	\$9,380	\$9,380		
Of 15 was growing derivate, considers to 10 IXVA validity.  One of the content was exposed to the following of the content of the content was exposed to the		butcher block tops are obsolete	stainless steel prep tables				table = \$5,000 + MU's		•	•												
Of 15 was growing derivate, considers to 10 IXVA validity.  One of the content was exposed to the following of the content of the content was exposed to the	LECTRICAL										l .		_									
sovered particularity and transplantions it transformers. Under particularity and transplantions of transformers of its particular formations of its provision of the particularity and transplantial		(2) 5" underground primary conduits to 300 kVA utility-	Connect the grounding electrode system to	2	ESL	S	Carry \$5,000 + MU's for						1				\$7,525	24.65%	\$9.380	\$9.380		
International transformer to GS striked becomes to a first reached consideration as accordance with code marked control of pages and pages are pages proposed processing as the control of pages and pages are pages proposed processing as the control of pages and pages are pages proposed processing as the control of pages and pages are pages and p				_		_	* * *										* - /		70,000	70,000		
enter fection (com. 1906 violage. The grounding bit interior marks) appear or contracted system in any property connected and a contraction is stress or a contraction with contraction in the contraction in the contraction is stress or any property connected and a contraction in the contraction is stress or any property contracted and property contracted in the contraction is stressed and in the contraction in																						
meter of system in that properly commercial at the districtive area pipe in the foliar commercial page in a condition with a state of the system will meet to be experimental and included and an included area pipe in the foliar commercial page in a condition of the state of page in a condition of the state of the system will be a middle page of the condition of the state of the system will be a state of the state of th							bonding need.															
demands water entrance, a connection is made to an interior water per lab belief room. The table for some that table for some table for some that table for some																						
tention water pipe in the bollow required to determine that drepasted fluxes with quarters stortife the overhead quarter stortification in the stortificat																						
had regented states with squires shorting the overhead cause of aborts due to squire activity.  utility (printing, rectifing in power outlages due to blown utility (crinting.  Area of recess entablicac communication is included by the power will receive the main entrance vestibule and starl sandings.  For Alarm  The fire airm control pare in a Simples 6002 perior.  Compliant with current code or Afth except in the health Control.  Emergency Lighting  Emergency battery until swith integral and remote health Control.  Emergency battery until swith integral and remote health Control.  Emergency battery until swith integral pattery backup.  All of the same control pare in a Simples 6002 perior.  Emergency battery until swith integral pattery backup.  Emergency battery until swith integral pattery backup.  Emergency battery until swith integral pattery backup.  Emergency battery until swith integral pattery backup.  Emergency battery until swith integral pattery backup.  And of the same control pare in a Singles color units as they fall. Provide with a same and fall replacement of (9ti) indoor units large in and transport.  And of the same control pare in the scale of the same control pare in the																						
usility crosses.  Life Safety  Area-of-rescue assistance communication is installed of the system will restrict the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its office and the end of its o		· ·	1 ' ' ' '																			
ulife Safety  Area-of-recuce assistance communication is installed between the main entrance vestibule and start landings.  Fire Alarm  The fire alarm control panel is a Simplex 4002 series competitive for the complant with current code or AGN except in the Health center.  Emergency Lighting  Emergency Li			cause of shorts due to squirrel activity.																			
The Safety  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed between the mail entertrance vestibule and stati landings.  Anse of-rescue assistance communication is installed by mode and stati landings.  Anse of-rescue assistance communication is installed by mode and stati landings.  Anse of-rescue assistance communication is installed by mode and station of the station of the vestion of the																						
between the main entrance vestibule and star landings. And included useful life within 10 years.    Fire Alarm   The fire alarm control panel is a Simplex 4002 series overwhelm panel is a Simplex 4002		utility cutouts.																				
between the main entrance vestibule and star landings. And included useful life within 10 years.    Fire Alarm   The fire alarm control panel is a Simplex 4002 series overwhelm panel is a Simplex 4002	Life Safety	Area-of-rescue assistance communication is installed	The system will reach the end of its	3	FSI	5	Carry \$5 000 + MU's						+				\$7.525	24 65%	\$9.380			\$9,380
Fire Alarm  The fire alarm control panel is a Simples 4002 series conventional coned system. Occupant notification is not complified with current code or APA except in the Health Conter.  Emergency Lighting  End and an anthur of LED and Incandescent. Light and a few observation of 8 outdoor units in short term and full replacement of [40] indoor units long term.  All units will need to be replaced within 20 years  END Scenaria alarm system initiated by motion detectors. All units will need to be replaced within 10 years.  Excurity Camera System  None  Provide web-based security camera system  None  Prov			1	_		_	, , , , , , , , , , , , , , , , , , , ,										* - /		70,000			77,000
conventional posters. Occupant notification is not compliant with current code or ADA except in the Health Center.  Emergency Lighting Emergency Lighting Emergency Lighting at minimated exit signs with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup. Where the placed within 20 years of the placed within 20 years.  CURITY  CURITY  Intrusion Alarm System Access control keppads are in place at selected entrances.  Security Camera System None Provide web-based security camera system with DVR  Provide web-based security camera system with DVR  Security Camera System None Provide web-based security camera system with DVR  Security Camera System Security Camera System with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security camera system with DVR  Security Camera System None Security Camera System with DVR  Security Camera System None Security Camera System with DVR  Security Camera System None Security Camera System with DVR  Security Camera System None Security Camera System with DVR  Security Camera System None Security Camera System with DVR  Security Camera System None Security Camera System None Security Camera System with DVR  Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Camera System None Security Cam																						
CURITY    Convertion of System   Curum to code or ADA except in the Health Genter.   System with integral and remote heads.   Replace older units as they fail. Provide with integral and remote heads.   Replace older units as they fail. Provide outdoor emergency lighting at building exits.   Simple control of Soutdoor units in short term and full replacement of (40) indoor units long term.   System with integral battery backup.   System with integral battery backup.   System with need to be replaced within 20 years   System with need to be replaced within 10 years   System with need to be replaced within 10 years.   System with need to be replaced within 10 year	Fire Alarm	The fire alarm control panel is a Simplex 4002 series	Udate to fully addressable system.	1	ESL	S	Carry complete system for										\$168,000	24.65%	\$209,412	\$209,412		<del>1                                      </del>
Emergency Lighting Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup. All units will need to be replaced within 20 years    CURITY		conventional zoned system. Occupant notification is not					89,263 sf															
Emergency Lighting Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup. All units will need to be replaced within 20 years    CURITY		compliant with current code or ADA except in the Health																				
Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.    Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.   Outdoor emergency lighting at building exits.   All units will need to be replaced within 20   vears   Vears																						
Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.    Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.   Outdoor emergency lighting at building exits.   All units will need to be replaced within 20   vears   Vears	Emergency Lighting	Emergency battery units with integral and remote heads	Panlace older units as they fail Provide	2	ECI	c	Carry addition of 9 outdoor units	<del> </del>					+				\$22.110	24.65%	¢41 272	¢41 272		+
URITY    Illuminated exit signs with integral battery backup.   All units will need to be replaced within 20   replacement of (40) indoor units long term.   Provide web-based secuirty camera system with DVR   Provide web-based secuirty camera system with DVR   Assume 48 cameras   Provide web-based secuirty camera system with DVR	Lineigency Lighting			2	LJL	3											\$33,110	24.03/6	341,272	341,272		
CURITY  Intrusion Alarm System  DSC security alarm system initiated by motion detectors. Access control keypads are in place at selected entrances.  Security Camera System  None  Provide web-based secuirty camera system  None  Provide web-based secuirty camera system  with DVR  None  Provide web-based secuirty camera system  None  Non																						
CURITY  Intrusion Alarm System  DSC security alarm system initiated by motion detectors. Access control keypads are in place at selected entrances.  Security Camera System  None  Provide web-based secuirty camera system  with DVR  System wil need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  B9,263 SF  Security Camera System  None  Provide web-based secuirty camera system  with DVR  System wil need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Security Camera System  None  Security Camera System  None  Solution System will need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Solution System will need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Solution System will need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Solution System will need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Solution System will need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Solution System will need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Solution System will need to be replaced within 10 2 ESL S Carry full replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replacement for 89,263 SF  Solution System will replace will replacement for 89,263 SF  Solution System will replace will replacement for 89,263 SF  Solution System will replace will replacement for 89,263 SF  Solution System will replace will replace will replace will replace will replace will replace will replace will replace will replace will replace		iliuminateu exit signs with integral battery backup.	1																			
Intrusion Alarm System  DSC security alarm system initiated by motion detectors. Access control keypads are in place at selected entrances.  Security Camera System  None  Provide web-based secuirty camera system with DVR  Provide web-based secuirty camera system with DVR  Provide web-based secuirty camera system of the placed within 10 2 ESL S Carry full replacement for 89,263 SF of 89,263 SF			years				long term.															
Intrusion Alarm System  DSC security alarm system initiated by motion detectors. Access control keypads are in place at selected entrances.  Security Camera System  None  Provide web-based secuirty camera system with DVR  Provide web-based secuirty camera system with DVR  Provide web-based secuirty camera system of the placed within 10 2 ESL S Carry full replacement for 89,263 SF of 89,263 SF	TO IDITY															L						
Access control keypads are in place at selected entrances.  Security Camera System  None  Provide web-based secuirty camera system  None  Provide web-based secuirty camera system  None  Provide web-based secuirty camera system with DVR  Provide web-based secuirty camera system with DVR  Sasume 48 cameras  Description  Sasume 48 cameras  Description  Sasume 48 cameras  Description  Sasume 48 cameras  Description  Sasume 48 cameras  Sasume 48 cameras  Description  Sasume 48 cameras  Sasume 48 cameras  Sasume 48 cameras  Sasume 48 cameras		DCCit	Contact will accept to be applicated within 10	1 1	ECI		Committee of the commit				ı	1					ć00.000	24.650/	Ć122.404	6122.404		
entrances.  Security Camera System  None  Provide web-based secuirty camera system  with DVR  Assume 48 cameras  Sometimes and the company of	Intrusion Alarm System		1	2	ESL	5		_									\$99,000	24.65%	\$123,404	\$123,404		
Security Camera System  None  Provide web-based secuirty camera system with DVR  - S Assume 48 cameras  - S Assume 48 cameras			years.				89,263 SF															
with DVR		entrances.																				
with DVR	Security Camera System	None	Provide web-based secuirty camera system	-	-	S	Assume 48 cameras										\$45,000	24.65%	\$56,093	\$56,093		
					1									1	1	1						
Total Vener 1 E \$1.993.91a \$1.111.000 \$0.0 \$75.4													1			1						
Total Vener 1 E			1	·	·	1	_1	L L			l	1	_1	1	ı	1	1			l l		
																	Total Years	1-5	\$1,382.810	\$1,111,089	Ś	\$75,493 \$2

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital  ${\it Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional 1 - Falled - Not Functional L - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID	7					EVALUATION CRITERI	Α				TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCAT	ION
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE		SUSTAIN - EXTE	NDING OP	ERATION &	IMPACT ON	AESTHETICS &		ESCALATION	PROBABLE	CIP		MAINT. CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE ACC		ABILITY BLD	G. LIFE MA	INTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)	EXPENS
Years 6 - 10 (Fiscal Years 202	<mark>3 - 2027) - Long Term Recommer</mark>	dations																			
BUILDING INTERIOR																					
Locker Rooms		Tarana and a same and a same a		1		To a second second		1	1					ı	1			***	400.00		1
Level of Privacy - Long Term	Private changing areas provided at each individual showe stall, however curtains are missing	on ADA compliant shower stall and changing	2	ESL	L	Refer to diagrams provided in the Locker Room Privacy										\$13,170	55.30%	\$20,	\$20,453		
	stan, nowever curtains are missing	area				Accomodatiions Section of this															
						report.				•											
											'										
Floor & Base Finish Materials	Painted concrete and rubber base	Base is in poor condition - replace as needed	2	ESL	L	300 LF wall base \$3.50 lf demo-						_	_			\$1,580	55.30%	\$2,	54		\$2,454
						replace =\$1,050 + MU's															
Locker Area Toilet Rooms				ı			l													L	
Toilet Partitions	Painted metal compartments in poor condition	Replace with solid plastic toilet compartments	2	END	L	(2) ADA toilet compartments @										\$6,400	55.30%	\$9,	139		\$9,939
						\$1500 w/demo = \$3,000 + MU's;															
						(1) toilet compartment @ \$1,250 w/demo = \$1,250 + MU's						_									
						\$1,250 W/delilo = \$1,250 + WO S					· ·		•								
								1													
PLUMBING	EL 1. W. 1. 1. 100 11 12 12 12 12 12 12 12 12 12 12 12 12	let a sure to a sure ser		F	1		1		T -			1				****			00 4:		
Hot Water System	Electric Water heaters (40 gal) (Mfg 2003) Boiler rm & kitchen.	Electric Water heaters service life is 15 years- replace. Replace	2	END	L	(2) 40 gal electric WH with dual										\$30,000	55.30%	\$46,	90 \$46,590		
	steam indirect water heater/storage is located under the					4500 elements.															
	gym in the crawl space.	with gas fired storage DHW.				Gas fired 100 gal 199MBH															
						Commercial w/recirc pump &															
						mixing valve															
Domestic Distribution System (1950s bldg)	Cooper with lead solder end of service life.	Replace distribution beyond service life	2	END	L	\$/SF @ 60K SF										\$900,000	55.30%	\$1,397,	700	\$1,397,700	
		Maintenance will repair as needed to keep it going until funds are secured																			
		going until runus are secured																			
Sanitary Waste and Vent System (1950s bldg)	Cast iron and PVC	Replace sanditary beyond service life	2	END	L	\$/SF @ 60K SF										\$450,000	55.30%	\$698,	150	\$698,850	
sumary waste and vent system (13303 stag)	case work and the	Maintenance will repair as needed to keep it	_	2.115	_	φ/ 51 @ 00K 51										\$ 130,000	33.3070	<b>,</b>		Ç030,030	
		going until funds are secured																			
Storm Drain System (1950s bldg)	Cast iron and PVC	Replace storm beyond service life	2	END	L	\$/SF @ 60K SF										\$270,000	55.30%	\$419,	10	\$419,310	
		Maintenance will repair as needed to keep it going until funds are secured																			
		going until runus are secured																			
MECHANICAL							<u>l</u>					ļ									
Heating Plant	(2) Burnham 5L-200-50-0-WLB, 6695MBH (1990's mfg)	Current boilers are about 15 years old with	2	END	L	Replace steam boilers with HW										\$475,000	55.30%	\$737,	575	\$737,675	
	Steam boilers. Boilers deliver both steam and HW	about 10 years service life left. Convert steam				gas condensing boilers (3) 2,000															
	throughout the original building and addition. The steam to hot water HX and pumps are located in the boiler	boilers/system serving the original building to HW				MBH and appurtenances (e.g. expan tank)															
	room. Combustion air via high/low wall louvers.	Maintenance will repair as needed to keep it				expan tanky															
		going until funds are secured																			
Air Conditioning (Yes/No/Limited)	Limited: Roof top AC-1 Serves Admin. (mfg 1996)	Beyond service life (15 yrs). Replace with	2	END	L	Replace 7.5 ton RTU in kind.										\$55,000	55.30%	\$85,	15	\$85,415	
		upgraded AC (RTU) with VAV				Figure (6) VAV boxes w/reheat															
		reheat.Maintenance will repair as needed to																			
		keep it going until funds are secured																			
Air Handling Unit Systems (1950 Original)	indoor H & V air handlers (original vintage) serve Gym,	Units are vintage and beyond service life	2	END	ı	Figure (3 ) 6,000 cfm Roof top		+	+ +							\$645,000	55.30%	\$1,001,	85	\$1,001,685	+
	Lockers, Choral areas.	Replace with rooftop ERUs w HW coils at time	-		_	ERUs Figure										1 .2,300		+-,-02)		. , ,	
		of steam to HW convverstion. Add ERUs with				(3) 2,500 cfm Roof top ERUs															
		HW coils to serve remainder of 1950s building.				Figure ducwork (uninsulated) at \$/SF @ 60K SF.		1												1	
		Maintenance will repair as needed to keep it				اد ۱۵ س اد ارج															
		going until funds are secured																			
Air Handling Unit Systems (1996)	Roof top H & V (1996 mfg) serve the 2nd flloor-B classes,		2	END	L	Figure (2) 5,000 cfm roof top H &		1	<del>                                     </del>					1		\$90,000	55.30%	\$139,	70	\$139,770	
	Café, and Library.	(5 years left). Recommend upgrading with				V units.															
		new H &V units in kind.  Maintenance will repair as needed to keep it																			
		going until funds are secured						1													

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital  ${\it Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

#### LEGEND Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

																	BUD	GET		
				SEE LEGEN	D					EVALUATION					TRADE COST PLUS		* OPINION OF		ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE ADA/ COMPLIANCE ACCESSIBILITY		EXTENDING BLDG. LIFE			AESTHETICS & APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE		CIP (Major MAIN	
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEAKN. ENV.	APPEARANCE			COST		Renovation)	EXPENSE
Vears 6 - 10 (Fiscal Vears 202)	3 - 2027) - Long Term Recommen	dations																		
Pumps	Base mount heating 1996 mfg. Lead/Lag.	Pumps are at end of their service life. Replace	2	END		Figure (2) 300 GPM 60fthd with				1			1		\$45,000	55.30%	\$69,885		\$69,885	_
rumps	base mount neating 1990 mig. Lead/ Lag.	with new VFD pumps sized larger at time of		LIVD		VFD Base mount									343,000	33.30%	Ş03,883		303,863	
		steam to HW conversion.Maintenance will																		
		repair as needed to keep it going until funds																		
		are secured																		
Terminal Unit Systems	Hot water duct coils and fintube 1996 mfg. Steam unit	Replace steam Uvs and heating fintube, etc.	2	END	L	(1996) Figue (30) 30MBH HW					i i				\$275,000	55.30%	\$427,075		\$427,075	
	ventilators and fintube original vintage.	at time of hot water conversion. Replace				coils														
		1996 existing HW coils				(Original) 1000 ft fintube														
		Maintenance will repair as needed to keep it going until funds are secured																		
		going and rands are secured																		
516	14 II : 0 I I I 15 1000 C I III I 5			501											<b>\$20.000</b>	55 200/	624.000		424.050	
Exhaust Systems	Mostly via rooftop exhaust fans 1996, roof ventilators for 1950s.	year service life. Replace with new in kind.	2	ESL	L	Figure (2) 1500 cfm roof fans									\$20,000	55.30%	\$31,060		\$31,060	
	15503.	Maintenance will repair as needed to keep it				rigure (2) 1500 cm roomans														
		going until funds are secured																		
										1										
Piping System	Steam is 1950s schedule 40 and HW is 1996 sched 40 and	Replace steam nining with HW nining with	3	END	L	Figure \$/SF @ 60K SF				+	+	+			\$1,300,000	55.30%	\$2,018,900		\$2,018,900	
i iping system	copper.	insulation at time of steam to HW conversion.	,	LIND		guic 9/31 @ OUN 3F				1					\$1,500,000	33.30%	\$2,010,900		72,010,300	
		Maintenance will repair as needed to keep it																		
		going until funds are secured																		
Automatic Temperature Controls	Some DDC electric (1996) and mostly pnuematic	Upgrade DDC electric at time of hot water	2	END	L										\$475,000	55.30%	\$737,675		\$737,675	
		conversion.				Figure \$/SF @ 90K SF									, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		, . ,		, , , ,	
		Maintenance will repair as needed to keep it																		
		going until funds are secured																		
ELECTRICAL																				
Equipment	(2) 400-amp fusible switches, (1) 800 amp Main circuit	Perform infra-red scanning of the service	2	ESL	1	Carry complete replacement for				1	Т		1		\$48,160	55.30%	\$74.792	\$74,792		
	breaker in Main Distribution Panel MDP. 1996 vintage	equipment to assess condition of contacts	_		_	(2) 400A swtiches and (1) 800A									1,		** 7.0-	** 0		
		and terminations. Equipment will need to be				Panelboard.														
		replaced within 20 years																		
Distribution System		1		1		, ,							1							
Panels	Panels are primarily a mixture of 1950 vintage Trumbull	Replace existing Trumbull electric	2	OB	L	Carry complete power									\$360,000	55.30%	\$559,080		\$559,080	
	Electric panelboards that have exceeded their anticipated useful life and 1996 vintage Square D panelboards. A	Remove the residential grade panelboard				distribution system replacement														
	New Panelboard was recently added as part of the Health					Base on 89,263 SF														
	Center project, and a residential-grade Siemens load	panelboard located in accordance with NEC																		
	center is installed in the crawlspace beneath the Fitness	to supply the circuits currently fed from the																		
	Room. It was noted that panel P1A in the boiler is mounted higher than allowed by current NEC	load center. Perform infra-red scanning of 1990's and																		
	requirements. The load center located in the crawl space																			
	does not have adequate headroom by current code	contacts and terminations.																		
	standards.	Maintenance will repair as needed to keep it																		
		going until funds are secured													1					
Wiring	Most of the wiring that can be viewed from a simple walk	Replace feeder wiring in conjunction with	2	OP	1	Similar to nanels above care:				1	<b> </b>				\$219,000	55.30%	\$340,107		\$340,107	
Wiring	Most of the wiring that can be viewed from a simple walk through of the facility is building wire in metal conduit.	replace reeder wiring in conjunction with replacement of 1950's vintage panelboards.		OB	L	Similar to panels above, carry complete wiring replacement for				1					\$219,000	35.30%	\$340,107		,340,107	
	Some old type NM nonmetallic sheathed cable (romex)	Type NM cable should be replaced with				power distribution system for									1					
	was noted in the crawlspace. The wiring varies in age as	building wire in conduit or type MC cable as				89,263 sf									1					
	systems have been added and modified over the years, but the 1950's vintage wiring has exceeded it's	part of any planned renovations to the facility Maintenance will repair as needed to keep it													1					
	anticipated useful life.	going until funds are secured													1					
															1					
															1					
Branch Circuits	Some receptacles near sinksin science labs, in Tech Ed,	Provide receptacles located apppropriately	2	ОВ	L	Carry complete wiring and device				+	<del>                                     </del>	+			\$375,000	55.30%	\$582,375		\$582,375	
	and in the Kitchen do not appear to have GFCI protection		] -		_	replacement for 89,263 sf									1	12.23/0	7-2-,210			
	as would be required by current code.	Provide GFCI protection as required by													1					
	Much branch circuit wiring was updated in 1996, but	current code.													1					
	some 1950's branch circuit wiring that has exceeded its anticipated useful life appears to still be active. Extension	Update existing 1950's vintage branch-circuit													1					
	cords are in use in some areas due to a lack of	wiring to current standards.													1					
	appropriately located receptacles.														1					
		All wiring will have reached the end of it's													1					
		anticipated useful life within 20 years.  Maintenance will repair as needed to keep it													1					
		going until funds are secured													1					
										1										
	1	1	1	<u> </u>		1		1	1	1	<u>.                                    </u>		I.		1	1 1			I	

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital  ${\it Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional - Poor - Failure Anticipated - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

						_												GET		
	_			SEE LEGEN						EVALUATIO					TRADE COST PLUS		* OPINION OF		ALLOCATION	
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH &			- EXTENDING	OPERATION & MAINTENANCE			50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP CIP (M Renova		NT. (
		<u> </u>	LEVEL	CTCLE	PRIORITY	INFO		SAFELL	CONFLIANCE ACCESSIBILIT	T ADILIT	BLDG. LIFE	WAINTENANCE	LEARIN. EINV.	APPEARANCE			COSI	Reliova	uonj	EX
ars 6 - 10 (Fiscal Vears 2023	3 - 2027) - Long Term Recommen	dations																		
				1		In 11: (0) 155 1 1: 1 1		1		1						55.200/	\$444.04C		144.046	
Site Lighting (type & material)	There are no existing pole lights. It appears that some areas of the site are not illuminated to levels	Provide full-cutoff LED site lighting to provide illumination as recommended by IES.			L	Carry adding (8) LED pole lights									\$72,000	55.30%	\$111,816	\$.	111,816	
	recommended by IES.	Maintenance will repair as needed to keep it																		
	,	going until funds are secured																		
Exterior Building Lighting	Primarily LED wall packs with full cutoff optics. Recessed fixtures that appear to utilize HID or compact fluorescent		2	END	L	Carry replacing 18 wall packs using LED wall packs.									\$16,500	55.30%	\$25,625		\$25	,625
	lamps remain at a couple of entrance canopies. It	fail. Add outdoor lighting to provide				using LED wan packs.														
	appears that some outdoor areas are not illuminated to	illumination as recommended by IES. All																		
	levels recommended by IES.	existing outdoor lighting will reach the end of																		
		its anticipated useful life within 20 years.																		
Interior Lighting																				
Interior Lighting		T				Т	1	1	T T	1		1								1
Classrooms	Lens troffers with T8 fluorescent lamps	Update lighting to LED with high performance optics as part of any planned facility	2	ESL	L					1	1									
		renovations.								1	1									
		Maintenance will repair as needed to keep it																		
		going until funds are secured																		
Offices	Deserred fluorescent with parabolic diffusers and TO	Undate lighting to LED with high performance	2	ECI																
Offices	Recessed fluorescent with parabolic diffusers and T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility	2	ESL	L															
	idin ps.	renovations.																		
		Maintenance will repair as needed to keep it																		
		going until funds are secured																		
Corridors	Lens troffers with T8 fluorescent lamps	Update lighting to LED as part of any planned	2	ESL	L															
		facility renovations.																		
Toilets	Mix of recessed lens troffers and wraparound flourescent		2	ESL	L	Carry complete interior lighting replacement for 89,263 sf														
	fixtures. Fixtures utilize T8 lamps.	facility renovations.  Maintenance will repair as needed to keep it				replacement for 65,265 s.									44.040.000	55.200/	\$1,615,120		515,120	
		going until funds are secured													\$1,040,000	55.30%	\$1,615,120	\$1,0	515,120	
Mech/Storage	Fluorescent strips with T8 fluorescent lamps.	Update lighting to LED as part of any planned	2	ESL	L															
		facility renovations.																		
		Maintenance will repair as needed to keep it going until funds are secured																		
		going until fullus are secureu																		
Assembly			2	ОВ	L															
	by manualdimmers	architectural dimming system																		
		Maintenance will repair as needed to keep it going until funds are secured																		
Gym	T8 fluorescent high bay pendant luminaires	Update lighting to LED as part of any planned facility renovations.	2	ESL	L						1	1								
		racincy renovations.								1										
Data System (& Service)	3" Entrance conduit shared with CATV. Cat 6 ISP cable	Remove abandoned Cat. 5 infrastructure and	2	ESL	L						1				\$10,000	55.30%	\$15,530	\$15,530		
	plant. A city network core is housed in an open rack	cabling. Provide dedicated equipment spaces								1	1									
	located in the main electric room. One IDF is located in	to house IDF's.										1								
	an enclosed wall mounted cabinet in a shared space and one IDF is located in an open wall mounted patch panel in	.l					1	1		1	1	1								
	a classroom that appears to have once been a computer	1								1	1									
	lab. Abandoned unused Category 5 cabling and						1	1		1	1	1								
	infrastructure was noted at the MDF location.											1								
							1	1		1	1	1								
	1	•							<u> </u>	•	•									
															Total Year	6 - 10	\$11,136,035	\$136,912 \$10,9	973,498 \$25	,625

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

Interior was becaused the early of the 29 year pure of the present	BUD	BUDGET	
Very \$1 15 (Fiscal Years 2023 - 2032) - Long Term Recommendations    Commendation   Commendat	T + ESCALA	SCALATION	* OPINION OF
Section Section 1  Fig. 1 and 5 Warded Section 2 and 6 Warded Sectio	-UP	P	PROBABLE COST
Control   Cont			
Section of Service Personal Processing   Section of Section (Section Control of Section (Section Control of Section (Section Control of Section (Section Control of Section (Section Control of Section C			
Here is black internal Manufal.  See the secretary Manufal	8,690 9	93.55%	\$520,04
Security Activities  Security			
Secret Experience Namerical  Colling Rindia Masserdar  And Chronoground the Building was recent on the signal of the procedure of a Art Collina or Secret Se			
Internal formation of the specified person of the spec	0,955 9	93.55%	\$1,356,69
Telling if many Mountain.  At 27 ill supplement the hashing was arrested replacement and all ATT pricings on the control of the Control March (as generally providing wasar)  As a Control March  Control			
Secret Colored Secret S			
About finance of the control to the right for Edynam plane proof in the control to the right for Edynam plane plane proof in the control to the right for Edynam plane plane proof in the control to the right for Edynam plane plan	0,005 9	93.55%	\$1,238,73
Market Surfaces  Entering Market  Market Surfaces  Will From Materials  Market Surfaces  Ma	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	35.5570	Ų1,230,73
For search Mades    Conting Pation Materials   Political guidant crashings position guidant microsis or original building			
Formers Advanced to Cover couplet metal - water 1 Seguine wash-off metal 1 Dabb 1 L SOS 55 8 9 50 15,000 1 AM/15  Calling Franch Advanced to coveral formation washed in coveral formation of coveral			
Service Seasons  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned and resident building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned build	3,010 9	93.55%	\$5,82
Service Seasons  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader of store or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned and resident building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned building.  Preside grader or igned build			
Secretal Purpose Classroom  Wall Frash Medicard  Provide of point of some casking done exterior walls are critical possible to the indicate profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem in addition required for their investigation of mobile profilem and make required for their investigation of mobile profilem and make required for their investigation of mobile profilem and make required for their investigation of mobile profilem and make required for their investigation of mobile profilem and make required for their investigation of mobile profilem and make required for their investigation of mobile profilem and make required for their investigation of mobile profilem and make required for their investigation of their in			
General Nursear States Containers at original building  General Nursear States Containers at original building  Peeting of paint of some carking plang exterior wills  And from Marten and States Containers are original building  Peeting of paint of some carking plang exterior wills  And original building  Peeting of paint of some carking plang exterior wills  And original building  Peeting of paint of some carking plang exterior wills  In addition to equilibria provide of exterior  Nursea Stockey, second peeting and make organized to palesting provide in General Nursea attended to exterior  Nursea Stockey Surfaces  Would Dioply Surfaces  Marker boards and task boards  Provide new markerboards  Provide new markerboards  1	2.405	02.55%	\$4,81
Market boards and tack boards   Market boards   Market board	2,485 9	93.55%	\$4,81
Would Place Materials  Prefix of position for some containing allong exterior wastills excommend further investigation of some straight was noted, possibly due to a motiture lase in solid possibly due to a motiture lase in addition to repeated and solid in descent lands which was noted and solid possibly due to a motiture lase in addition to repeated and solid in descent lands which was not provided in the solid in descent lands which was not provided			
was noted, possibly due to a moisture issue in addition to registriting noted in General Notes above, remove period point and make equals to plasted frish.  Visual Display Surfaces  Washerboard overfay on original chalk board. Abourd in providing markerboards.  Visual Display Surfaces  Washerboard overfay on original chalk board. Abourd in providing markerboards.  Visual Display Surfaces  Washer boards and tack boards. Provide new markerboards.  I ((3) 2-6t markerboards 94-84-95)  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboard 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboards 94-95-95  And (2) 4-6t markerboard 94-95-95			
In addition to repainting noted in General Notes above, remove peeled gaint and make repairs to platest finish repairs to platest finish repairs of platest plates Although in fair scondition, recommend repairs of platest plates and store of plates of plates of platest plates of platest	9,030 9	93.55%	\$17,47
Vosual Display Surfaces   Marker boards on original chalk board   Although in file condition, recommend registering with new markerboards   2   EVD   L   (45) 24 ft markerboards 4,333.01   2   2   2   2   2   2   2   2   2			
Motes above, remove peeled pair and make registrated and make registrated overlay on original chalk board.  Visual Display Surfaces  Marker boards and tack boards  Marker boards and tack boards  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$12,800 of Marker poards and tack boards  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboard 54-520 of demo-replace = \$2,880 of Mul's  Marker boards and tack boards  Marker boards and tack boards  Provide new markerboards  I L (1) 24-ff markerboards  Marker boards and tack boards  Marker boards and tack boards  Marker boards and tack			
Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  Provide new markerboards  Provide new markerboards  Nurser boards and tack boards  Provide new markerboards  Nurser boards and tack boards  Provide new markerboards  L (d) 24 ft markerboards 384 d (e) 330 demo-replace = \$11,520 e Mu/s  Marker boards and tack boards  Provide new markerboards  L (d) 24 ft markerboards 384 d (e) 330 demo-replace = \$13,520 e Mu/s  Marker boards and tack boards  Provide new markerboards  L (d) 24 ft markerboard \$6 est \$30 demo-replace = \$13,520 e Mu/s  Marker boards and tack boards  Provide new markerboards  L (d) 24 ft markerboard \$6 est \$30 demo-replace = \$2,880 e Mu/s  Marker boards and tack boards  Provide new markerboards  L (d) 34 ft markerboard \$6 est \$30 demo-replace = \$2,880 e Mu/s  Marker boards and tack boards  Provide new markerboards  L (d) 34 ft markerboard \$6 est \$30 demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$6 est \$30 demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2 e SS (d) demo-replace = \$2,880 e Mu/s  L (d) 34 ft markerboard \$2,800 e Mu/s  L (d) 34 ft marker			
replacing with new markerboards   830 demo-replace = \$123,600   1			
Marker boards and tack boards   Provide new markerboards   L   (4) 24ft markerboards 384 sf @ 530 demo-replace = 511,520 + MU's   Sandy & Consumer Science (Home & C.)   San	5,050 9	93.55%	\$377,51
Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  L (4) 24-fit markerboards 384 sf @ 530 demo-replace = \$11,520 + Mul's  Marker boards and tack boards  Provide new markerboards  L (1) 124-fit markerboard 96 sf \$30 demo-replace = \$2,880 + MU's  demo-replace = \$2,880 + MU's  Art Classrooms  Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  L (1) 124-fit markerboard 96 sf \$30 demo-replace = \$2,880 + MU's  demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36 sf \$30 demo-replace = \$2,880 + MU's  L (1) 124-fit markerboard 36			
Visual Display Surfaces   Marker boards and tack boards   Provide new markerboards   L   (4) 24ft markerboards 384 st @   Si30 demo-replace = \$11,520 + MU's   Mu			
Sad demo-replace = \$11,520 + Mu/U's   Sad Display Surfaces   Marker boards and tack boards   Provide new markerboards   L   (1) 24-ft markerboard 96 sf \$30 demo-replace = \$2,880 + MU'S   Sad Display Surfaces   Sad	7,340 9	93.55%	\$33,56
Family & Consumer Science (Home Ec.)  Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  Provide new markerboards  L (1) 24-fit markerboard 96 sf 530 demo-replace = \$2,880 + MU's  Art Classrooms  Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  L (1) 12-fit markerboard 96 sf 530 demo-replace = \$2,880 + MU's  Library / Media Center  Visual Display Surfaces  Limited number of tack boards  Recommend providing markerboard  2 ESL L (1) 8-fit markerboard 32 sf 530 demo-replace = \$960 + MU's  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated celling mounted backstop- good  Replace worn out backstops  2 END L (4) wall mounted fixed	,		
Wisual Display Surfaces  Marker boards and tack boards  Provide new markerboards  Frovide new markerboards  Usual Display Surfaces  Marker boards and tack boards  Marker boards and tack boards  Provide new markerboards  Usual Display Surfaces  Marker boards and tack boards  Provide new markerboards  Usual Display Surfaces  Usual Display Surfaces  Usual Display Surfaces  United number of tack boards  Recommend providing markerboard  2 ESL L (1) 8-ft markerboard 32 sf \$30 demo-replace = \$2,880 + MU's  demo-replace = \$960 + MU's  Wisual Display Surfaces  United number of tack boards  Recommend providing markerboard  2 ESL L (1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's  Symnasium  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good Replace worn out backstops  2 END L (4) wall mounted fixed			
Art Classrooms  Visual Display Surfaces  Limited number of tack boards  Recommend providing markerboard  Provide new markerboard  2 ESL L (1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's  Gymnasium  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Replace worn out backstops go and tack boards  Replace worn out backstops  2 END L (4) wall mounted fixed			
Art Classrooms Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  L (1) 24-ft markerboard 96 sf \$30 demo-replace = \$2,880 + MU's  Library / Media Center  Visual Display Surfaces  Umited number of tack boards  Recommend providing markerboard  2 ESL L (1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's  demo-replace = \$960 + MU's  Gymnasium  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good Replace worn out backstops  2 END L (4) wall mounted fixed	4,335 9	93.55%	\$8,39
Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  Library / Media Center  Visual Display Surfaces  Limited number of tack boards  Recommend providing markerboard  Recommend providing markerboard  2 ESL  L  (1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's  demo-replace = \$960 + MU's  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL  L  4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good  Replace worn out backstops  2 END  L  (4) wall mounted fixed			
Visual Display Surfaces  Marker boards and tack boards  Provide new markerboards  Library / Media Center  Visual Display Surfaces  Limited number of tack boards  Recommend providing markerboard  2 ESL  L  (1) 24-ft markerboard 96 sf \$30 demo-replace = \$2,880 + MU's  Limited number of tack boards  Recommend providing markerboard  2 ESL  L  (1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's  Marker board 3			
Clibrary / Media Center   Visual Display Surfaces   Limited number of tack boards   Recommend providing markerboard   2   ESL   L   (1) 8-ft markerboard   32 sf \$30   demo-replace = \$960 + MU's   S   S   S   S   S   S   S   S   S	4,335 9	93.55%	\$8,39
Visual Display Surfaces  Limited number of tack boards  Recommend providing markerboard  2 ESL L (1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's  Gymnasium  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good  Replace worn out backstops  2 END L (4) wall mounted fixed			
Visual Display Surfaces  Limited number of tack boards  Recommend providing markerboard  2 ESL L (1) 8-ft markerboard 32 sf \$30 demo-replace = \$960 + MU's  Gymnasium  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good  Replace worn out backstops  2 END L (4) wall mounted fixed			
Gymnasium  Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good Replace worn out backstops  2 END L (4) wall mounted fixed	1,445 9	93.55%	\$2,79
Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good Replace worn out backstops  2 END L (4) wall mounted fixed			
Floor & Base Finish Materials  Clear finish wood floor, vented metal base  Refinish Wood Floor  2 ESL L 4600 SF  Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good Replace worn out backstops  2 END L (4) wall mounted fixed			
Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good Replace worn out backstops  2 END L (4) wall mounted fixed			
Backstops (quantity, mounting type,  (1) manually operated ceiling mounted backstop - good Replace worn out backstops  2 END L (4) wall mounted fixed	2,875 9	93.55%	\$218,47
Backstops (quantity, mounting type, (1) manually operated ceiling mounted backstop - good Replace worn out backstops 2 END L (4) wall mounted fixed	.,0.0	33.3370	ψ210, <i></i>
manual/motorized)	4,080 9	93.55%	\$46,60
Mu's			
Visual Display Surfaces (2) tackboards Recommend providing markerboard 3 ESL L (1) 8-ft markerboard 32 sf \$30	1,445 9	93.55%	\$2,79
demo-replace = \$960 + MU's			

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
- Excellent - New		

				SEE LEGEN	טו						<b>EVALUATION</b> (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECUR	RITY HEALTH & SAFETY	CODE	ADA/ ACCESSIBILITY	SUSTAIN -	EXTENDING BLDG, LIFE		IMPACT ON LEARN, ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			LLVLL	CICLL	FRIORITI	INIO		JAILII	COMPLIANCE	ACCESSIBILITY	ADILITI	DEDG. EII E	WAINTENANCE	LEANIN. LIVV.	AFFLANANCE	30.370 WARK-OF		FRODADLE COST
Years 11 - 15 (Fiscal Years 2	028 - 2032) - Long Term Recomm	endations																
Weight Room / Fitness Room																		
Floor & Base Finish Materials	Clear finish wood floor and sheet vinyl - both in poor	Replace vinyl flooring with new sheet vinyl	2	ESL	L	1,200 SF Vinyl Flooring \$6.50										\$20,770	93.55%	\$40,200
	condition	flooring and refinish wood floor				demo-replace = \$7,800;												
						1,200 SF Wood Flooring refinish-	-											
						sand-seal \$5 = \$6,000; TOTALS												
						\$13,800 + MU's												
Visual Display Surfaces	Obsolete markerboard surface tacked to wall	Provide new tackboards and markerboards	1	ОВ	L	(2) 8-ft markerboards \$25 =										\$3,855	93.55%	\$7,461
						\$1.600;						_	_					
						(2) 8-ft tackboards \$15 = \$960;												
						TOTALS \$ \$2,560 + MU's												
Student Toilet Rooms		<u> </u>	L		!	· I	1	· ·		!	-!		+	ļ	ļ			
Toilet Partitions	Painted metal - in poor condition	Replace with solid plastic toilet	1	END	L	(8) ADA toilet compartments										\$55,685	93.55%	\$107,778
		compartments				\$1,500 w/demo = \$12,000;												
						(20) toilet compartments \$1,250	)											
						=\$25,000; TOTALS \$37,000 +							_					
						MU's												
Staff Toilets		Te 1 6 1 11 11 11 11 11				L->	1		1	T	1			T	ı	40.0==		40.000
Floor & Base Finish Materials	Sheet vinyl flooring and rubber base - worn	Replace flooring with non-wax quartz tile	1	END	L	(5) rooms at 75 SF each \$5.75 =						_	_			\$3,275	93.55%	\$6,339
		flooring and rubber base				\$435 per room x 5 =\$2,175 + MU's												
Mechanical and Service Spaces						IVIO S			<u> </u>				<u> </u>	<u> </u>				
Other	Access ships ladder in poor condition	Replace with galvanized metal ships ladder	1	ОВ	1	Ships ladder, 5-ft height \$3,000	1		I							\$4,515	93.55%	\$8,739
other	Access ships ladder in poor condition	neplace with galvanized metal ships ladder	_	OB	_	+ MU's										74,515	33.3370	<b>70,733</b>
FOOD SERVICE																		
Floor Finish & Base Materials	Epoxy painted floor in fair condition	Re-coat floor with epoxy paint	2	END	L	1,000 SF \$2 sf = \$2,000 + MU's										\$3,010	93.55%	\$5,826
	F . , F	,,,,,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,										,		
Door Material (Including Frame & Glazing)	Painted hollow metal frame and wood doors - worn	Replace doors	2	END	L	(4) doors \$500 ea demo-replace	1						1			\$3,010	93.55%	\$5,826
·						leaf-frame remains-reinstall						_						
						salvaged hdwr = \$2,000 + MU's												
Door Hardware	Compliant, but worn	Replace hardware sets	2	END	L	(4) door hardware sets (room	1									\$3,010	93.55%	\$5,826
						entry only, no closers or special												
						hdwr) \$500 ea = \$2,000 + MU's							•					

**Capital Plan Detailed Scope of Work** 

\* Note:

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## LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New Life Cycle (Age Factor) N - New / Recent S - Section Priority 1 - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

				SEE LEGEN	0	<u> </u>					EVALUATION C	RITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE COMPLIANCE	ADA/		EXTENDING BLDG, LIFE		IMPACT ON E LEARN. ENV.			ESCALATION	* OPINION OF PROBABLE COST
		<u> </u>																
	2033 - 2037) - Long Term Recomme	ndations																
BUILDING EXTERIOR Exterior Wall Cladding																		
Spalling, Staining, Efflorescence	Some staining noted throughout	Clean isolated areas of brick veneer	2	ESL	L	Assume 500 SF @ \$2.50 =\$1,250 + MU's						•	•			\$1,885	116.55%	\$4,082
Windows		T	,				1			1				1				
Sills	Precast concrete sills - in fair condition with some areas of cracking and open joints	Replace damaged pre-cast sills	2	END	L	Assume 30 LF @ \$50 demo- replace = \$1,500 + MU's						•	•			\$2,260	116.55%	\$4,894
Sills		Repoint joints between pre-cast sills	2	END	L	100 LF \$2.50 = \$250 + MU's						•	•			\$380	116.55%	\$823
Exterior Doors (not including Main Entry)			l .	l l			I.	ļ Į		I	1			I				
Materials	Original Building:  Mix of field painted aluminum entrances (in poor condition) and painted hollow metal doors in either metal or wood frames	Replace doors, frames, and hardware with new aluminum entrances	1	END	L	(4) pairs of doors (11) single doors \$2,500 door- frame-panic hdwr-closer x 19 =\$47,500 + \$1,500 door leaf demo = \$49,000 + MU's						•	•			\$73,745	116.55%	\$159,695
Fascia, Trim, Soffits &			1			1					1				1			
Overhangs Materials	Painted GWB ceiling at entry canopy, some paint peeling near window below	Repair GWB and repaint	2	ESL	L	10 SF \$10 sf = \$100 + MU's						•	•			\$150	116.55%	\$325
Sealants & Expansion Joints		<u> </u>	I	1			I	ı			l l							
Window / Door Perimeter Sealant	Sealants were observed in various condition	Recommend removal and replacement of all perimeter sealants	2	END	L	5,000 LF \$3.50 rout & reseal = \$17,500 + MU's						•	•			\$26,340	116.55%	\$57,039
Building Joint Sealant	Sealants were observed in various condition	Recommend removal and replacement of all joint sealants	2	END	L	300 LF w/backer rods route & reseal = \$5 If = \$1,500 + MU's						•	•			\$2,260	116.55%	\$4,894
Roof Assembly & Flashing			l .	ı ı			l .	ı I			1							
Age	60% of roof: 4 years (installed 2012) 40% of roof: 21 years (installed 1995)	Given the age of the older portion of the roof is nearing the end of its expected service life, recommend budgeting for a full roof replace during the plan period	f 3	ESL/END	L	55,297 SF Black EPDM demo- R38 new system w/perimeter trims 7 flashings-drains- walkways-tapers-crickets (blocking re-used) \$12 sf =\$663,600 + MU's						•	•			\$998,720	116.55%	\$2,162,728
Condition of Flashings & Transitions	Overall in good condition	Replace lead coated copper roof to wall flashing at chimney with new stainless steel flashing	3	ESL	L	50 LF @ \$50 = \$2,500 + MU's						•	•			\$3,765	116.55%	\$8,153
Skylights			1	1			I.	l l			1							
Curbs	Typical of roof mounted equipment  2 units are located directly adjacent to a building expansion joint and water is collecting between the joint and skylight curb	Recommend roof-to-wall expansion joint detail at this location when new roof is installed	2	ESL	L	60 LF \$50 If expansion joint & cover assembly \$3,000 + MU's						•	•			\$4,515	116.55%	\$9,777
Exterior Stairs and Ladders	Doof ladders wisting and	Domeyo correction prime and animal	1 2	FCI	-	(4) 12 ft ladder: \$500!	1		-			-	1	1		62.040	140 5500	\$C.T.C.
Locations and Materials	Roof ladders - rusting and corroding	Remove corrosion, prime and paint	2	ESL	L	(4) 12-ft ladders \$500 per ladder x 4 = \$2,000 + MU's						•	•			\$3,010	116.55%	\$6,518
ELECTRICAL																		
Emergency Power	A small 2010 vintage Briggs and Stratton single-phase generator that is located on the roof of the mechanical room provides backup power to the UPS at the City's network core rack.	The generator will need to be replaced within 20 years	3	ESL	L	Carry 5-kW natural gas genset in outdoor enclosure and 60A ATS						•	•			\$17,500	116.55%	\$37,896
	1	ı	1	1		I	1				1		1		ı	Total Years	16 -20	\$2,456,825

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
Excellent - New		

				SEE LEGEN	ID					I	VALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -						ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Year 2	2017) - Immediate Recommendations																	
Equipment	1998 vintage GE switchboard	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	ESL	I	\$Allow 1,500 for infrared scan with report						•	•			\$1,500	0.00%	\$1,500

**Capital Plan Detailed Scope of Work** 

Nule:
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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained N/A - Not Applicable

		4 - Excellent - New					_										BUDGET			_
				SEE LEGENI	D					EVALUATION	CRITERIA			TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCAT	ON	
GORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH		ADA/ ACCESSIBILITY		EXTENDING BLDG. LIFE	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV		50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	EX
			LLVLL	CICLL	TRIORITI	11110	SAIETT	CONTENTED	ACCESSIBILITY	ADILITI	DEDG: EITE	WANTENANCE ELANGE ENV	ATTEMINICE			6031		Renovation		
ars 1 - 5 (Fiscal Years 201	8 - 2022) - Short Term Recommen	dations																		
Number of Spaces	1 ADA at rear - not compliant	Add 1 ADA parking space (for a total of 2).	2	ESL	S	\$350 ADA sign + \$175 restriping								\$790	24.65%	\$985			\$985	
(Regular & ADA)		Paint parking aisle and accessible route to building.				= \$525 + MU's	•		•											ı
		building.																		
icular & Pedestrian ulation																				
Traffic Markings & Traffic Signage	No Fire Lane Signs	Install fire lane/no parking signs	0	OS	S	Quantity unclear (2), allow n +								\$376	24.65%	\$469			\$469	
						MU's 2 each \$125														ı
																				ı
Curb Cuts & Detectable Warning Strips	No panels	Install panels at crosswalk.	0	OS	S	Quantity unclear, 1 at each side								\$7,224	24.65%	\$9,005				
						of street for 2 total? Assume cut out existing pavement and														ı
						provide detectable warning strip			•											ı
						@ 2 locations? CORRECT 2each: 40sf@\$60														ı
						2000111 1051@ 900														ı
Furniture &		<del> </del>	!			-		-				ļ	+					·	!	
Bicycle Racks	2 at rear (full)	Relocate racks out of fire lane. Install	2	ESL	S	Quantities to be relocated? (2)	1		1		1		1	\$2,859	24.65%	\$3,564		I	\$3,564	
2.5,5.5		additional racks as they appear full.	-		-	Quantities additional (# of bike								7-/		,,,,,,,,,			<b>,</b> -, ·	ı
						stall count) Relocate 4@\$100	•													ı
						New: 2@\$750														ı
cing			l			1	1			1			1							
Locations & Materials	Chain link around school. Corner fence/grade attenuation. Sections missing/sagging.	Needs repair.	2	ESL	S	Need If of repairs (60 FT ) needed and fence height (6 FT) .								\$2,709	24.65%	\$3,377			\$3,377	ı
	attenuation. Sections missing/ sagging.					60LF\$30						•								ı
																				1
: Topography Characteristics	Poor grass cover in play area.	Reestablish green area.	2	ESL	S	Need sf of new lawn area (12,		1	1	ı				\$13,770	24.65%	\$17,164	\$17,164			
Characteristics	i sor grass cover in play area.	neestabiish gi een area.	-	252	, ,	200) , will assume reseed,								\$15,770	21.0370	ψ17,10 ·	Q17,101			ı
						aeration, and lawn feeding only with minimal new loam u.n.o.						•	•							ı
						12,200s.f.@\$0.75														ı
																				1
Drainage Ponding	Ponding/drainage needs attention at Dumpster area	Install curbing and catch basin and connect to	1	END	\$	Curbin quantity & type? (150 FT		1	1	ı				\$6,500	24.65%	\$8,102	\$8,102			
· onding	l onding, dramage needs accention at bumpseer area	existing drainage.	-	2115		BITUMINOUS) Lf of pipe run to								\$0,500	21.0370	\$0,102	Ç0,102			ı
						connect to existing storm system	ו													ı
						(50 FT)? Curb: 150lf@\$10						•								ı
						CB: 1@\$2500														ı
RUCTURAL						Pipe: 50lf@\$50			<u> </u>		L									
Roof Construction	A. Some blocking has been added though some is still	Add missing blocking.	3	ESL	S	16 partial lines of blocking.								\$6,025	24.65%	\$7,510	\$7,510			
	missing; some joists have been sistered; and a couple of					Extent unclear, assume each														
	the steel rods for the ceiling have been replaced. Roof layout includes high/low conditions.					"partial line of blocking" means one location between adjacent														ı
	layout melades highly low conditions.					set of roof joists 4' o.c., so am														ı
						providing 64 total If of blocking	•				•	•								ı
						between joist, = 10 bf per location x 16 = 160 bf blocking														ı
						@ \$5 = \$800 + MU's, increase to														ı
						320lf							1							1
Roof Construction	B. Flat roof susceptible to drift most likely not designed		2	ESL	S	2,500 sq ft of roof, assume							1	\$14,455	24.65%	\$18,018	\$18,018			_
	for drifting.	recommend reinforcing high low roof				sistering @ 48" o.c. = 625 lf	] ]													ı
		conditions for drift by adding new wood joists between existing joists. Shoveling of				sistering assuming 2 x 12 = 1,250 bf sistering @ \$5 bf = \$6,250 +					•	•								ı
		drifts recommended in the interim.				MU's increase to 960If														ı
																				ı
Roof Construction	C. The is a wood bell tower on the east end of the roof.	Repair bell tower and verify that its	1	END	S	One bell tower, allowance lump	+ +		+				+	\$15,050	24.65%	\$18,760	\$18,760		-	
	The paint on the wood is flaking and the wood appears to					sum \$10,000 + MU's					•	•								ı
	be deteriorating.		1			1	1		1	1	1 -	i - I	1							

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID	7		FVAL	LUATION CR	RITERIA				TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCAT	ION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURIT	Y HEALTH & CODE ADA/ SU	USTAIN -	EXTENDING	OPERATION &			50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY COMPLIANCE ACCESSIBILITY A	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST	L	Renovation)		EXPENSE
Years 1 - 5 (Fiscal Years 2	018 - 2022) - Short Term Recommen	dations																		
Roof Construction	A. Stains and fasteners are visible in the gypsum planks. Gypsum planks susceptible to moisture.	Verify Integrity by opening roof membrane in selected area and observing top side condition.	2	ESL	S	Open 5 locations & infill & seal after inspectio (correct) n, \$250 per location = \$1,250 + MU's, excludes eng'g analysis				•	•			\$1,885	24.65%	\$2,35(	\$2,350			
Roof Construction	Flat roof susceptible to drift near higher roof. Most likely not designed for drifting.	Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by reinforcing long span joists. Shoveling of drifts recommended in the interim.	2	ESL	S	1.700 sq ft of roof, assume sistering @ 48" o.c. = 425 If sistering assuming 2 x 12 = 850 bf sistering @ 55 bf = \$4,250 + MU's, the existing framing is steel bar joists, wood sistering will not work. Carry reinforce the top and bottom chord of all 14 bar joist by welding steel plate to the bottom flange and rods to the top flange.		•		•	•			\$12,795	24.65%	\$15,949	\$15,949			
Roof Construction	A. Flat roof susceptible to drift near higher roof. The age of the design is unknown as is whether the roof was designed for drifting.	Roof is technically grandfathered; recommend investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S	500 sq ft of roof, assume sistering @ 48" o.c. = 125 If sistering assuming 2 x 12 = 250 bf sistering @ \$5 bf = \$1,250 + MU's, roof is steel so wood will not work here, assume 160If of add joist similar to line 116		•		•	•			\$5,780	24.65%	\$7,209	\$7,205			
Roof Construction	Additional connectors/1-story spaces between the east building and the north-west building (houses mechanica spaces): concrete slab spanning to steel beams supported by steel columns or bearing in masonry. Some of the framing is supported by newer lally-columns (past retrofit) unknown if the retrofit was to address drift loads.	l recommend reinforcing investigation if reinforcing is required. Shoveling of drifts recommended in the interim.	3	ESL	S	~1,500 sq. ft., assume steel sistering @ 48" o.c. = 315 lf sistering SAY 6 #/lf joists = 1,890 # steel @ \$4 # = \$7,560 + MU's (correct)		•		•	•			\$11,380	24.65%	\$14,185	\$14,185			
Exterior Wall Construction	Additional connectors/1-story spaces between the east building and the north-west building  A. Damage brick on the inside noted in one location (north wall just above the foundation wall). The custodian explained that other locations had been repaired (working one room at a time)	Repair brick	2	ESL	S	1 locations noted, scope sf area unclear, for small area< 5 sf, allow \$100 + MU's (correct, small areas, does this overlap with item/line 146?)				•	•			\$150	24.65%	\$18:	\$187			
Exterior Wall Construction	South-west building: A. localize spots missing mortar or with broken bricks	Repoint areas/repair bricks	2	ESL	S	10 locations at east façade, 2 locations at west façade (above doors) 3 damage brick (corner and west façade doors), assume < 5 sf per location @ \$20 = 12 locations x 5 = 60 sf @ \$20 = \$1,200 + MU's (correct, all small areas)				•	•			\$1,810	24.65%	\$2,256	\$2,256			
Exterior Wall Construction	North-west building (gym): A. No ties visible between CMU back up wall and framing steel.	Grandfathered in. Recommend tying CMU to steel beam with steel angle at 4ft oc. around gym perimeter.		ESL	S	Gymnasium perimeter ~360ft, assume 8 #/lf structural angle with set tabs on cmu side, set tabs into cmu grout & weld to steel continuous @ \$35 lf labor & materials = \$12,600 + MU's (correct)		•		•	•			\$18,965	24.65%	\$23,640	\$23,640			
Exterior Wall Construction	B. The CMU back up wall on the west façade has multiple		2	END	S	~100 lf crack stich @ \$50 =			+					\$7,525	24.65%	\$9,380	\$9,380			
Eutorior Wall Construction	stepped cracks.	Cracks.	1	ENDC		\$5,000 + MU's		•		•	•			£2.525	24.050/	da 201	62.205			
Exterior Wall Construction	C. Cracks are visible in the brick as well as some brick damage. The parapet at the north façade east end appear to not be tied into the remaining brick.	Repairs cracks and bricks. Tie parapet	2	END S		4 locations (corner and west façade, sf area unknown allow \$250 per location = \$1,000 + MU's; parapet length to tie in unknown, cannot be estimated.		•		•	•			\$2,635	24.65%	\$3,285	\$3,285			

LEGEND \* Note:

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						-											BUDGET			
CATECORY	DESCRIPTION AND CENTRAL COMMENTS	IDECOMMENDED ACTION	COND	SEE LEGEN		QUANTITY	CECUDITY LIEALTH O	e Cope	EVALUATIO		ODED ATION O	IMPACT ON	AFCTUFFICE O	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF	CID	ALLOCA		CITY
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	INFO	SECURITY HEALTH & SAFETY		ADA/ SUSTAIN					30.3% WARK-OF	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
			-				· 													
Years 1 - 5 (Fiscal Years 201	18 - 2022) - Short Term Recommen	dations																		
Exterior Wall Construction	F. North entry: large canopy shows damage on the	Verify damage is not structural. Repair	2	END	S	One canopy, sf area & type of								\$1,885	24.65%	\$2,350	\$2,350			
	underside.					damage unclear, allow \$1,000 + MU's (added photos - 75 SF														
						painted ext GWB to be repaired				_										
						and painted, 25 LF of metal roof edge replacement)	•			•	•									
						euge replacement)														
Exterior Wall Construction	E. West entry is brick with a gable roof with wood siding		2	END	S	Brick repair ~10 locations, sf								\$4,140	24.65%	\$5,161	\$5,161			
	and shingle roof. The decorative brick pattern is spalling. The wood siding paint at the gable is peeling.	•				area per location unknown, allow \$250 location = \$2,500 +														
	The wood starting painted the gaste is pecung.					MU's; Paint ~ gable end, sf area														
						gable repair unknown (50 sf ft),				•	•									
						allow 100 sf @ \$5 clean-prep- repaint = \$500 + MU's														
Exterior Wall Construction	Geodesic dome: the walls (below the dome portions) are there edge of the planters, insulation, and wood siding.		2	END	S	Area sf of rotted unclear, allow 100 sf (correct) @ \$15 = \$1,500								\$2,260	24.65%	\$2,817	\$2,817			
	In several locations the wood is rotting.	Sourius				+ MU's	•			•										
Additional Observations (Site)		Repaint steel to protect it.	2	END	S	1 roof, sf area of steel to be		+		-		-		\$24,080	24.65%	\$30,016			\$30,016	
, additional observations (site)	A. Entry roof at ground floor: the roof is metal bearing or			2.110	3	repainted is unclear, allow 100 st								\$21,000	21.0370	\$30,010			\$50,010	
	a frame of HSS steel beam and column. The frame paint is peeling.					@ \$10 clean-scrape-repaint = \$1,000 + MU's, carry 800 lft of														
	is peeiing.					hss section to be painted (HSS				•	•									
						varies between 6x6 and 4x4)														
Additional Observations (Site)		Repair	2	END	S	1 stair, sf area damage unclear,								\$1,505	24.65%	\$1,876			\$1,876	
	B. Cast in Place Concrete Site stairs at south east has					allwoance for total repair \$1,000 + MU's 3cuft														
	large spalls and damage at the base of the railing posts					+ IVIO S SCUIT				•	•									
Additional Observations (Site)	C. Stone coping on site wall (south east): the mortar	Repair to prevent further water infiltration	2	END	S	1 wall, ~70lft remove & rest								\$3,160	24.65%	\$3,939			\$3,939	
Additional Observations (Site)	between the stone is gone.	Repair to prevent further water innitiation		LIND	3	coping stone w/new grout @								33,100	24.03/6	33,333			\$3,939	
						\$30 If = \$2,100 + MU's				•	•									
BUILDING EXTERIOR																				
Exterior Doors - Main Entrance																				
Door Widths and Clearances	3' Wood doors, clearance not met. There is a step at the		0	OB	S	Remove entire (approx. 300 SF)								\$195,050	24.65%	\$243,130	\$243,130			
	plane of the door. 9" steps are non-compliant, the unnatural height makes them a tripping hazard. Existing	Install new stairs and ADA compliant ramp, railings.				granite entry stair area, 11 steps Increase top landing to 300 SF														
	center railing not adequate.					granite step. Need an additional														
						14 granite steps (9' between FF at door and exterior grade),														
						approx. 300 SF area of granite														
						steps needed. Remove existing														
						railing, install new railings approx. 75 LF. Add 160 LF ramp														
						at entry, 5' wide. Install new														
						railing approx. 320 LF \$1,500 demo existing granite + (250														
						cubic feet granite @ \$175 =														
						\$43,750) + (75 cy ramp concrete			•											
						@ \$400 cy = \$30,000) + (1,000 sf ramp concrete slab including														
						area for landings @ \$3.50 =														
						\$3,500) + (395 total If ground mount handrail <top &="" &<="" mid="" td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></top>														
						posts @ 48" painted steel> @														
						\$80 =\$31,600) + (550 cy dig & bf														
						ramp foundations & prep granite steps @ \$35 = \$19,250) = = =														
						\$129,600 + MU's.														
		1		<u> </u>			1 1				1			l			l	l	<u> </u>	

**Capital Plan Detailed Scope of Work** 

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		4 - Excellent - New	I															BUDGET			
				SEE LEGEN	D	٦				EVALUATION	I CRITERIA				TRADE COST PLUS		* OPINION OF	DODGE!	ALLOCA	TION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HE	EALTH &	CODE ADA/			OPERATION 8			50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO	S	SAFETY CON	IPLIANCE ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANC	E LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
Vegra 1 F /Figgal Vegra 201	10 2022) Chart Tarm Dasamman	detiene																			
	18 - 2022) - Short Term Recommen	dations																			
Exterior Stairs and Ladders  Locations and Materials	Concrete step at North gym entry is deteriorating,	Replace 1 concrete step at North gym entry.	2	END	S	Replace 1 concrete step at North						1			\$41,01	24.65%	\$51,125	\$51,125			
Escations and Materials	spalling, and cracking. Metal tread rusting, popping up.	Replace 2 concrete steps at West gym entry.		2.115	J	gym entry (7-3/4" step, 100 SF).									Ų 12,02.	2 1.0570	<b>\$31,123</b>	Ų31,123			
	Stair at West gym entry is deteriorating, spalling, and	Replace 1 concrete step at West locker room	1			Replace 2 concrete steps at															
	cracking.	entry.				West gym entry (7-3/4" steps,															
	Concrete step at West locker room entry is deteriorating	3,				100 SF).															
	spalling, and cracking.					Replace 1 concrete step at West locker room entry (7-3/4" step,															
						50 SF). Precast or c.i.p. steps?															
						Horizontal plane dimensions															
						(100 sf or 50 sf) do not match up															
						with number of treads to be															
						repaired or expected width of each tread, please advise. Am															
						assuming precast steps 250 sf															
						total @ \$75 sf = \$18,750 + MU's						•									
						handrails excluded															
						Assume c.i.p. steps.						1									
						150 SF total area of just one 7" step (or 'pad') - 2 separate pads.															
						100 SF total area of c.i.p. steps, 2						1									
						x 7" risers (14" total height) - 1						1									
						stair.															
						Include 30 LF new handrails.															
												1									
Roof ladders	Two existing roof ladders are dangerous, rusting. There	Poplace 2 existing roof ladders with a	0	OB	c	Replace 2 existing 8' roof ladders		-		-	1	-	+	1	\$8,480	24.65%	\$10,570	\$10,570			
Roof lauders	is no good access to the gymnasium roof besides	OSHA compliant roof ladders. Install three	0	ОВ	S	with new roof ladders @ \$85 vlf									20,400	24.05%	\$10,570	\$10,570			
	climbing out a window. Also, there is no easy access to	new OSHA compliant roof ladders.				demo & replace = \$1,360 +															
	three other roof levels.	Provide enclosed OSHA compliant roof ladde	r			MU's.															
		access to gym roof.				Install 3 new 8' roof ladders @															
						\$75 vlf = \$1,800 + MU's.		•	•												
						Install new 15' enclosed roof ladder \$165 vlf with cage =															
						\$2,475 + MU's. = = = TOTALS															
						\$5,635 + MU's															
BUILDING INTERIOR																					
Non-ADA compliant door hardware	The vast majority of doors have been outfitted with	Recommend replacement of all non-	0	ОВ	S	Approx. 20 Knobs (typically on						1			\$15,050	24.65%	\$18,760	\$18,760			
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	compliant door hardware. However there are still non-	compliant door hardware with functioning,				service/storage doors), \$500 per									, , , , ,		720,100	, , , , , ,			
	compliant hardware (door knobs) on some doors.	code compliant hardware.				door leaf for new ADA hardware															
	Accessible doors need to have a condition that is easy to	)				and possible minor reworking of															
	operate with one hand and that does not require tight					leaf to accept = \$10,000 + MU's															
	grasping, tight pinching, or twisting of the wrist to																				
	operate. Lever-operated mechanisms, push-type mechanisms, and U-conditiond handles are acceptable																				
	designs.							1			1		1								
						<u> </u>															
Main Entrance	Vostibulo. Alum starofront	Strip and refinish evision to the strip		ECI		Approx 50 SF original wood									64.33	34.050/	ÅF 207	ÅF 307			
Door Configuration (Vestibule?)	Vestibule. Alum storefront appears to be in good condition. Original wood-framed vestibule storefront	Strip and refinish original woodwork. Install ADA push button as part of larger	2	ESL	S	refinishing, \$7.50 sf strip-sand-									\$4,330	24.65%	\$5,397	\$5,397			
	showing wear and tear, denting, and chipping.	entry renovation work involving accessibility.				refinish-seal = \$375 + MU's.															
	No ADA push button.	, accessionity				Install ADA push button and		1					1								
						door entry system, \$2,500 for															
						system w/new wiring + MU's.															
5.16		9 11 5 11 1				4				1	1		1	1						22.	
Exit Signs	Main entrance missing second exit sign.	Provide Exit sign	0	ОВ	S	1 exit sign above door, \$350 including wiring in + MU's.		•	•						\$530	24.65%	\$661			\$661	
Secondary (lower level) Entrance						moderning withing in 1 modes.															
Exit Signs	No second exit sign above doors	Provide Exit sign	0	ОВ	S	1 exit sign above door, \$350		_	_						\$530	24.65%	\$661			\$661	
			1			including wiring in + MU's.		•	•	1	<u> </u>			1	<u> </u>						
Corridors  Wall Projecting Objects	Two drinking fountains are not located in alcoves, and	Provided painted round metal cane detection	n 0	ОВ	S	(2) painted round metal cane		1			1				\$1,50	24.65%	\$1,876			\$1,876	
,	cannot be detected by cane.	devices to one side of the drinking fountains			_	detection devices. One set of									+ 1,30		<i>+=,010</i>			7-,570	
	·	to meet ADA requirements.				two for each fountain, allow			•												
						\$250 ea x 4 = \$1,000 + MU's															
													1								

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						_	-												BUDGET		
	I	I		SEE LEGEN				. T			EVALUATION		T			RADE COST PLUS	ESCALATION	* OPINION OF		ALLOCAT	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY		BLDG. LIFE	OPERATION & I			50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT. CITY EXPENSE
		•	•				•							•							
Years 1 - 5 (Fiscal Years 2018 -	2022) - Short Term Recommend	dations																			
Interior Signage			ı	1 1		l		1			1				1	42.250	24.550/	<b>62.047</b>	62.047	1	
	Generally, signage is provided where needed. However there are a few signs missing from classrooms on the	Replace laminated paper signage with code compliant signage.	-	-	S	Install approx. 20 plastic code compliant signs, \$75 each =										\$2,260	24.65%	\$2,817	\$2,817		
	third floor, or have temporary laminated paper signage.					\$1,500 + MU's															
Stairs and Exits Handrails (height, extensions, profile)	One main stair has fully compliant handrails.	Install code compliant center handrails and	0	ОВ	ς	Install a total of 25LF of 1'		1 1			1	1	1		<u> </u>	\$9,180	24.65%	\$11,443		1	\$11,443
	The other main stair lacks the 1' handrail extensions at	handrail extensions at rear cafeteria/gym	· ·	05	3	handrail extensions, assume cut										\$3,100	24.0370	Ş11, <del>44</del> 3			ÿ11,445
	the top and bottom of each railing run. Also, graspable	stair.				existing pipe end & weld															
		Install code compliant handrail extensions at main stair.				extension as required, \$100 lf															
	the top and bottom of each stair run.  The stair at the rear of the gymnasium/cafeteria needs 1'					including welding & grinding or \$100 per location = \$2,500 +															
	rail extensions for each side railing, top and bottom of	gym side stair.				MU's			_	_											
	each railing run. Center railing should be replaced with a					Install 3 new center railings,			•												
	railing that also has the 1' top and bottom extension.  The stair at the side of the gym also lacks the 1'					approx. 24 LF total, assume toe guard & 4" vertical spacers, \$150															
	extensions at the top and bottom of each railing run.					If demo & replace = \$3,600 +															
						MU's = = = TOTALS \$6,100 +															
						MU's															
Family 9 Consumer Colours (House																				1	
Family & Consumer Science (Home Ec.) Stairs	Exit stair through rear of classrooms lacks compliant	Install compliant handrails.	0	ОВ	S	Approx 12 If new handrail; \$30 If		1					1		1	\$903	24.65%	\$1,126			\$1,126
	handrails.					if single line wall pipe rai OR															
						\$125 lef if ground mount w/toe guard & 4" verticals, please															
						advise															
						Single wall line pipe rail.															
Art Classrooms								1			l .		<u> </u>								
Sinks (ADA compliance)	Sinks are mounted in laminate casework countertops.	Remove existing counter and sink, replace	3	ESL	S	(1) 24" deep x 60" long plastic										\$4,330	24.65%	\$5,397	\$5,397		
	They are not ADA compliant. Gooseneck type faucet	with ADA compliant counter and sink.	-			laminate counter with resilient										7 .,		45,551	+=,==:		
	with aluminum basin, in good condition.					edge banding, knee clearance															
						below counter, and stainless steel sink with faucet, \$275 If				_											
						demo & replace cabinet &															
						countertop = \$1,500 + \$1,500															
						new sink & faucet using existing rough = \$2,875 + MU's															
Kilns	Vile in back storage room	Provide a rated, ventilated, and accessible	0	ОВ	c								<del> </del>			\$18,815	24.65%	\$23,453	\$23,453		
Kiins	Kiln in back storage room.	room to keep the kiln in as part of future	U	ОВ	S	80 square feet of interior renovation to provide a room										\$18,815	24.05%	\$23,453	\$23,453		
		renovations.				constructed of gyp partitions up															
						to roof deck, single wood veneer															
						36"x84" door, 2x4 ACT ceilings, and VCT flooring, allow \$125 sf +															
						\$2,500 relocate kiln & new fan															
						thru roof = \$12,500 + MU's															
Technology Classrooms (Fabrication Lab)		1	1	·		1					1		<u> </u>	<u> </u>			1			1	
Stairs	Railings and guardrails not compliant.	Replace with compliant handrails and guardrails, which have extensions and can	0	ОВ	S	Remove existing handrails and guardrails, replace with approx.										\$7,115	24.65%	\$8,869	\$8,869	1	
		pass the 4" ball test.				35 LF new guardrails with															
						handrails., \$135 If to demo &															
						replace = \$4,725 + MU's															
Performing Arts - Stage							<u> </u>						1								
Stage Curtains (fire, proscenium, back of house)	Maroon stage curtain provided. No proscenium. Balcony		0	ОВ	S	Remove existing ladder, replace										\$8,430	24.65%	\$10,508	\$10,508		
	storage provided at back of stage. Ladder up to balcony					with new 10 ft ladder, \$4,000 for															
	storage is unsafe, vertical rails are short. Guardrail at balcony is non-compliant.	with code-compliant guardrall.				alternating tread ladder & demo existing + MU's.															
ļ	, ,					20 LF code-compliant guardrail,															
						\$80 If to demo existing &				•											
ļ						provide new guardrail (top & mid rail & post 48" o.c.) = \$1,600															
						+ MU's = = = TOTALS \$5,500 +															
						MU's															
	I	1	<u> </u>			L		1		1	<u> </u>	I					I .			<u> </u>	

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID	7					EVALUATION	I CRITERI∆				TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCAT	ION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE				OPERATION &	IMPACT ON	AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO			OMPLIANCE A	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
Years 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																				
Door Widths and Clearances	Door widths are fine, typically 3'. Proper clearance is not		e 0	OB	S	Remove existing guardrail,										\$2,260	24.65%	\$2,817			\$2,817	
	provided for stage stair door. Door swings and hits stage	e. guardrail at stage.  Provide compliant handrails at stairs.				provide 10 LF new code																
	Also, due to occupant load of stage, both stage doors should swing outward. Stage is not provided with	Provide compilant nandralis at stairs.				compliant guardrail. \$85 w/demo = \$850;																
	guardrail, and stair is not provided with compliant					Reconfigure 2 existing doors to																
	handrails					swing outward. \$200 ea = \$400																
						Provide 10 LF code compliant			•	•												
						handrails for stairs. \$25 = \$250; = = = TOTALS \$1,500 + MU's																
						= = 101ALS \$1,500 1 WO 3																
Performing Arts - Music Rooms																						
Door Hardware	Main doors are compliant with aluminum pull handles	Replace doorknob with compliant hardware.	0	OB	S	Replace knob with compliant										\$755	24.65%	\$941			\$941	
	and panic hardware. 1 backroom door still has a					hardware on 1 door, \$500 to																
	doorknob.					include possible minor reworking of door for hardware																
						+ MU's																
							]				]			l								
Gymnasium  Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	ОВ	S	Remove existing non accessible	l		1							\$3,010	24.65%	\$3,752			\$3,752	
	3,				_	drinking fountain.										7-7		70,.00			40,.00	
						Provide 1 new hi/low drinking																
						fountain with water bottle filler,																
						\$1,500 demo & \$500 modify existing rough + MU's																
Door Hardware	Doors provided with pull handles, panic hardware. Door	s Pontaco hardware set with doors	2	ESL	S	1 hardware set double doors,		-								\$3,390	24.65%	\$4,226			\$4,226	
Door Hardware	are on closers, one door on hold open. Compliant.	s Replace Hardware set with doors.	3	LJL	,	allow \$2,250 all hardware										\$3,390	24.03%	Ş4,220			34,220	
Locker Rooms			I .	1			I		I		1	1	I	1	1					I		
Level of Privacy - Short Term	Gang showers provide no privacy. Girl's shower stalls	Shower shower compartment partitions and	0	ОВ	S	Refer to diagrams provided in		1							1	\$13,545	24.65%	\$16,884	\$16,884			
·	provide privacy, however the stalls do not have a	curtains to accommodate provite changing				the Locker Room Privacy																
	changing area in front.	area				Accomodatiions Section of this																
						report.																
Cafeteria							l	l					I		l							
Drinking Fountains	Provided outside of gym. Non-accessible.	Replace with accessible water fountain.	0	ОВ	S	Remove existing non accessible										\$3,010	24.65%	\$3,752			\$3,752	
						drinking fountain.																
						Provide 1 new hi/low drinking fountain with water bottle filler,																
						\$1,500 demo & \$500 modify																
						existing rough + MU's																
Staff Toilets		+	ļ	1		ļ	1					1	ļ		1	1				ļ.		
Accessibility (maneuvering clearances, fixture	In two staff bathrooms, ADA turning radius is not	Re-configure GWB partitions in two	0	ОВ	S	Remove full-height GWB	1		1					1		\$5,345	24.65%	\$6,663	\$6,663			
clearances, grab bars, accessory heights)	provided. Three bathrooms are missing grab bars.	bathrooms to provide proper ADA turning	_			partition. Install and finish new										÷3,3 13	25570	÷ 5,003	7 2,003			
		radius. Install 3 sets of ADA grab bars for				full-height GWB partition.																
		toilets.				Install 3 sets of ADA grab bars																
						for toilets, assume 9' wall width x 14' height x 2 rooms, 250 sf																
						demo & new walls = \$2,500 +				_												
						\$250 per room x 2 patch floor &																
						ceiling = \$500 + \$275 grab bars :	1															
						2 = \$550 = = = \$3,550 + MU's,																
		·	· <u> </u>	· <u> </u>	·	·				· <u> </u>											· <u> </u>	_

**Capital Plan Detailed Scope of Work** 

\* Note:

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
? - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained I - Excellent - New	OB - Obsolete	N/A - Not Applicable

		r=		SEE LEGEND		¬			 LUATION CRITERIA			TRADE COST BUILD			BUDGET	ALLOCATIO		_
RY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION				QUANTITY		0 0005		00504710110	Luana er av Lassrusriss a	TRADE COST PLUS 50.5% MARK-UP		* OPINION OF PROBABLE	an.		MAINT.	_
	DESCRIPTION AND GENERAL COMMENTS		COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	INFO	SECURITY HEALTH SAFET				IMPACT ON AESTHETICS & LEARN. ENV. APPEARANCE		LICALATION	COST	CIP	CIP (Major Renovation)	MAINI.	
	2018 - 2022) - Short Term Recommend	dations																
CAL						In	T T	1		1	1	1 400 000		4	4			
ting Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH, 2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr. Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation. Boiler feed system is aged and in need of upgrade; feed pump replacd. Combustion air fan NEW 2014.	Replace failing boiler feed unit.	1	END	\$	(Year 0) Replace boiler feed pump unit (4,500#/hr).			•	•		\$38,000	24.65%	\$47,367	\$47,367			
CAL																		Ė
ranels	Panelboards are generally 1998 vintage GE panelboards, although there is a 1960's vintage panelboard in a corridor outside of Tech Ed and a 1970's vintage residential/light commercial grade load center on the stage. The panelboard serving Tech Ed is equipped with a contactor controlled by emergency-stop pushbutttons.	Replace old panelboard near tech ed and loadcenter on stage. All Panels will reach the end of their anticipated useful lives within 15 years	2	END	S	Carry complete replacement for 103118 sf with 15% needed in the short term			•	•		\$50,000	24.65%	\$62,325	\$62,325			
afety																		1
e Alarm	1998 vintage conventional zoned FCI control panel. Occupant notification does not comply with ADA or current standards in some areas.	Update to fully addressable system.	2	END	S	103,118 sf	•	•				\$194,000	24.65%	\$241,821	\$241,821			
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at the exterior of building exits.	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END	S	Quantities not clear, allow \$350 per emergency light replacement, re-use existing wiring + MU's; quantities not clear, allow \$1,000 for ea exterior egress emrgency light w/new wiring + MU's Carry (8) outdoor units and 40 indoor units	•	•				\$33,100	24.65%	\$41,259	\$41,259			
Y re Entry Vestibule	Secured entry with buzz-in entry system. Secured vestibule does not enter directly into admin area, allowing visitors to have access to student areas before checking in.	Recommend providing a secured entry directly into administration area in future renovations. Renovate nurse suite and faculty room directly adjacent to entry vestibule into admin suite. Renovate existing admin suite to accommodate displaced nurse suite and faculty room.	-	-	S	2,000 SF complete interior renovation, \$125 sf = \$250,000 + MU's	•					\$376,250	24.65%	\$468,996	\$468,996			
sion Alarm System	Bosch system connected to district-wide network	System will reach the end of its anticipated useful life within 15 years	3	ESL	S	Carry complete system replacement for 103118 sf	•					\$115,000	24.65%	\$143,348	\$143,348			
ty Camera System	Building is reportedly wired for cameras but the cameras are not yet installed.	Provide web-based security camera system with DVR	N/A	N/A	S	Assume 34 cameras	•					\$31,875	24.65%	\$39,732	\$39,732			-

**Capital Plan Detailed Scope of Work** 

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional OB - Obsolete N/A - Not Applicable

Plan section for assumptions, exclusions, qualification	is, and charge atoms used to develop these costs.	4 - Excellent - New	OB - Obsole	-		N/A - Not Applicable															
				SEE LEGEN	D	$\neg$				EVALUATION	CRITERIA			TRAD	E COST PLUS		* OPINION OF	BUDGET	ALLOCAT	ON	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEA	ALTH & COD	E ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON AEST	HETICS & 50.59		ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
		1	LEVEL	CYCLE	PRIORITY	INFO	SA	AFETY COMPLIA	ANCE ACCESSIBIL	ITY ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV. APPE	ARANCE			COST		Renovation)		EXPENSE
Years 6 - 10 (Fiscal Years 202)	3 - 2027) - Long Term Recommer	ndations																			
BUILDING INTERIOR																					
Locker Rooms																					
Level of Privacy - Long Term	Gang showers provide no privacy. Girl's shower stalls	Gut renovation of existing gang shower areas	0	OB	L	Refer to diagrams provided in									\$154,925	55.30%	\$240,599		\$240,599		
	provide privacy, however the stalls do not have a changing area in front.	to provide indiviudal shower compartments and changing areas				the Locker Room Privacy Accomodatiions Section of this															
	changing area in none.	and changing areas				report.															
Floor & Base Finish Materials	Painted concrete floor. Tile floor. Tile base.	Replace tile floors and bases.	2	END	L	Approx. 2000 SF of existing tile									\$45,150	55.30%	\$70,118		\$70,118		
Floor & Base Fillish Materials	Concrete floor in good condition.	Maintenance will make repairs to keep		LIND	-	removal, replace with new tile,									343,130	33.30%	370,110		370,116		
	Tile floors and base are in a state of disrepair. Missing	systems going until funding is secured				\$15 sf demo & replace including tile base =\$30,000 + MU's															
	and broken tiles, discolored.					tile base =\$30,000 + MO \$						_									
Lockers (Material, Vented, ADA)	Painted steel lockers. Vented. No ADA units provided.	Replace all lockers.	0	ОВ	L	Remove existing lockers.									\$27,150	55.30%	\$42,164		\$42,164		
	Lockers are in a state beyond repair.					Provide approx. 50 new plastic, ADA compliant double tier															
						lockers @ \$135 opng w/demo =			•		•	•									
						\$6,750 + MU's															
Locker Area Toilet Rooms  Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in	No Action Required. Within expected service	3	ESL	L	Remove existing partitions.									\$15,805	55.30%	\$24,545		\$24,545		
	some areas.	life. Replace with any large-scale locker				Replace with approx. 6 new									, .,						
		room renovation.				standard size toilet partitions, 2 new ADA toilet partitions,															
						\$1,250 demo & replace standard	ı				•	•									
						size, \$1,500 demo & replace ADA size = \$10,500 + MU's															
						ADA SIZE = \$10,500 + IVIU S															
PLUMBING																					
Domestic CW & HW supply	Copper systems lead solder	Copper system beyond service life.	2	END	L	Replace original systems, \$/SF @									\$950,000	55.30%	\$1,475,350		\$1,475,350		
						50K SF															
Sanitary Waste and Vent System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L	Replace original systems, \$/SF @									\$525,000	55.30%	\$815,325		\$815,325		
						50K SF															
Storm Drain System	Mostly cast iron & PVC addtion	Cast iron beyond service life.	2	END	L	Replace original systems, \$/SF @	)		-				+		\$225,000	55.30%	\$349,425		\$349,425		
	,		_			50K SF									7,		,,,,,,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
MECHANICAL																					
Heating Plant	(2) steam boilers. (1) HB smith 28A-S-12, 2600 MBH,	Replace boilers at time of steam to HW	1	END	L	(Year 6-20) Replace boilers with									\$475,000	55.30%	\$737,675		\$737,675	<u> </u>	
-	2000 yr est.; (1) HB Smith GO28HE-7, 1,700MBH 2014 yr					HW boilers and all apputenance															
	Steam heating to building is limited to original and gym. Hot water conversion to classrooms during renovation.					(eg. Expan tank).															
	Boiler feed system is aged and in need of upgrade; feed																				
	pump replacd. Combustion air fan NEW 2014.																				
Air Handling Unit Systems (Original Buildings)	In indoor H&V units (2) , steam coils, for Gyms	Replace gym H&V units at time of steam to	2	END	L	Figure (2) at 8,000 cfm each.									\$300,000	55.30%	\$465,900		\$465,900		
		hot water conversion.				Add \$/SF for new insulated ductwork @10K SF.															
Air Handling Unit Systems (1996 addition)	Rooftop H&V units for classes with HW coils (1996 circa)	Replace Roofton H & V units at end of service	2	END	L	Figure (3) at 10,000 cfm each.				+			<del></del>		\$250,000	55.30%	\$388,250		\$388,250		
ridianing disc dysterns (1990 addition)	expected service life of 25 years	life (5 years)		2.10		gare (5) at 20,000 tim cath.									\$250,000	33.30%	, , , , , , , , , , , , , , , , , , ,		7500,250		
		Maintenance will make repairs to keep																			
		systems going until funding is secured																			
									-												

**Capital Plan Detailed Scope of Work** 

\* Note:

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LEGEND

Condition Level

0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
END - Nearing End of Service Life
3 - Good - Functional & Maintained
CB - Obsolete

0 - Obsolete

LEGEND
Action Priority
1 - Immediate (Year 0)
5 - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

Process   Proc						_	7					ADJECT A		TRADE COST BLUE			BUDGET	411.004.710	
Part   - 10   [Fixed Years 2023 - 2027] - Long Term Recommendations   Part   - 10	CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND			OUANTITY	SECURITY HEALTH	& CODE				& IMPACT ON AFSTHETICS		ESCALATION		CIP		CITY
Professor   Control (Control	S.1120011																<b></b>		XPENSE
Page   Company of the Company of t	v c 40/5: 1V 20	22 2027																	
Procedure of Notice (Procedure of State of Sta				,				<del>, , , , , , , , , , , , , , , , , , , </del>											
Part   Part	Pumps			e 2	END	L								\$52,000	55.30%	\$80,756		\$80,756	
Percent of September   Percent plant depends on the control of Control of the C		expected service lifer of 25 years.																	
Add purpose No.   Proceedings of the control of t																			
And contact																			
Page 18   14   15   15   15   15   15   15   15	Terminal Unit Systems		Replace at time of steam to HW conversion	3	END	L								\$100,000	55.30%	\$155,300		\$155,300	
### Page 2016 from the control of th		at of service life.																	
Price   Pric																			
Price   Pric																			
Prince   Company   Compa	Exhaust Systems		Replace at time of steam to HW conversion	2	END	L	Figure (4) roof Efs at 400 cfm ea	1.						\$20,000	55.30%	\$31,060		\$31,060	
Advanced Energy and Controls   Person See Control processes														4		44		44	
Appendix on a great control of the component of the compo	Piping System			2	END	L	Figure \$/SF @ 100K SF							\$1,800,000	55.30%	\$2,795,400		\$2,795,400	
Received Purple Processor State of the Common Commo		copper 1990 reno.	conversion project.																
Figure 1 Protections as generally filter interest (1997) and protection as the control of the co	Automatic Temperature Controls	Electric DDC and pnuematics	Replace pnuematics to electric DDC	2	END	L	Figure \$/SF @ 100K SF							\$500,000	55.30%	\$776,500		\$776,500	
Princip Princip Princip (Seption Control of Seption	ELECTRICAL																		
And the contract of the contra	Panels			2	END	L		r						\$285,000	55.30%	\$442,605		\$442,605	
Institution (appear a memorial gas) was common or an one page of the page of t																			
Listage. The preference reporting procedure are resident procedure of procedure and the procedure of procedure and the procedure of procedure and the procedure of procedure of procedure and the procedure of proced							the long term												
Site Lighting (highe & malarinal) There are no pool emounted and lights. Some area are more full familiance in present familiance in an information in the second familiance in the present present familiance in an information in the second familiance in the second familia																			
Tables  In the Standard to local suppling of the Standard		a contactor controlled by emergency-stop pushbutttons.	systems going until funding is secured																
Tables  In the Standard to local suppling of the Standard																			
Foreign fluiding lighting  Modely LFD and pack with full contril optics, but come of the wild recent fluiding lighting  Modely LFD and pack with full contril optics, but come of the wild recent fluiding exist.  Foreign fluiding lighting  Modely LFD and pack with full contril optics, but come of the wild recent fluiding exist.  Plant fluiding lighting  Modely LFD and pack with full contril optics, but come of the wild recent fluiding exist.  Plant fluiding lighting  Modely RFD and pack with full contril optics, but come of the wild recent fluiding exist.  Plant fluiding lighting  Modely RFD and pack with full contril optics, but come of the wild recent fluiding exist.  Plant fluiding lighting  Modely RFD and pack with full contril optics, but come of the wild recent fluiding exist.  Modely RFD and pack with full contril optics, but come of the wild recent fluiding exist.  Modely RFD and pack with pack wi	Site Lighting (type & material)	There are no note mounted site lights. Some areas are	Provide full cut-off LED note mounted	N/A	N/A	1	Carry (4) LED note lights 20 feet	,						\$54,000	55 30%	\$83.862		\$83.862	
Exterior Building Lighting  Mostly LED wall packs with full-court futures revisition at building outs.  Mostly LED wall packs with full-court futures revisition at building outs.  Mostly LED wall packs with full-court futures revisition at building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court future futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court futures and building outs.  Mostly LED wall packs with full-court future with an appear of any planned and future wit	Site digitaling (type & material)			N/A	N/A	-		`						\$54,000	33.3070	\$65,662		\$65,602	
anticipated useful fives within 20 years.  Interfor Lighting  Classocoms  Fluorescent recessed less troffers utilizing 15 tamps  Fluorescent recessed less troffers utilizing 15 tamps  Offices  Paccased fluorescent flutures with purphasic diffluores size in a first production. All fluorescent recessed less troffers utilizing 15 tamps  Offices  Paccased fluorescent flutures with purphasic diffluores as a part of any planned facility renovations. All fluorescent recessed less troffers utilizing 18 tamps  Carridors  Match, fluorescent recessed less troffers utilizing 18 tamps  Fluorescent fluorescent flutures with purphasic diffluores as a part of any planned facility renovations. All fluorescent recessed less troffers utilizing 18 tamps, but looking as compact fluorescent fluore			recommended by IES.																
and incondescent features remain at building eats. Minimum and process and incondescent features are largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems gaing under largely assessment largely systems.  Offices  Accessed fluorescent flutures with parabolic diffusers as of any planned facility renovations. All flutures will reach the end of their amongs as a part of any planned facility renovations. All flutures will reach the end of their amongs as a part of any planned facility renovations. All flutures will reach the end of their and planned gain the part of any planned facility renovations. All flutures will renovate developed useful flow switches compact fluorescent developed useful flow switches compact fluorescent developed useful flow switches and planned facility renovations. All flutures will reach the end of their replacement for 95,962 if replace																			
Ministerance will make regain to keep systems going until funding is secured    Interior Lighting	Exterior Building Lighting			2	END	L	(10) LED wall packs in the long							\$9,000	55.30%	\$13,977		\$13,977	
Interior Lighting  Clastrooms  Fluorescent recessed lent troffers utilizing 18 lamps  Fluorescent recessed lent troffers utilizing 18 lamps  for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics as part of any planned for the performance optics and performance optics are performance optic		old incandescent fixtures remain at building exits.					term												
Classrooms    Fluorescent recessed lens troffers utilizing TS lamps   Update lighting to LED with high performance optics as part of any planned facility renovations. All futures will need to their anticipated useful fluorescent futures with parabolic diffusers and Update lighting to LED with high performance optics as part of any planned facility renovations. All futures will reach the end of their anticipated useful fluorescent futures with parabolic diffusers and Update lighting to LED with high performance optics as part of any planned facility renovations. All futures will reach the end of their anticipated useful fluorescent fluorescent excessed lens troffers utilizing TS lamps. But followly also includes compact fluorescent excessed lens troffers utilizing TS lamps. But followly also includes compact fluorescent fluorescent excessed lens troffers utilizing TS lamps. But followly also includes compact fluorescent excessed lens troffers utilizing TS lamps.    Toilets			1																
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Toilets  Fluorescent recessed lens troffers utilizing T8 lamps  Fl			years.																
Toilets  Fluorescent recessed lens troffers utilizing T8 lamps  Fl	Offices	Recessed fluorescent fixtures with parabolic diffusers and	Update lighting to LED with high	2	ESL	L	-												
All fixtures will reach the end of their anticipated useful lives within 20 years.  Corridors  Mostly fluorescent recessed lens troffers utilizing T8 lamps, but lobby also includes compact fluorescent downlights.  Carry complete interior lighting replacement fro 95,962 sf  Toilets  Fluorescent recessed lens troffers utilizing T8 lamps Update lighting to LED as part of any planned 2 ESL L facility renovations.  All fixtures will reach the end of their anticipated useful lives within 20 years.  Carry complete interior lighting replacement fro 95,962 sf  Toilets  Fluorescent recessed lens troffers utilizing T8 lamps Update lighting to LED as part of any planned 2 ESL L facility renovations.  All fixtures will reach the end of their anticipated useful lives within 20 years.			performance optics as part of any planned																
anticipated useful lives within 20 years.  Corridors  Mostly fluorescent recessed lens troffers utilizing T8 lamps, but lobby also includes compact fluorescent downlights.  Update lighting to LED as part of any planned facility renovations.  All fixtures will reach the end of their anticipated useful lives within 20 years.  Toilets  Fluorescent recessed lens troffers utilizing T8 lamps  Update lighting to LED as part of any planned facility renovations.  All fixtures will reach the end of their facility renovations.  All fixtures will reach the end of their facility renovations.  All fixtures will reach the end of their facility renovations.  All fixtures will reach the end of their facility renovations.  All fixtures will reach the end of their facility renovations.																			
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Toilets  Fluorescent recessed lens troffers utilizing T8 lamps  Update lighting to LED as part of any planned facility renovations.  All fixtures will reach the end of their								g											
facility renovations. All fixtures will reach the end of their		_	anticipated useful lives within 20 years.				replacement fro 95,962 sf							\$1,118,000	55.30%	\$1,736,254		\$1,736,254	
facility renovations. All fixtures will reach the end of their																			
facility renovations. All fixtures will reach the end of their	Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned	1 2	ESL	L	1												
anticipated useful rives within 20 years.								1 1											
			anticipated userui lives within 20 years.																
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facility renovations.			facility renovations.					1 1											
All fixtures will reach the end of their anticipated useful lives within 20 years.																			
			20 70013.																
Assembly Performance lighting is incandescent fixtures controlled Update lighting to LED fixtures controlled by 2 OB L Carry \$12,000 + MU's \$18,060 55.30% \$28,047 \$28,047	Assembly			2	ОВ	L	Carry \$12,000 + MU's				İ			\$18,060	55.30%	\$28,047		\$28,047	
by the circuit breakers of a residential/light commercial dimmers  Maintenance will make repairs to keep																			
grade load center.  Maintenance will make repairs to keep systems going until funding is secured		grade 10au center.																	
		1					I	1 1		1									

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional OB - Obsolete N/A - Not Applicable

						<u></u>													BUDGET			
				SEE LEGEN	D						EVALUATION					TRADE COST PLUS		* OPINION OF		ALLOCAT	TION	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &		ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON	AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
ears 6 - 10 (Fiscal Yea	rs 2023 - 2027) - Long Term Recommen	dations																				
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations. All fixtures will reach the end of their anticipated useful lives within 20 years.	2	ESL	L	Carry comple interior lighting replacement for 7,156 sf										\$83,000	55.30%	\$128,899		\$128,899	9	
Emergency Lighting	incandescent heads. LED illuminated exit signs with integral battery backup. There is no emergency light at	Replace older units as they fail. Provide outdoor emergency lighting at building exits. Maintenance will make repairs to keep systems going until funding is secured	2	END	L	Carry (8) outdoor units and 40 indoor units										\$33,100	55.30%	\$51,404		\$51,404	4	
																Total Years	-6.10	\$10.555.989	ėn	\$10,555,989		

**Capital Plan Detailed Scope of Work** 

\* Note:

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs \ in \ the all prices are described by the probable Costs in the described by the probable Costs of the probable Costs$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

				SEE LEGEN	ID					E	VALUATION (	RITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE		SUSTAIN -				AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
/ears 11 - 15 (Fiscal Vears	s 2028 - 2032) - Long Term Recomme	endations																
BUILDING INTERIOR	2020 2032) Long Term Recomme	- Inductions																
General Notes	_																	
Interior doors	Older wood doors intermixed throughout the building.	While these doors may preserve school	2	END	L	Approx. 75 single (36"x84")										\$195,650	93.55%	\$378,68
	These doors are showing their age - denting, scuff marks					doors, notes indicate "many"												
	and deterioration of wood. Glass panes in these doors	should consider replacing all of these doors				with transoms to 9' + Assume												
	could be a safety issue. Also, these doors have wood frames which are also showing heavy wear and tear.	with new wood veneer, HM frame doors (to match what many doors have already been				50% with transom & 50 % just door & frame \$1,500 demo &												
	Many of these frames have transoms extending to	replaced to).				replace wood door & frame												
	underside of ceiling. In some cases, the glass panes					w/lockset & closer + MU's (40												
	remain, and in others the glass has been removed and					each) \$2,000 + MU's demo &												
	infilled. Wood trim surrounds all frame elements.					replace wood door & frame												
	Overall, these doors and frames are nearing the end of					w/lockset & closer & transom												
	their useful life.					(35 each) = \$130,000 total + MU's.												
						IVIO S.												
Classroom/Staff room casework	Mix of laminate casework and wood casework.	Recommend replacing aging wood casework	2	ESL	L	Provide the following in each										\$591,780	93.55%	\$1,145,39
	Condition varies widely throughout classrooms, from	with more resilient plastic laminate casework				room (total of 50 rooms).												
	casework that looks original to the building, to newer	with resilient edge banding.				(2) 48" wide tall cabinet units												
	looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration,					with adjustable shelves and lockable doors, 100 wardrobes												
	delamination, and broken hardware.					@ \$750 = \$75,000 + MU's.												
	,					(4) 36" wide wall cabinets with												
						adjustable shelves and lockable												
						doors, 600 If wall cabinet @												
						\$125 =\$75,000 + MU's, assumes attachment to wall using												
						existing studs, no added												
						blocking behind wall.												
						(4) 36" wide base cabinets with												
						adjustable shelves and lockable												
						doors, 600 If base & plam												
						countertop @ \$265 = \$159,000 + MU's. Add \$10 If to demo &												
						dispose existing presumed 1,200												
						If base & wall cabinet + \$75												
						demo & dispose 100 wardrobes												
						= \$19,500 + MU's TOTALS ALL												
						=\$328,500 + MU's.												
Floors	VCT is aging, areas of cracking, discoloration, busted	Recommend replacement of all VCT,	2	END	L	Approx. 62,000 SF VCT removal,										\$642,825		\$642,82
	edges. Some areas missing tiles.	terrazzo, and carpet floors as part of				and replacement with quartz tile												
	Terrazzo is showing areas of major cracking and chipping discoloration and staining.	, wholesale floor replacement for entire school.				@ \$3.75 + \$0.50 base replaced ave + \$1.75 demo & prep (partial												
	Carpeted areas are typically in better condition, however					terrazzo required more demo												
	they still show areas of fraying and staining.	of wholesale floor replacement. Replace VCT				\$\$) = \$372,000 + MU's.									1			
	Paint on wood base is chipping away, wood is dented	and terrazzo and with Quartz tile. Replace				Approx. 10,500 SF carpet												
	and scuffed. Rubber base is scuffed, damaged in high	carpet floors with new carpet.				removal, replace with carpet,												
	traffic areas, and often peeling away from wall.					\$3.25 sf carpet + \$0.50 base new												
						ave + \$1.50 sf demo & prep =												
						\$55,125 + MU's.									1			
															1			
										1	Į				1			

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

Years 11 - 15 (Fiscal Years 2028 - 20  Walls  Nearly unrepainted to beginning isolated discoloral Painted of wains marks, discoloral marks	universally, walls need to be refinished and	Recommend refinishing, repainting all walls, wood trim, window sills in entire school.	2	END END	ACTION PRIORITY	Approx. 54,000 GSF school needs refinishing and repainting of GWB and plaster walls @ \$2 sf floor area prep & repaint = \$108,000+ MU's.  Approx. 44,500 GSF school needs repainting of masonry (brick, CMU) walls @ \$2.75 sf floor area filler coat prep & repaint = \$122,375 + MU's. = = TOTALS \$230,375 + MU's	SECURITY HEALTH & SAFETY	CODE ADA/ COMPLIANCE ACCESSIBILITY	NDING OPERATION & IMPACT ON G. LIFE MAINTENANCE LEARN. ENV.	TRADE COST + 50.5% MARK-UP \$346,715	ESCALATION	* OPINION OF PROBABLE COST
Walls  Nearly u repainte  Ceilings  2x4 ACT beginnin isolated discolora Painted of wains marks, d	universally, walls need to be refinished and ted.  T tiles. Generally, tiles throughout the school are ling to sag and become discolored. There are d areas of cracking and failing tiles, as well as bration from dripping water above.	Recommend refinishing, repainting all walls, wood trim, window sills in entire school.  Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.	2		L	needs refinishing and repainting of GWB and plaster walls @ \$2 sf floor area prep & repaint = \$108,000+ MU's.  Approx. 44,500 GSF school needs repainting of masonry (brick, CMU) walls @ \$2.75 sf floor area filler coat prep & repaint = \$122,375 + MU's. = =			•	\$346,715		\$346,715
Walls  Nearly u repainte  Ceilings  2x4 ACT beginnin isolated discolora Painted of wains marks, d	universally, walls need to be refinished and ted.  T tiles. Generally, tiles throughout the school are ling to sag and become discolored. There are d areas of cracking and failing tiles, as well as bration from dripping water above.	Recommend refinishing, repainting all walls, wood trim, window sills in entire school.  Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.			L	needs refinishing and repainting of GWB and plaster walls @ \$2 sf floor area prep & repaint = \$108,000+ MU's.  Approx. 44,500 GSF school needs repainting of masonry (brick, CMU) walls @ \$2.75 sf floor area filler coat prep & repaint = \$122,375 + MU's. = =			•	\$346,715		\$346,715
Ceilings 2x4 ACT beginnin isolated discolora Painted of wains marks, d	T tiles. Generally, tiles throughout the school are ing to sag and become discolored. There are d areas of cracking and failing tiles, as well as bration from dripping water above.	wood trim, window sills in entire school.  Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.			L	needs refinishing and repainting of GWB and plaster walls @ \$2 sf floor area prep & repaint = \$108,000+ MU's.  Approx. 44,500 GSF school needs repainting of masonry (brick, CMU) walls @ \$2.75 sf floor area filler coat prep & repaint = \$122,375 + MU's. = =			•	\$346,715		\$346,715
beginnin isolated discolora Painted discolora Painted of wains marks, d	ning to sag and become discolored. There are discolored areas of cracking and failing tiles, as well as paration from dripping water above.	replacement. Consider a 10 year item.	2	END								
of wains marks, d					L.	Approx. 75,500 SF 2x4 ACT tile replacement, assume new suspension grid also, \$1 sf demo & disposal + \$3.50 sf new 2 x 4 square edge & suspension = \$264,500 + MU's.  Approx. 6,400 SF patch and repaint GWB ceilings @ \$1.50 sf = \$9,600 + MU's			•	\$412,520	93.55%	\$798,432
	d wood wainscoting up to 5'. Wood trim lining to nscoting. Both are showing wear and tear, scuff denting, chipping.	Recommend refinishing and repainting all wood wainscoting.	0	OB	L	Approx. 30,000 GSF of school building that has this wainscoting. Need If run of wainscot, otherwise cannot calculate Can be included under 100% wall painting line 236  Approx. 4,500 LF wainscoting.			•	\$71,115	93.55%	\$137,643
Entrance Mats Loose flo								•		 		
	floor mat.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.		ESL	L	2 areas, approx. 200 Square Feet total of aggressive grade walk-off mat, recycled rubber tire tile @ \$17.50 exterior =\$3,500 + MU's. 2 areas, approx. 300 Square Feet of mild grade walk-off mat, \$15 interior water hog rolll up matt = \$3,000 + MU's. 2 areas, approx. 300 Square feet of low grade walk-off mat @ \$10 sf = \$3,000 + MU's			•	\$14,300	93.55%	\$27,678
Corridors									 	 		
heavy ab	d metal lockers. Lockers are showing signs of abuse, wear and tear. Dented, scratched, scuffed are typically discolored from floor cleaning.	Replace all corridor lockers.	2	END	L	Approx. 400 LF of double tier, 1' wide lockers, 800 openings @ \$35 demo & replace per opening = \$108,000 + MU's			• •	\$162,540	93.55%	\$314,596
is partial	d floor connector corridor (with large curtain wall) ially being used for storage. Temporary part- partitions being used to quarantine storage space	materials.	-	-	L	Allowance \$750, If run of temp partitions unknown  Approx. 50 LF of 8'-0" high temp partitions.			•	\$905	93.55%	\$1,752

**EVALUATION CRITERIA** 

**Capital Plan Detailed Scope of Work** 

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# LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New

				SEE LEGEND	<u> </u>					EV	/ALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE		SUSTAIN - ABILITY			AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
-																	
Years 11 - 15 (Fiscal Years 202	<mark>28 - 2032) - Long Term Recomme</mark>	ndations															
Other Notes	Third floor, there is wood framework which previously housed a double set of doors. Doors have since been removed, however wood framework with transom was saved. The framework/trim is showing its age, wear and tear. Glass panes at transom could be a safety issue.		2	END	L	Approx. 40 SF wood framework/trim restoration @ \$7.50 sf clean-sand-prep-repaint = \$300 + \$350 new glass insert = \$650 + MU's.						•	•		\$980	93.55%	\$1,897
Stairs and Exits																	
Tread & Riser Height Uniformity and Nosing Compliance	Tread and riser heights are uniform and compliant. All stairs have compliant nosings. Rubber nosing/treads are showing heavy wear and tear. In some locations, peeling away.  Metal nosings are also heavily worn, discolored, rusted. Metal nosing/treads at center stair are heavily worn, dented, discolored.	Replace all metal nosings and VCT treads.	2	END	L	Remove and replace approx. 75 6' wide (11" tread) rubber nosing/treads (center & side stairs), \$25 sf demo & replace =\$11,250 + MU's Remove and replace approx. 500 LF of metal nosing (other stairs), unclear if these are cast in place nosings, adhered, allow \$10 = \$5,000 + MU's; Remove and replace approx. 50 6' wide (11" tread) metal nosing/treads (center stairs). unclear if these are cast in place nosings, adhered, allow \$25 sf = \$7,500 + MU's = = TOTALS \$23,750 + MU's In both cases, nosing & nosing/tread are adhered.						•	•		\$35,745	93.55%	\$69,184
Elevators and Lifts																	
Elevator Finish Materials	Coin-grip PVC flooring. Plastic laminate wall panels. Illuminated polycarbonate mesh gruid ceiling panels. Steel floor base. Door and frame materials are painted HM. Door and frame are heavily scuffed from traffic.	Refinish, repaint elevator HM frame and door.	3	ESL	L	Refinish, repaint 42" x 84" HM frame and HM sliding elevator door.						•	•		\$500	93.55%	\$968
General Purpose Classrooms																	
Visual Display Surfaces	Whiteboards, chalkboards, tackboards. Whiteboards typically mounted on top of chalkboards.	Remove all chalkboards, replace with new tackboards.	2	OB	L	Remove & replace approx. 15 LF chalkboard per classroom, approx. 50 classrooms, assume 4' high replacements = \$5 lf demo = \$3,750 demo + 3,000 sf @ \$25 markerboard w/map rail = \$78,750 + MU's						•	•		\$118,520	93.55%	\$229,395

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
1 - Excellent - New		

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
<u> </u>	028 - 2032) - Long Term Recomme					<u> </u>											
Science Classrooms (Science classrooms may or ma	ay not be used as science classrooms, based on classroom r	otation) Generally feature the same issues as t	he general p	urpose classro	oms.												
Lab Benches	Lab benches made of wood, with black solid surface top. These benches are showing their age, extensive wear and tear, chipping, discoloration. Solid surface tops are also in rough condition. Faucets are corroding onto surface. Rubber bases around bench often peeling or missing entirely.		2	END	l	Remove 5 existing lab benches. Install 5 new lab benches, from description, these seem akin to a base cabinet one can sit on and are not movable freestanding (faucets & rubber base indicate fixed) presumes 5' length each and allow \$7000 If with solid surface top & demo-replace & new sinks-faucets = 25 If @ \$700 = \$17,500 + MU's please advise if scope understanding incorrect, are sinks and faucets integral to bench and also need reinstallation???  Provide the following in (5) of the Science Classrooms: (10) 60"x36" phenolic top lab base cabinet style benches. Non movable, freestanding with (2) new faucets in each bench end, rubber base.						•	•		\$40,635	93.55%	\$78,649
Technology Classrooms (Fabrication Lab) Floor & Base Finish Materials	VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles. Ceramic tile is damaged, discolored, and stained.	Replace floors and rubber wall bases.	2	END	L	Approx. 2000 SF ceramic floor tile replacement, \$15 sf demo & replace including tile base =									\$45,150	93.55%	\$87,388
	Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall.					\$30,000 + MU's											
Performing Arts - Stage															4		40.000
Floor & Base Finish Materials	Wood floor, wood base. While worn, floors are well- maintained. Area in front of stage with storage doors is worn and dented, discolored.	Continue to maintain wood floors. Strip and refinish front of stage with storage doors.	2	ESL	L	Approx. 180 SF woodwork refinishing, \$5 sf strip-sand- refinish-seal = \$900 + MU's						•	•		\$1,355	93.55%	\$2,623
Gymnasium															-		
Wall Finish Materials	Painted CMU. Paint is chipping in large pockets. CMU block is also showing extensive cracking, isolated areas where block is failing.	Repair all CMU cracks. Infill failing CMU. Repaint all walls.	2	ESL	L	Patch and repair approx. 50 LF of cracks, \$50 If for stitch repairs = \$2,500 + MU's. Infill approx. 30 SF of failing CMU, \$20 sf demo & replace = \$600 + MU's.  See general notes for painting quantities.						•	•		\$4,665	93.55%	\$9,029
Door Material (Including Frame & Glazing)	Wood veneer doors with narrow lites. Painted HM frame. Wood doors are showing extensive wear and tear. Paint on HM frame is chipping off.	Replace doors. Repaint HM frames.	2	END	L	2 (3' doors), \$500 each leaf demo & replace & reinstall hardware = \$1,000 + MU's. Repaint 8 HM frames, \$75 clean- grind-repaint frames = \$600 + MU's = = = TOTALS \$1,600 + MUI's						•	•		\$2,410	93.55%	\$4,665
Grilles	2 grilles. Both are dirty, staining wall above and below.	Replace grilles.	2	END	L	Remove existing grilles, replace 2 new (5' x 5') grilles, \$750 ea demo & replace = \$1,500 + MU's						•	•		\$2,260	93.55%	\$4,374
										I		l					

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

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## LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life ESL - w/In Expected Service Life S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

				SEE LEGEN	D						<b>EVALUATION</b> (	RITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Vegre 11 15 /Fiscal Vegre 20	20 2022) Long Torm Docommo	and ations																
	28 - 2032) - Long Term Recomme	endations	1	1			ı			,	1		1		1			
Administration Office Area Floor & Base Finish Materials	Carpet floor, rubber base. Both in fair condition. Painte	d Pofinish renaint wood base in conference	2	ESL	L	Refinish, repaint 50 LF 8" high										\$1,000	93.55%	\$1,936
FIOOI & Base Fillish Materials	wood base, scuffed and dented.	room.	2	LJL	L	wood base.						•				\$1,000	93.33%	\$1,530
	wood sase, scarred and deficed.					Wood base.												
Reception / Waiting (location, no. of seats)	No seating, standing only.	Provide chairs for guests.	0	ОВ	L	Provide (3) chairs.										\$600	93.55%	\$1,161
		_																
Nurse and Health																		
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling	Replace all linoleum floors. Replace all floor bases as part of wholesale	2	END	L	Approx. 400 SF linoleum floor replacement, \$1.50 demo &										\$3,915	93.55%	\$7,577
	There is a mix of wood base and rubber base. Paint on	floor replacement.				prep for new + \$4.50 linoleum +												
	wood base is chipping away, wood is dented and scuffed	•				\$0.50 base ave area = \$6.50 =												
	Rubber base is scuffed, damaged in high traffic areas,					\$2,600 + MU's												
	and often peeling away from wall.																	
Student Toilet Rooms																		
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling		2	END	L	Replace approx. 430 SF linoleum										\$9,710	93.55%	\$18,794
	away.	Replace tile floors.				floors with ceramic tile, \$15sf												
	Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored.	Replace all floor bases.				w/demo & prep & ceramic tile w/tile base = \$6,450 + MU's												
	There is a mix of wood base and rubber base. Paint on					W/ the base = \$0,430 1 WO 3												
	wood base is chipping away, wood is dented and scuffed																	
	Rubber base is scuffed, damaged in high traffic areas,																	
	and often peeling away from wall.																	
Toilet Partitions	Baked enamel toilet partitions. Dented and scuffed in	No Action Required. Within expected service	3	ESL	L	Remove existing partitions.										\$58,695	93.55%	\$113,604
	some areas.	life. Replace with any large-scale locker room renovation.				Replace with approx. 8 new urinal divider partitions, 14 new												
		room renovation.				ADA toilet partitions, and 8 new												
						standard toilet partitions,												
						\$1,000 urinal partition demo &												
						replace + \$1,250 standard toilet												
						partition demo & replace +												
						\$1,500 ADA partition demo & replace = \$39,000 + MU's												
						Teplace = \$35,000 + 100 S												
Staff Toilets																		
Floor & Base Finish Materials	Linoleum floor is discolored, deteriorating, and peeling	Replace linoleum floors and rubber base.	2	END	L	Remove approx. 200 SF										\$4,515	93.55%	\$8,739
	away.					Linoleum, replace with approx.												
	Tile floors and base are in good condition.					200 SF new ceramic tile on floor,												
						\$15sf w/demo & prep + \$13 sf ceramic tile w/tile base =\$3,000							•					
						+ MU's												
				<u>                                      </u>												<u> </u>	<u>                                      </u>	
Wall Finish Materials	Painted GWB. Dented and chipping areas, particularly at		3	ESL	L	Approx. 300 SF new tile 4' up										\$7,910	93.55%	\$15,310
	outer corner areas. Scuffed, marked, showing wear and	-				bathroom walls, demo gyp +												
	tear from heavy traffic, abuse.	protection.				new tile backer board + tile wainscot = \$17.50 sf = \$5,250 +												
	Ceramic tile up to 4' above floor in some.					Wainscot = \$17.50 st = \$5,250 + MU's.												
						See general notes for repainting						•						
						quantities.												
Mirrors	Wall-mounted mirrors provided, missing in 1 staff	Provide 1 wall-mounted mirror.	3	ESL	L	1 (18" x 30") wall-mounted										\$150	93.55%	\$290
	bathroom.					mirror = \$100 + MU's							•					
<u> </u>	1	1	1	1	1	ı		1		1	1		1	I	1	ı	1	

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D	EVALUATION CRITERIA  QUANTITY SECURITY HEALTH & CODE ADA/ SUSTAIN - EXTENDING OPERATION & IMPACT ON AESTHETICS &						BUDGET						
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECUI	RITY HEALTH &		ADA/	SUSTAIN -						ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCI	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recomme	ndations																
Door Material (Including Frame & Glazing)	Wood veneer doors, no lites. Painted HM frames. 1	Replace 1 door	3	ESL	L	Remove existing door, install 1										\$2,260	93.55%	\$4,374
	original wood door with wood frame and trim is showing					(3' x 7') wood veneer door and												
	its age - denting, scuff marks, deterioration of wood.					painted HM frame, \$1,500 demo	)											
						& replace door & frame include												
						lockset and closer + MU/s												
Mechanical and Service Spaces									+					1				
iviectianical and Service Spaces																		
Ceiling Finish Materials	Exposed concrete deck. Painted.	Repaint concrete deck.	2	END	L	Repaint approx. 3000 SF										\$9,030	93.55%	\$17,478
						concrete deck, \$2 sf prep-												
						repaint = \$6,000 + MU's												
Door Material (Including Frame & Glazing)	Wood and metal doors with HM frames. All are in	Replace doors and frames.	2	END	L	Replace 4 existing doors and			+							\$45,150	93.55%	\$87,388
, 5	relatively poor condition.	<b>'</b>				frames with 4 new HM doors										. ,		
						and frames, \$1,500 door &												
						frame demo & replace including												
						lockset & closer = \$6,000 + MU's	5											
						Change to (20) existing doors.												

Total Years 11 - 15 \$4,558,534

**Capital Plan Detailed Scope of Work** 

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LEGEND											
Condition Level	Life Cycle (Age Factor)	Action Priority									
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)									
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)									
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)									
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable									

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS																	
	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE	ADA/ ACCESSIBILITY					AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
	l .		LEVEL	CTCLE	PRIORITI	INFO		SAFETT (	CONFLIANCE	ACCESSIBILITY	ADILIT	BLDG. LIFE	WAINTENANCE	LEAKIV. EIVV.	AFFEARANCE	30.3% WARK-OF	<u>I</u>	PROBABLE COST
Voors 16 20 (Eiscal Voors	s 2033 - 2037) - Long Term Recomme	ndations																
•	s 2033 - 2037) - Long Term Recomme	iluations																
BUILDING EXTERIOR																		
Exterior Wall Cladding																		
Materials	Brick, Glass Block, Granite Block, CMU block (at lower	Continue work repointing brick. Patch	2	ESL	L	Remove approx. 1,200 SF of 12"										\$112,875	116.55%	\$244,431
	level entry). Brick seems to be in fair condition. Isolated					x 12" glass block, replace with										,		,
	areas of cracking, spalling brick. It should be noted that	Recommend removal of all glass block,				thermally broken aluminum												
	the exterior brick is in the process of being repointed.	replace with functional and energy efficient				window system. Will assume												
	Repointed brick looks good, although gymnasium brick	system. Remove staining on CMU block with				lintels already in place above												
	needs repointing as well. Glass block is broken, failing in					glass block in good condition												
	numerous areas. Granite block and CMU appear to be in					u.n.o., \$75 sf demo & replace												
	good condition.	Repoint brick around Gym.				glass block with alum window												
						system + MU's.												
						Approx. 10,000 SF of gymnasium												
						brick needs repointing - confirm												
						that this is not under current							•					
						scope of work. Will exclude												
						u.n.o.												
						November of water alternative telescope												
						Nevermind note about lintels - glass block lintels quantified												
						below.												
						below.												
						Price 10,000 SF of brick												
						repointing												
Spalling, Staining, Efflorescence	Efflorescence does not appear to be an issue. Brick	Light pressure wash of brick in areas of	2	ESL	L	Replace 30 SF spalled brick,		+								\$2,935	116.55%	\$6,356
Spanning, Stanning, Emorescence	spalling in isolated areas. Large areas of brick staining	staining.	_	LJL	_	particularly at outside corners,										\$2,555	110.5570	\$0,550
	under exterior vents and grilles.	Stanning.				\$25 sf demo & replace + MU's.												
Windows						•					<u> </u>			•	•	•	•	•
Frame Materials	Painted aluminum. Paint is fading, staining. Broken seals	Replace all windows over long term	2	END	L	Replace 50 (4'-8'-6" (34 SF))										\$1,148,315	116.55%	\$2,486,676
	at glass units.					windows @ \$70 + MU's all										. , ,		. , ,
						windows												
						Replace 100 (4' x 11' (44 SF))												
						windows												
						Replace 120 (4' x 10' (40 SF))												
						windows = = = TOTALS 10,900 sf						_						
						@ \$70 = \$763,000 + MU's							•					
						Existing blocking re-used												
						Confirmed to replace all												
						windows, include new blocking												
															1			
Character William and Jacob Co.	I amadami adama anaka alaman anaka	Deplete gratestica svilles December 1	2	END		Darie - 17 (Al.: Al) -tl				-					<del> </del>	672.745	446 550	6150 600
Storm Windows and Insect Screens	Lower level windows next to playground have protection	adding insect screens to all windows.	2	END	L	Replace 17 (4' x 4') steel protection grilles, allow \$500 per										\$73,745	116.55%	\$159,695
	screens, metal grilles. Showing age, rusting, wear and tear. No insect screens.	adding insect screens to all willdows.				grill demo & replace + MU's\.												
	teal. NO Ilisect screens.					Install 270 (4' x 4') insect									1			
						screens, allow \$150 per insect						_	_		1			
						screen + MU's = = = TOTALS									1			
						\$49,000 + MU's									1			
						-,									1			
															1			
<del></del>																		

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

			SEE LEGEN	ND						EVALUATION	CRITERIA				BUDGET	
DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -	EXTENDING BLDG LIFE				ESCALATION	* OPINION OF PROBABLE COST
	<u>'</u>	LEVEL	CICLL	FRIORITI	INIO		JAILII	CONFLIANCE	ACCESSIBILITY	ADILITI	DEDG. EH E	WAINTENANCE LEARN. ENV.	AFFEARANCE	30.376 WIARR-OF		PRODABLE COST
2033 - 2037) - Long Term Recomme	endations															
Granite sills - covered in red dust from repointing. Brick sills in good condition. Precast concrete sills at glass block openings are stained, spalling in some locations.	Pressure wash granite sills. Replace precast concrete sills (as part of glass block replacement).	2	END	L	Clean 500 LF of granite sill, allow \$2.50 per sf with sill 12" total depth assumed = \$1,250 + MU's. Remove and replace 200 LF of precast concrete till, allow \$50 If demo & replace = \$1,000 + MU's; = = TOTALS \$2,250 + MU's						•	•		\$3,390	116.55%	\$7,341
with glass block. Other lintels show minor rusting, paint	occurs (along with glass block replacement).	2	END-ESL	L	Approx. 300 LF of steel lintel needs replacement, assume 2 ea						•	•		\$57,415	116.55%	\$124,332
спрринд.	Exterior linters occurring at the gynniasium				4 X 4 Dack to back aligers - 1		1									
Clear, single pane	Replace with energy efficient insulated glazing.	0	ОВ	L	Remove and replace approx. 75 SF (5 panes) of insulated glazing,					•	•	•		\$3,390	116.55%	\$7,341
	<u> </u>	l			assumes new perimeter glass		1	<u> </u>					<u> </u>			
to be in good condition. Other exterior doors are generally service doors, painted HM doors and frames. HM doors and frames at building rear are in rough	side of gymnasium). Replace HM doors and frames at building rear.	2	END-ESL		Replace aluminum storefront system, 3 (3' doors), 10' high system (glass transom) at gym side entry, 100 sf total area, 60 sf door leaf & 40 sf sidelitetransom = \$85 sf demo & replace sidelite & transom + \$2,800 demo & replace each storefront entry door = \$11,800 + MU's  Replace 7 (3' door) HM doors and frames at rear of building, \$2,500 per door/frame demo & replace = \$17,500 + MU's. = = TOTALS \$29,300 + MU's						•	•		\$44,100	116.55%	\$95,499
		2	ESL	L	Refinish/repaint approx. 600 LF (9" tall fascia board), 450 sf area @ \$3.50 sf clean-pre-repaint = \$1,725 + MU's; Replace approx. 200 SF EIFS, \$20 sf demo & replace, assumes some flashing & barrier wrap work behind = \$4,000 + MU's. Refinish approx. 150 SF wood soffit paneling, \$5 sf clean-sand-refinish = \$750 + MU's = = TOTALS \$6,475 + MU's						•	•		\$9,745	116.55%	\$21,103
		<u> </u>														
Contractors on site who were repointing brick noted that in previous repointing efforts, contractors failed to remove existing sealant around windows, and covering sealant with mortar. Current repointing involves removing door and window sealant and replacing with new sealant.  Sealants around doors and grilles showing signs of deterioration, cracking, failure.	t All window sealants will be replaced when windows are replaced. Replace sealants around all exterior doors and grilles.	2	END	L	Approx 400 If sealant, \$3.50 If to rout out & replace = \$1,400 + MU's.						•	•		\$2,110	116.55%	\$4,569
	Granite sills - covered in red dust from repointing. Brick sills in good condition. Precast concrete sills at glass block openings are stained, spalling in some locations.  Painted steel lintels. Heavy rusting on lintels associated with glass block. Other lintels show minor rusting, paint chipping.  Clear, single pane  Lower level entry, aluminum storefront system. Appear to be in good condition. Other exterior doors are generally service doors, painted HM doors and frames. HM doors and frames at building rear are in rough condition, and have dated hardware. Paint chipping, and rust is showing. Gymnasium side entry is an aluminum system, showing signs of heavy wear and dated hardware.  Copper fascia looks good. The gymnasium addition has a painted wood fascia. The paint on the wood fascia at the gym perimeter is chipping, peeling away. This includes the paint on the fascia board at the two canopies attached to the gym, and the low roof adjacent to gym side entry. As well as the fascia on the "dunce cap" canopy lower entry.  Both gym canopies have deteriorating, chipping, discolored EIFS. Looks like it is already a hazard (falling pieces)  Wood soffit paneling at main entry canopy. Beautiful woodwork, showing signs of weathering, discoloration.  Contractors on site who were repointing brick noted tha in previous repointing efforts, contractors failed to remove existing sealant around windows, and covering sealant with mortar. Current repointing involves removing door and window sealant and replacing with new sealant around doors and grilles showing signs of	Granite sills - covered in red dust from repointing. Brick sills in good condition. Precast concrete sills at glass block openings are stained, spalling in some locations.  Painted steel lintels. Heavy rusting on lintels associated with glass block. Other lintels show minor rusting, paint chipping.  Clear, single pane  Clear, single pane  Clear, single pane  Clear, single pane  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing.  Replace intels in openings where glass block occurs (along with glass block replacement).  Replace with energy efficient insulated glazing.  Replace aluminum storefront system (rear side of gymnasium). Replace HM doors and frames the united wood fascia. The aluminum system, showing signs of heavy wear and dated hardware. Paint chipping, and cannot perimeters.  Refinish and repaint fascia board wood at gym and canopy perimeters.  Refinish wood soffit paneling at main entry.  Both gym canopies have deteriorating, chipping, dissolored EIS. Looks like it is already a hazard (falling pieces)  Wood soffit paneling at main entry canopy. Beautiful woodwork, showing signs of weathering, discoloration.  Contractors on site who were repointing brick noted that in previous repointing efforts, contractors failed to remove existing sealant around windows, and covering sealant with mortar. Current repointing involves in the proposal proposal proposal proposal proposal proposal proposal proposal proposal proposal pr	Grante sills - covered in red dust from repointing. Brick sills in good condition. Preasor concrete sills at fass block openings are stained, spalling in some locations.  Painted steel lintels. Heavy rusting on lintels associated with glass block. Other lintels show minor rusting, paint chipping.  Clear, single pane  Replace lintels in openings where glass block with glass block. Other lintels show minor rusting, paint chipping.  Clear, single pane  Replace with energy efficient insulated glazing.  Clear, single pane  Replace with energy efficient insulated glazing.  Lower level entry, aluminum storefront system. Appears to be in good condition. Other exterior doors are generally service doors, painted HM doors and frames. HM doors and frames at building rear are in rough condition, and have dated hardware. Paint chipping, and rust is showing. Gymnasium side entry, and the low roof adjacent to gyms side entry. As well as the festica on the "dunce cap" canopy lower entry.  Both gwn canopies have deteriorating, chipping, discolored EIFS. Looks like it is already a hazard (falling pieces)  Wood soffit paneling at main entry canopy. Beautiful woodwork, showing signs of weathering, discoloration.  Contractors on site who were repointing brick noted that in previous repointing efforts, contractors failed to remove existing sealant around windows, and covering sealant with morts. Current repointing involves removing door and window sealant and replacing with new sealant.  Sealants around doors and grilles showing signs of	DESCRIPTION AND GENERAL COMMENTS  RECOMMENDED ACTION  COND. LYFE (EVEL CYCLE  2033 - 2037) - Long Term Recommendations  Grantes sills - covered in red dust from repointing, Brick sills in good condition. Precast concrete sills at glass block openings are stained, spalling in some locations.  Painted steel linites. Heavy rusting on linites associated with glass block. Other linites show minor rusting, paint with glass block. Other linites show minor rusting, paint chipping.  Clear, single pane  Clear, single pane  Replace with energy efficient insulated glazing.  Replace with energy efficient insulated glazing efficient with energy efficient insulated glazing.  Replace with energy efficient insulated glazing efficient insulated glazing.  Replace with energy efficient insulated glazing efficient insulated glazing.  Replace alminium storefront system (rear store with energy efficient insulated glazing efficient insulated glazing.  Repl	Coper fiscia looks good. The gymnakium addition has a generally across doors, showing signs of heavy wear and dated hardware.   Part of the gymnakium short of heavy wear and dated hardware.   Part of the gymnakium short of heavy wear and dated hardware.   Part of the gymnakium shows and the gymnakium short of heavy wear and dated hardware.   Part of the gymnakium shows and the gymnakium shows a finish hardware.   Part of the gymnakium shows are generally service doors, part of the gymnakium shows and th	2033 - 2037) - Long Term Recommendations  Granter sills - covered in red dust from resonating, and state of the state of t	POSCRIPTION AND GENERAL COMMENTS    COND. LYPE. LYPE. ACTION   COND. LYPE. LYPE. ACTION   COND. LYPE. LYPE. ACTION   COND. LYPE. LYPE. ACTION   COND. LYPE. LYPE. ACTION   COND. LYPE. LYPE. LYPE. ACTION   COND. LYPE.	2033 - 2037) - Long Term Recommendations  Grantes libr receiver from dut from reporting, library services and dut from reporting, library services and dut from reporting, library services and dut from reporting, library services and servic	DISCORPTION AND GENERAL COMMENTS   INCOME   LEFT   ACTION   LEFT   ACTION   LEATT   ACTION   LAND   CODE	2033 - 2037) - Long Term Recommendations  Very next is concent in edition from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. She is concentrated in the stand from regiments. The stand from regiments are standed, spatialing in time locations. She is concentrated in the stand based on the stand from regiments. She is concentrated in the stand based on the stand from regiments. She is concentrated in the stand based on the stand from regiments are standing or and regiments. She is concentrated in the stand based on the standard standard in the standard standard	2033 - 2037) - Long Term Recommendations  Containing and a section of the containing and	DOSCHIPTOR AND GINIMAL COMMINES  ### COMMINISTRY   MAINTH	2033 - Cang Term Recommendations  2034 - Cang Term Recommendations  2034 - Cang Term Recommendations  2034 - Cang Term Recommendations  2035 - Cang Term Recommendations  2035 - Cang Term Recommendations  2036 - Cang Term Recommendations  2036 - Cang Term Recommendations  2036 - Cang Term Recommendations  2037 - Cang Term Recommendations  2037 - Cang Term Recommendations  2038 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 - Cang Term Recommendations  2039 -	Control   Cont	Discrimination Assistants   Discrimination   Discrimina	Companies   Comp

**Capital Plan Detailed Scope of Work** 

\* Note:

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable										

				SEE LEGEN	D						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &				ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Vegra 16 20 (Fiscal Vegra	2022 2027) Long Torm Docommo	andations																
	s 2033 - 2037) - Long Term Recomme																	
Building Joint Sealant	Building sealant around gymnasium volume and canopie	Reseal building joints in rear of building.	2	END	L	Approx 200 If sealant \$5 If to										\$1,505		\$1,505
	is deteriorating, breaking away.					rout out & replace & backer rod												
						= \$1,000 + MU's.												
Roof Assembly & Flashing												<u> </u>		1				
Material, Type, Color	EPDM, black over main building volumes. Appears to be	Budget for replacement at end of service life	3	ESL	1	33,100 SF										\$597,786	116.55%	\$1,294,506
material, Type, color	in good condition. Maintenance staff noted they haven't			232	-	55,100 5.										ψ557,700	110.5570	ψ1,23 1,300
	had issues lately. Repairs were made a few years ago to																	
	gymnasium roof, which was leaking in places. No curren																	
	issues.																	
	Dunce cap roof is standing seam metal roof, appears to											•	•					
	be in good condition. Rear building volume adjacent to																	
	cafeteria/gymnasium is asphalt shingle, appear to be in																	
	good condition.																	
Roof Drains (Covers)	Mix of plastic and steel roof drain covers. Noted one	Replace roof drain cover.	3	ESL	L	Replace 1 steel drain roof cover,										\$225	116.55%	\$487
= (22.12.2)	drain on cafeteria roof where cover is missing.				_	\$150 + MU's							_			,		,
	, , , , , , , , , , , , , , , , , , ,											•	•					
Gutters and Downspouts		I				T					1	1	1	1				
Locations and Materials	Gutters, downspouts located at lower entry "dunce cap"	. Refinish and repaint.	2	ESL	L	Refinish, repaint 50 LF gutter, 10										\$565	116.55%	\$1,224
	Appears to be in fair condition, although paint is fading					LF downspout, assume 15"												
	and is showing areas of rust.					average gutter or downspout width/circumference dimension												
						=75 total sf area @ \$5 sf clean-												
						scrape-prep-repaint = \$375 +												
						MU's												
Splash Block or Tied to Storm Drainage	Doesn't appear to be either	Add splashblock.	-	-	L	Install new splash block										\$565	116.55%	\$1,224
						Price (1) new splashblock												
Decorative Items or Features			1			-				1	1	1	1	1	ı		1	
Types and Locations	Steel structure of "Dunce cap" lower entry canopy, paint	•			L	Refinish, repaint approx. 400 SF										\$5,870	116.55%	\$12,711
	on structure beneath canopy is chipping away and	"dunce cap".				steel structure beneath "dunce												
	peeling, steel is rusting.	Refinish and repaint decorative spiral columns.				cap" canopy, \$6 sf clean-scrape-												
	Decorative spiral columns supporting "dunce cap" columns, paint is chipping, fading.	columns.				prep-repaint = \$2,400 + MU's. Refinish, repaint 5 spiral												
	columns, paint is empling, rading.					columns, 18" diameter, 10' high.												
						(5' circumference x 10' x 5												
						columns = 250 SF), \$6 sf clean-												
						scrape-prep-repaint = \$1,500 +								1				
						MU's = = = TOTALS \$3,900 +												
						MU's												

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D	EVALUATION CRITERIA						BUDGET					
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY				TRADE COST + 50.5% MARK-UP		* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Years	s 2033 - 2037) - Long Term Recomme	ndations															
Other Observations																	
Brick repointing at roof chimney	It appears that during repointing efforts at roof chimney, masons covered building sealant with mortar. Also, mortar drippings were left on roof, items penetrating roof.	Remove mortar and sealant, reseal. Remove leftover mortar drippings.	2	ESL	L	400 If sealant @ \$5 clean & reseal = \$2000 + MU's						•	•		\$3,010	116.55%	\$6,51
Wood cupola feature	Wood boards that compose the wood cupola on the roof are deteriorating, and paint is chipping off.	Rebuild cupola.	1	END	L	300 sf refinishing & repainting, \$7.50 sf due to height on roof = \$2,250 + MU's; excludes replacing deteriorating wood boards.  Recommending demolishing and completely rebuilding wood cupola. Approx. 100 SF. Eight- sided cupola. Approx. 15 feet tall, with decorative done top. Cupola sides are wood slat vents.						•	•		\$37,625	116.55%	\$81,47

### LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	ADA/ ACCESSIBILITY				TRADE COST + 50.5% MARK-UP		* OPINION OF PROBABLE COST
Year 0 (Fiscal Year 2017)	) - Immediate Recommendations										•				
ELECTRICAL															
Exterior Building Lighting	LED wall packs. Some fixtures are not properly secured	properly secured.	2	ESL	1	Carry replacement of (4) LED wall packs in the immediate							\$3,600	0.00%	\$3,600
		All fixtures will reach the end of their anticipated useful lives within 20 years								•	•				

EVALUATION CRITERIA

#### LYMAN MOORE MIDDLE SCHOOL

Capital Plan Detailed Scope of Work

\* Note:

Note:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND	
Life Cycle (Age Factor)	Action Priority
N - New / Recent	I - Immediate (Year 0)
ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
END - Nearing End of Service Life	L - Long Term (Years 6-20)
OB - Obsolete	N/A - Not Applicable
	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life

TE rking	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	SEE LEGENI LIFE	ACTION	QUANTITY	SECURITY I	HEALTH &	CODE ADA,		LUATION CRITERIA  JSTAIN - EXTENDING	OPERATION &	INADA CT ON				* OPINION OF		ALLOCA CIP (Major	
ears 1 - 5 (Fiscal Years 2018 TE rking		RECOMMENDED ACTION												ACT ON AESTHETICS &	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	PROBABLE	CIP		MAINT.
E cing			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE ACCESSIB		ABILITY BLDG. LIFE						COST	CII	Renovation)	WAINT.
ng																				
ing	- 2022) - Short Term Recommend	dations																		
									, ,			_								
Paving Materials	Bituminous - pavement at parking in front of building	Mill and repave primary route and parking lot	1	END	S										\$88,418	24.65%	\$110,213	\$110,213		
	good. Pavement along primary route and parking lot side	at side of building.				47,000 s.f. @ \$1.25														
	of building- Poor																			
Parking Striping Condition	Good, White/ Faint Arrows	Repaint arrows around access loop.	2	ESL	S										\$400	24.65%	\$499	\$499		
0 · · · · · · · · · · · · · · · · · · ·						200sf@\$2		•							,		,	,		
Number of Spaces	4 ADA, only 1 sign, non compliant grades, no van	Adjust parking grades to be less than 2%	1	END	S										\$8,616	24.65%	\$10,740	\$10,740		
(Regular & ADA)	accessible parking	within ADA parking. Repaint to include van	-	LIND	3	1400 s.f. @\$4			_						50,010	24.0370	Ş10,740	\$10,740		
(riegalai a ribri)	decessione partiting	accessible aisle.				stiping: 250 lf@\$0.50			•	)										
						, 0														
Accessible Parking Signage	Only 1 sign	Install 1 ADA sign per space.	2	ESL	S	\$350 + MU's									\$526	24.65%	\$656	\$656		
										'										
icular Drop-Off &																				
-Up Areas			•																	
Locations	No separation	Further investigate and study: Paint and/or	2	ESL	S	Budget for additional study		_				1		<u> </u>	\$10,000	24.65%	\$12,465	\$12,465	· <u></u>	
Car & Bus Separations	No strong delineation from cars and buses, only 1 sign	install curbing and signage to better define										1		]						
	J	and separate bus and parent drop off									1	1		[						
		locations.										1		]						
hicular & Pedestrian		1							1		1	•						- L		
culation																				
Traffic Markings & Traffic Signage	Need better signage for no parking spaces	Install no parking signs	2	ESL	S										\$1,505	24.65%	\$1,876	\$1,876		
0.00		5 T T T T T T T T T T T T T T T T T T T				8@\$125		•		,							, , , ,	. ,-		
												1								
Walkway Materials	Bituminous, walk along east side in poor condition	Replace walkway on east side of building.	2	ESL	S	1						1			\$11,287	24.65%	\$14,069	\$14,069		
,		,				3000s.f@\$2.50				)		•		]	. ,		, ,			
0.10.10.11				0.7		1		-	<u> </u>			+	1	<b>_</b>	4		4	44		
Curb Cuts & Detectable Warning Strips	No panels on site	Install detectible warning panels at	0	OS	S	2000 (042.50		_	_			1		]	\$11,287	24.65%	\$14,069	\$14,069		
		crosswalks.				3000s.f@\$2.50			•	)	1	1		[						
Pedestrian Ramp Location & Materials	Bituminous and concrete - Fair	Adjust transitions to 1/4" or less where	2	ESL	S	+	-		<del>                                     </del>			+	1	<del>                                     </del>	\$1,505	24.65%	\$1,876	\$1,876		-
Pedestrian Ramp Location & Materials	Bituminous and concrete - Fair	applicable.	2	ESL	5	Mill and Overlay		_							\$1,505	24.65%	\$1,876	\$1,876		
		аррисавіе.				200s.f.@\$5			•	)										
		<u> </u>																		
vice Area Loading Dock or Leveler	1 at front (still used?), no markings at entrance to not	Install no parking sign.	2	ESL	S	\$350 + MU's				- 1				1	\$526	24.65%	\$656	\$656		1
LOAding Dock of Leveler	hlock	ilistali ilo parking sign.	2	ESL	3	3330 + IVIO S									\$520	24.05%	\$636	\$636		
Furniture &	BIOCK								1		·		ı							
essories																				
Types, Locations, Materials	Propane @ loading	Make fence more secure	2	ESL	S										\$3,762	24.65%	\$4,689	\$4,689		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			_			50lf@\$50	_	_							7-7		* 7,555	+ .,		
											1	1		[						
Drainage											<u> </u>									
Ponding	Evidence of ponding at side parking lot.	Install catch basin or adjust grade to drain.	2	ESL	S										\$4,364	24.65%	\$5,440	\$5,440		
						1cb@\$2500						•		]						
						pave adjust: 100s.f@\$4								]						
RUCTURAL						<u> </u>					<u> </u>									
Exterior Wall Construction	Brick veneer tied to CMU walls.	Replace corroded lintels	2	END	ς	Approx. (25) lintels, 100 lf +/-						T		1	\$35,000	24.65%	\$43,628	\$43,628		
	The same and to care walls.		-	2.10	3							•		[	233,000	24.03/6	Ç+3,028	¥ 73,020		
Futuring Well Construct	_	Designation to the contract of	_	EN:D		A COO IF			<del>                                     </del>			+ -	1	<del>                                     </del>	A	24.6561	ć. c			
Exterior Wall Construction		Replace base sealants at areas of newer	2	END	S	Approx. 600 If								[	\$1,450	24.65%	\$1,807			\$1,8
		construction																		
LDING EXTERIOR																				
rior Stairs and Ladders																				
Locations and Materials		Replacing handrails, or provide missing	2	END	S	A total of 45 linear feet of									\$2,035	24.65%	\$2,537			\$2,5
		handrails, to meet required extensions				replaced painted round pipe					1	1		[						
		beyond the bottom of the stair.				handrail. Single line wall pipe rail					1	1		[						
						assumed @ \$30 demo & replace				,	1	1		[						
						= \$1,350 + MU's			•   •			1		]						
											1	1		[						
																l				

#### LYMAN MOORE MIDDLE SCHOOL

Capital Plan Detailed Scope of Work

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs \ in the \textit{Capital} \\$  ${\it Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

LEGEND Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) OB - Obsolete 3 - Good - Functional & Maintained N/A - Not Applicable

							<u> </u>										BUDGET		
				SEE LEGEI					EVALUATION C				TRADE COST PLUS		* OPINION OF		ALLOCAT		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH	& CODE ADA/ Y COMPLIANCE ACCESSIBILI	SUSTAIN -	EXTENDING OF	PERATION & IN	APACT ON AESTHETICS & ARN. ENV. APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)		CITY
			LEVEL	CYCLE	PRIORITY	INFO	SAFET	Y COMPLIANCE ACCESSIBILI	IT ABILITY	BLDG. LIFE WIF	AINTENANCE   LE	ARN. ENV.   APPEARANCE		I	COST		Kenovation)	<u> </u>	EXPENS
Pears 1 - 5 (Fiscal Vears 2)	2018 - 2022) - Short Term Recomme	ndations																	
Locations and Materials	Concrete ADA ramp. Handrail mounted to ramp has	Replace handrail mounted to ramp	2	ESL	T c	A total of 40' of painted round			1	Т		<u> </u>	\$4,82	24.65%	\$6,008			\$6,008	
Locations and Materials	come loose	Replace Handrall Hounted to ramp	2	ESL	3	metal handrail mounted to ramp							34,62	24.63%	\$0,000			\$6,008	
						double line ground mount rail													
						assumed @ \$80 demo & replace													
						= \$3,200 _+ MU's													
						Correct, provide double line													
						ground mount rail.													
Other Observations	(2) interior control on a translation	D	1 2	T cci	1 6	(2) 40loFl @ 1450	I I		1 1			ı	\$49,36	24.65%	\$61,533	ĆC1 522			
	(2) interior courtyards are not accessible	Recommend providing accessible ramp to each courtyard	3	ESL	S	(2) 18'x5' concrete ramps @ !450 sf with a total of 72 linear feet of							\$49,36	24.65%	\$61,533	\$61,533			
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				painted round metal handrail @													
						\$75 (36 linear feet per ramp),													
						\$13,500 per ramp dig-bf-12" gravel-foundation-slab-ground													
						mount rails x 2 ramps + \$72' rails													
						@ \$75 = \$5,400 = \$32,800 +							1						
						MU's													
						<u> </u>	<u> </u>	<u> </u>								<u> </u>			
JILDING INTERIOR																			
orridors	Drinking fountains are not located in alcoves and do no	t Dravided pointed round motel con- detection	- l o	l on		(E) painted round motal							62.70	24.050/	64.503	1		¢4 603	
Wall Projecting Objects	have cane detection devices.	devices to either side of the drinking fountai		ОВ	5	(5) painted round metal cane detection devices. Two for each							\$3,76	24.65%	\$4,693			\$4,693	
	nave can't detection devices.	to meet ADA requirements				fountain. 10 total @ \$250 =													
						\$2,500 + MU's													
ence Classrooms				1 00		las	I I		1 1			ı		24.550	44.225	1		64.225	
Sinks (ADA compliance)	Stainless steel counter mounted sink, varying quantities each classroom. Each classroom had one ADA complian		in N/A	ОВ	S	(1) counter mounted stainless steel sink at ADA height. See							\$3,39	24.65%	\$4,226			\$4,226	
	sink with the exception of one classroom. Sinks had	the one remaining classroom.				above for counter quantities													
	stainless steel goose neck faucets. All in good condition	n				\$2,250 w/new rough + MU's													
rt Classrooms			1	1			l			I.		l		1					
Casework	A mix of plastic laminate, wood veneer, and metal in	Recommend replacing aging casework with		ESL	S	Provide the following in the (2)							\$59,60	24.65%	\$74,291	\$74,291			
	varying age and condition	more resilient plastic laminate casework wit resilient edge banding, lockable doors, and				Art rooms: (1) 20'x2' Plastic Lam counter at													
		adjustable shelves.				ADA height @ \$90 demo-replace													
		.,				= \$1,800 ea room;													
						(4) 48" double door base cab													
						with drawers 16 If @ \$275 demo-													
						replace =\$4,400 ea room; (1) 48" ADA sink apron \$400 ea													
						room													
						(2) 12'x2' butcher block wood													
						counter tops 24 lf @ \$100 =													
						\$2,400 ea room (12) 3 tier metal locker base													
						cabs, vented \$500 ea = \$6,000													
						per room					•								
						(2)36" tall storage cabinet \$900													
						ea = \$1,800 per room													
						(2) 36" open shelf tall storage													
						\$750 ea = \$1,200 per room (2) 48" open shelf tall storage													
						\$900 ea = \$1,800 per room = = =							1						
						TOTALS \$19,800 per room x 2 =													
						\$39,600 + MU's							1						
													1						
													1						
		į –	1	1	1	1		1 1	1		[					1			
nnasium				I.	1		l l			11									
nnasium Wall Pads	Wall pads located at walls below backstops in good	Recommend adding more wall pads at wall	3	ESL	S	10 If wall pad 6' ht assumed = 60							\$77	24.65%	\$960			\$960	_
<b>mnasium</b> Wall Pads	Wall pads located at walls below backstops in good shape.	Recommend adding more wall pads at wall behind backstop in front of equipment storage room.	3	ESL	S	10 If wall pad 6' ht assumed = 60 sf @ \$8.50 = \$510 + MU's	•						\$77	24.65%	\$960			\$960	

Capital Plan Detailed Scope of Work

\* Note:

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LEGEND

Condition Level

0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
4 - Excellent - New

Life Cycle (Age Factor)
N - New / Recent
I - Immediate (Year 0)
I - Poor - Failure Anticipated
ESL - w/In Expected Service Life
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

																DI.	JDGET		
				SEE LEGEN	ND	٦			EVALU	ATION CRITERIA			TRAD	DE COST PLUS	1	* OPINION OF	DUGET	ALLOCAT	TION
GORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH &					IMPACT ON AE		5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE ACC	ESSIBILITY ABI	ILITY   BLDG. LIFE	MAINTENANCE	LEARN. ENV.   AF	PEARANCE			COST		Renovation)	1
rs 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommend	dations																	
ht Room / Fitness Room																			
Door Hardware	Mix of doors with compliant hardware and non-compliant		1	OB	S	replace one (1) door knob with								\$755	24.65%	\$941			\$941
	hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does					ADA compliant hardware, \$500 assumes wood door													
	not require tight grasping, tight pinching, or twisting of					w/modifications + MU's													
	the wrist to operate. Lever-operated mechanisms, push-							•	•										
	type mechanisms, and U-shaped handles are acceptable designs.																		
er Rooms								<u> </u>											1
Level of Privacy - Short Term	Moderate level of privacy. Semi private showers	Recommend providing private changing /	0	ОВ	S	Refer to diagrams provided in								\$23,330	24.65%	\$29,081	\$29,081		
	(curtains) but no private changing area directly in front of showers.	drying areas directly in front of shower stalls				the Locker Room Privacy Accomodatiions Section of this													
	Silowers.					report.													
										•	•								
					<u> </u>														
se and Health Other Observations	Restroom in nurses suite is non-ADA due to size and	Recommend providing an ADA compliant	0	ОВ	T 5	Interior renovation of 250 square	. I	T T	<u> </u>			П	1	\$56,440	24.65%	\$70,352	\$70,352		1 1
outer observations	missing grab bars.	bathroom in the nurses suite.		05		feet to reconfigure the bathroom								ψ30,110	2 1.0370	Ų, 0,53 <u>2</u>	ψ70,532		
						and exam area to provide an													
						ADA compliant restroom and lay down / cot area. Construction to													
						consist of metal stud gyp													
						partition extending to underside													
						of deck, (2) wood veneer HM frame door, Carpet tile floor, 2x4			•										
						ACT ceiling, wall mounted sink													
						and floor mounted water closet,													
						ADA grab bars \$150 sf = \$37,500 + MU's													
CTRICAL Life Safety																			
Fire Alarm	1980's vintage conventional zoned FCI control panel.	Udate to fully addressable system.	1	ОВ	<del></del>	Carry complete naw system for	1			-	1			\$196,000	24.65%	\$244,314	\$244,314		1
FIIE AIdIII	Occupant notification has been update to comply with	odate to rully addressable system.	1	ОВ	3	Carry complete new system for 104,424 sf								\$190,000	24.03%	3244,314	\$244,514		
	ADA requirements in approximately 1/3 of the building,																		
	but remaining areas do not comply with current																		
	standards																		
	standards.																		
Emergency Lighting	Emergency battery units with integral and remote heads.		2	ESL	S	Carry replacement of (45) indoor								\$45,000	24.65%	\$56,093	\$56,093		
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED	. Replace older units as they fail. Provide outdoor emergency lighting at building exits.		ESL	S	emergency lighting units and								\$45,000	24.65%	\$56,093	\$56,093		
Emergency Lighting	Emergency battery units with integral and remote heads.			ESL	S									\$45,000	24.65%	\$56,093	\$56,093		
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED			ESL	S	emergency lighting units and	•							\$45,000	24.65%	\$56,093	\$56,093		
Emergency Lighting	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED			ESL	S	emergency lighting units and								\$45,000	24.65%	\$56,093	\$56,093		
	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED			ESL	S	emergency lighting units and								\$45,000	24.65%	\$56,093	\$56,093		
Emergency Lighting  CURITY  Secure Entry Vestibule	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED	outdoor emergency lighting at building exits.  Recommend providing a secured entry		ESL	S	emergency lighting units and addition of (14) outdoor units.								\$45,000 \$150,500	24.65%	\$56,093 \$187,598			
CURITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	outdoor emergency lighting at building exits.  Recommend providing a secured entry directly into administration area in future			S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf =													
URITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	outdoor emergency lighting at building exits.  Recommend providing a secured entry			S	emergency lighting units and addition of (14) outdoor units.			<u> </u>										
URITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured	0		S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf =	•												
URITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main	0		S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf =													
URITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured	0		S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf =	•												
URITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied	0		S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf =	•												
URITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied	0		S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf =	•												
CURITY Secure Entry Vestibule	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.  System will reach the end of its anticipated	0		S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	•									\$187,598			
URITY Secure Entry Vestibule	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.  None	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.	0	ОВ	S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	•							\$150,500	24.65%	\$187,598	\$187,598		
URITY Secure Entry Vestibule	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.  None	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.  System will reach the end of its anticipated	0	ОВ	S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	•							\$150,500	24.65%	\$187,598	\$187,598		
URITY Secure Entry Vestibule Intrusion Alarm System	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.  None	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.  System will reach the end of its anticipated useful life within 15 years.	0	ОВ	S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's	•							\$150,500	24.65%	\$187,598 \$117,171	\$187,598		
JRITY Secure Entry Vestibule Intrusion Alarm System	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.  None  Bosch system connected to district-wide network	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.  System will reach the end of its anticipated useful life within 15 years.	3	OB ESL	S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's  Carry Complete system replacement for 104,424 sf	•							\$150,500 \$94,000	24.65% 24.65%	\$187,598 \$117,171	\$187,598		
CURITY	Emergency battery units with integral and remote heads. Heads are a mixture of LED and incandescent. LED illuminated exit signs with integral battery backup.  None  Bosch system connected to district-wide network  POE cameras connected to district DVR servers, which are	Recommend providing a secured entry directly into administration area in future renovations. Renovate / reconfigure reception area of main office and renovate portion of main lobby to create a secured entry sequence that brings visitors into main office before entering into student occupied areas.  System will reach the end of its anticipated useful life within 15 years.	3	OB ESL	S	emergency lighting units and addition of (14) outdoor units.  800 Square Feet of complete interior renovations. \$125 sf = \$100,000 + MU's  Carry Complete system replacement for 104,424 sf	•							\$150,500 \$94,000	24.65% 24.65%	\$187,598 \$117,171	\$187,598		

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required OB - Obsolete - Good - Functional & Maintained N/A - Not Applicable

			-			_										UDGET		
CODY	DESCRIPTION AND CENTRAL COMMENTS	DECOMMENDED ACTION	COND	SEE LEGEN		OHANTITY	CECURITY LIFATELL 9	CODE	ALUATION CRIT		DEDATION & LINAD	ACT ON ACCTUETION	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF	CID	ALLOCATION ANA	
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY	CODE COMPLIANCE A				ACT ON AESTHETICS & APPEARANCE	30.3% WARK-OF	LICALATION	PROBABLE COST	CIP	CIP (Major MA Renovation)	AINT.
	•	•						•				•	-					
rs 6 - 10 (Fiscal Years 202	3 - 2027) - Long Term Recommen	dations																
DING INTERIOR																		
er Rooms Level of Privacy - Long Term	Moderate level of privacy. Semi private showers	In addition to modifications made in the short	0	ОВ	L	Refer to diagrams provided in							\$18,000	55.30%	\$27,954		\$27,954	
zere or macy zong rem	(curtains) but no private changing area directly in front of			0.5		the Locker Room Privacy							\$10,000	33.3070	Ų27,53 ·		Ų27,33 ·	
	showers.	shower and changing compartment				Accomodatiions Section of this												
		Maintenance will make repairs as needed				report.												
		until funding is secured																
Ceiling Finish Materials	Painted GWB / plaster with isolated areas of damage or	Repaint, patch, sand, and paint isolated areas	2	ESL	L	A total of 80 square feet in each							\$335	55.30%	\$520		\$520	
Jennig i mish waterials	failing paint.	of ceiling damage and failing paint		LJL	_	of the two locker rooms @ \$2.75							7333	33.30%	Ş320		3320	
		(specifically above shower stalls).				epoxy paint = \$220 + MU's												
		Maintenance will make repairs as needed																
		until funding is secured																
Shower Configuration (Gang, Stalls)	CMU shower stalls with shower curtains and one ADA	Clean shower stall bases of all residue and	2	ESL	L	(8) 36"x36" stalls							\$770	55.30%	\$1,196			\$1,196
	stall. Composite shower bases are in poor condition.	stain as part of standard maintenance practice				(2) 60"x36" stalls 102 sf total area @ \$5 = \$510 + MU's				_	_							
		produce.				area e çs - çsis - mo s				•	•							
ABING Omestic distribution piping	Copper pping lead solder (1950s)	Copper system beyond service lifereplace	2	END	L	\$/SF @ 70K SF				<u> </u>			\$1,300,000	55.30%	\$2,018,900	1	\$2,018,900	
bornestic distribution piping	copper pping read solder (1930s)	Maintenance will make repairs as needed		LIND	L	\$731 @ 70K 31							\$1,300,000	33.30%	\$2,018,500		32,018,300	
		until funding is secured																
											•							
anitany Wasta and Vant System	Cast Iron (1950s) and PVC	Cast iron capitany bayand conjugalife, replace	2	END		\$/SF @ 70K SF							\$750,000	55.30%	\$1,164,750		¢1 164 750	
anitary Waste and Vent System	Cast IIOII (1950s) and PVC	Cast iron sanitary beyond service lifereplace. Maintenance will make repairs as needed	2	END	L	\$/3F @ 70K 3F							\$750,000	33.30%	\$1,164,750		\$1,164,750	
		until funding is secured																
											•							
Storm Drain System	Cast Iron (1950s) and PVC	Cast iron sanitary beyond service life	2	END	1	\$/SF @ 70K SF							\$325,000	55.30%	\$504,725		\$504,725	
		Maintenance will make repairs as needed	_		-	7,00 € 1000							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		7		700.7.20	
		until funding is secured									•							
							MECHANICAL											
Heating Plant	(2) Burnham Industrial 5,021 MBH Gross Output steam	Convert boiler plant from steam to hot water.	1	END	L	Figure (2) 2,700 MBH gas							\$475,000	55.30%	\$737,675		\$737,675	
	boilers, 1991 est. mfg. Provides steam to Lyseth; steam and hot water to Moore. The HX and original pumps	Maintenance will make repairs as needed until funding is secured				condensing boilers with appurtenances (exp tank, etc)												
	were installed during the 96 renovation. Condensate	and randing is secured				appartenances (exp tams, etc)												
	return pumps are in good condition. Boiler feed system									•								
	appears older than the 96 renovation date.																	
						(5) 5 6 6 110 11							****		****		**	
Air Handling Unit Systems (1996 Addition)	Roof top H&V units 1996 mfg. Assumed 5,000 cfm. Each (2) units 1996 class wing addition, (1) café, (1) gym.	yeaars left) Replace in kind.	2	END	L	(5) 5,000 cfm rooftop H & V							\$225,000	55.30%	\$349,425		\$349,425	
	(2) dints 1550 class wing addition, (1) care, (1) gym.	Maintenance will make repairs as needed				unics.					•							
		until funding is secured																
Pumps	7 1/2 hp hot water pumps to the building were replaced	The expected service life of a base mount	3	ESL	L	Figure (4) 175 gpm pumps					+		\$78,000	55.30%	\$121,134		\$121,134	-+
	in 2012.	pump is 25 years. Add (2) 150 gpm pumps				w/VFDs												
		w/VFDs to serve orignal building at time of																
		steam to HW conversion. Replace exisitng (2) 7 1/2 HP pumps with VFD pumps.																
		Maintenance will make repairs as needed																
		until funding is secured																
Forminal Unit Systems Heating	Convective heating units and CUMs are mostly LNAV	CLINE and convective units at and of averaged	2	END	,	Figure (20) units at \$2 500 ar							\$70,000	EE 200/	\$108,710		¢100 710	$\dashv$
Terminal Unit Systems Heating	Convective heating units and CUHs are mostly HW units.	service life of 20 years- replace units.	2	END	L	Figure (20) units at \$2,500 ea.							\$70,000	55.30%	\$106,710		\$108,710	
		Maintenance will make repairs as needed																
		until funding is secured								•	•							
			<u> </u>						 									
erminal Unit Systems Classes (Addtion 1996)	Reheat duct coils serving classrooms from H&V rooftop	Reheat duct coils are at the end of their	2	END	L	Figure (35) 14 x12 duct coils							\$50,000	55.30%	\$77,650		\$77,650	
	unit.	expected service life. Replace coils in kind.								_								
		Maintenance will make repairs as needed	l															
		until funding is secured																

Capital Plan Detailed Scope of Work

\* Note:

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Condition Level

D - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained
4 - Excellent - New

LEGEND
Nearing End of Service Life
OB - Obsolete

Legend
Action Priority
1 - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

				SEE LEGEN	ND	7				VALUATION CRIT	ERIA			-	TRADE COST PLUS	1	* OPINION OF	UDGET	ALLOCATION	
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH &		ADA/	SUSTAIN - E	XTENDING C		IMPACT ON			ESCALATION	PROBABLE	CIP	CIP (Major MAINT.	
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY E	ILDG. LIFE N	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)	EXI
ars 6 - 10 (Fiscal Years 20)	23 - 2027) - Long Term Recommen	dations																		
· · · · · · · · · · · · · · · · · · ·	al Floor mount (steam) and ducted (HW) unitventilators are		2	END	1	(4) Rooftop ERUs 2,500 cfm.						T I			\$175,000	55.30%	\$271,775		\$271,775	_
building side)	end of expected service life of 20 years.	provide classroom ventilation. Instlall system	_		_	\$/SF @ 70K SF for unisulated									4=10,000		<del>, -, -,, , -</del>		¥=1=7,11=	
		at time of steam to HW conversion. Assume				ductwork.														
		(4) 2,500 cfm units. Install fintube to classrooms for heating.				Figure 800 ft fintube														
		Maintenance will make repairs as needed																		
		until funding is secured																		
Exhaust Systems	Roof top toilet power exhausters and unit ventilators	Nearing end of service liferemove and	2	END	L	No priceductwork modification									\$0	55.30%	\$0		\$0	
	relief hoods	incorporate as part of the new ERU ventilation at time of steam to HW converson.				figured in above.														
		Maintenance will make repairs as needed																		
		until funding is secured																		
Piping System (HW for 1996 Reno)	Piping mains were replaced in 2012 due to victaulic fitting	No Acrtion Required for recently replaced	3	ESL	L	Figure \$/SF @ 15K SF for									\$150,000	55.30%	\$232,950		\$232,950	+
	failure.	mains. Replace copper runouts to coils.			_	insulated for runnouts to HW									4=00,000		,,		¥,	
		Maintenance will make repairs as needed until funding is secured				coils.														
		until runding is secured																		
Piping System (Steam original Bldg)	Steam piping is original to the 1950's buildings. This	Replace steam piping with HW piping system at time of steam to HW conversion.	2	END	L	Figure \$/SF @ 70K SFpipe with insulation.									\$1,200,000	55.30%	\$1,863,600		\$1,863,600	
		Maintenance will make repairs as needed				insulation.														
		until funding is secured									•									
																	****		100-00	
Automatic Temperature Controls	Vintage pneuymatics and some DDC electric.	Pneumatics are end of service life- replace complete system for original building and	2	END	L	Figure \$/SF @ 104K SF.									\$520,000	55.30%	\$807,560		\$807,560	
		1996 addition at time of steam to HW										_								
		conversion.									•	•								
		Maintenance will make repairs as needed until funding is secured																		
CTRICAL																				
Service	Underground primary to utility transformer vault in	Update to padmount transformer. Further	2	OB	L	Carry complete new service									\$85,000	55.30%	\$132,005		\$132,005	
	building. The vault was not accessible at the time of our visit as it requires utility company presence to access.	investigation by utility company is required to determine cause of shorts due to squirrel				entrance for 104,424 sf														
	Comments regarding life cycle are based on the general	activity.									_	_								
	building vault arrangement being an obsolete design. The school has had repeated issues with squirrels shorting the										•	•								
	overhead utility primary, resulting in power outages due	until runung is secured																		
	to blown utility cutouts.																			
Equipment	(1) 1995 vintage 800A panelboard and (1) 1960 vintage	Update to a single switchboard as part of	2	END	L	Carry new 1600A, 208/120V 3-									\$54,000	55.30%	\$83,862		\$83,862	$\top$
	switchboard	service upgrade				phase switchboard					_	_								
		Maintenance will make repairs as needed until funding is secured									•	•								
																		<u> </u>		
Panels	Mix of 1960 vintage and 1995 vintage panelboards	Replace 1960 vintage panelboards.	2	END	L	Carry complete power									\$339,000	55.30%	\$526,467		\$526,467	
		All panels will reach the end of their anticipated useful lives within 10 years.				distribution system replacement fo 104,424 sf					_	_								
		Maintenance will make repairs as needed				·					•	•								
		until funding is secured																		
Branch Circuits		Provide GFCI protection for receptacles in	2	ESL	L	\$2,000 + MU's									\$3,010	55.30%	\$4,675		\$4,67	75
	current program. Some receptacles located near sinks science rooms do not include GFCI protection.	accordance with current code.																		
Exterior Building Lighting	LED wall packs. Some fixtures are not properly secured.	All fixtures will reach the end of their	2	ESL	L	Carry replacement of (20) in the					+				\$18,000	55.30%	\$27,954		\$27,954	+
		anticipated useful lives within 20 years				long term														
		Maintenance will make repairs as needed until funding is secured									•	•								
Interior Lighting		1	1	1	I	1	1			<u> </u>	<u> </u>	L		L					<u> </u>	
Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high performance	2	END	L		<u> </u>					T		1						$\overline{}$
		optics as part of any planned facility	Ī -		_															
		renovations.																		1
		Maintenance will make repairs as needed until funding is secured									•	_								

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
? - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

						_												В	BUDGET			
_				SEE LEGEN	ID				•		EVALUATION	CRITERIA				TRADE COST PLUS		* OPINION OF		ALLOC	TION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY		ADA/ ACCESSIBILITY		EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON AEST LEARN. ENV. APP	THETICS & PEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
Years 6 - 10 (Fiscal Ye	ars 2023 - 2027) - Long Term Recommer	ndations																				
Offices	Recessed fluorescent fixtures with parabolic diffusers and T8 lamps	Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will make repairs as needed until funding is secured	2	ESL	L							•	•									
Corridors	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.  Maintenance will make repairs as needed until funding is secured	2	ESL	L	Carry complete interior lighting replacement for 104.424 sf						•	•			\$1,216,000	55.30%	\$1,888,448	3	\$1,888,448		
Toilets	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED as part of any planned facility renovations.  Maintenance will make repairs as needed until funding is secured	2	ESL	L	replacement for 104,424 Si						•	•									
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned facility renovations.  Maintenance will make repairs as needed until funding is secured	2	ESL	L							•	•									
Assembly		Maintenance will make repairs as needed until funding is secured			L							•	•									
Gym	T8 fluorescent high bays	Update lighting to LED as part of any planned facility renovations.  Maintenance will make repairs as needed until funding is secured	2	ESL	L							•	•									

Total Years 6 - 10 \$10,922,265 \$0 \$10,917,590 \$4,675

**Capital Plan Detailed Scope of Work** 

\* Note:

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### LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN				 		VALUATION (						BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	CODE OMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE			AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
ears 11 - 15 (Fiscal Years 20	28 - 2032) - Long Term Recommo	endations															
JILDING INTERIOR																	
neral Notes Interior wall base finish material	Resilient rubber base is in fair condition and should be	Replace all resilient rubber wall base with	3	ESL	L	New resilient rubber wall base									\$76,755	93.55%	\$148,559
	replaced in 11-20 years	new resilient rubber base through out the				for a 102,000 GSF two story					_				, ,, ,,		, ,,,,,,
		entire building				building @ \$0.50 per sf floor =					•	•					
						\$51,000 + MU's											
Wall Finish Materials		Budget for repainting entire interior, including doors and frames	2	ESL	L	Base on 102,000 GSF									\$307,020	93.55%	\$594,237
		including doors and traines										•					
in Entrance / Main Lobby		I=					ı	1		1		ı	ı	1	40.00		4
Entrance Mats	(3) large lay down walk-off mats in good condition	To preserve interior finishes it is our recommendation to replace with more	3	ESL	L	150 Square Feet of aggressive grade walk-off mat.									\$24,645	93.55%	\$47,70
		robust walk-off carpet sequence at the main				\$17.50 recycled rubber matt =											
		entrance. Provide an area of aggressive				\$2,625 + MU's											
		grade walk-off material at the exterior of the				250 Square Feet of mild grade											
		vestibule. Provide a mild grade walk-off mat				walk-off mat. \$15 sf =											
		product as finish floor in the vestibule.				\$3,750 + MU's					•						
		Provide an area of low grade walk-off carpet				1,000 Square feet of low grade											
		in the main lobby. Schedule work with				walk-off mat @ \$10 = \$10,000											
		secured entry vestibule renovation				+ MU's = = TOTALS \$16,375 +											
Ceiling Finish Materials	2x2 ACT in good condition	Recommend replacing 2x2 ACT ceiling system	3	ESL	1	MU's 1,300 sf 2 x 2 @ \$6 demo &									\$11,740	93.55%	\$22,72
Ceiling Finish Waterials	2X2 ACT III good condition	complete.	3	LJL	L	replace = \$7,800 + MU's									311,740	33.33%	322,723
ridors		<u>'</u>															
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT	2	ESL	L	15,000 sf @ \$4.50 demo-replace									\$101,590	93.55%	\$196,62
		ceiling complete				= \$67,500 + MU's					•	•					
Lockers	Double tier metal lockers, vented, and ADA compliant.	Recommend replacing lockers with new	3	ESL	L	500 If lockers double tier \$135					_				\$203,175	93.55%	\$393,245
	Lockers are in fair condition	double tier painted metal vented lockers				opng demo-replace =\$135,000 + MU's						•					
Doors opening into Corridors (rating, closers,	Most doors opening into corridors have closers but no	Remove wood stops and provided hold	0	ОВ	L	Provide magnetic closers for a									\$15,050	93.55%	\$29,129
hold-opens, swing, widths)	hold opens (wood stops are used). Swings and widths	opens at doors that are intended to remain				total of (40) doors)									,		
	are compliant.	open				quantity unclear					_						
												•					
						A total of 40 doors											
irs and Exits																	
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace damaged floor tile (isolated areas	1	END	L	30 sf @ \$7.50 =\$225 + MU's									\$340	93.55%	\$658
		around floor catches at doors).									•	•					
Ceiling Finish Materials	2x4 ACT in fair condition. Painted GYP under stair	Recommend replacing with new 2x4 ACT	2	ESL	L	Paint 1,000 sf allowance \$1.50									\$7,000	93.55%	\$13,54
	landings and stringers	ceiling complete. Repaint GYP ceilings.				pre-repaint = \$1,500 + MU's											
						700 sf ACT @ \$4.50 demo- replace = \$3,150 + MU's					•						
Handrails (height, extensions, profile)	Painted round metal handrails in fair condition. Heights	, Recommend repainting handrails as part of	2	ESL	L	180 If single line pipe rail									\$2,710	93.55%	\$5,24
	extensions, and profile are all compliant.	standard maintenance practice				assumed @ \$10 = \$1,800 + MU's											
						Correct, single line pipe rail wall											
						mounted.					•						
anaval Duranca Classicams																	
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubbe	Recommend replacing broadloom carpet	3	ESL	L	An average of 800 square feet in									\$122,810	93.55%	\$237,699
	wall base	with new carpet tile				each carpeted classroom (total											
						of 17 classrooms) @ \$6 sf demo-											
						prep-replace = \$81,600 + MU's											
											-						
		1	]														

**Capital Plan Detailed Scope of Work** 

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LEGEND	
Life Cycle (Age Factor)	Action Priority
N - New / Recent	I - Immediate (Year 0)
ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
END - Nearing End of Service Life	L - Long Term (Years 6-20)
OB - Obsolete	N/A - Not Applicable
	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life

				SEE LEGEN	ID					EVALUATION CR	RITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY			OPERATION & MAINTENANCE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Vears 11 - 15 (Fiscal Vears	2028 - 2032) - Long Term Recommo	andations															
Wall Finish Materials	A mix of painted GYP, painted CMU, and some classrooms have operable partitions in fair condition (some used frequently and some not used at all)	Recommend replacing operable wall finishes with white board finish.	3	ESL	L	A total of 180 linear feet of operable wall finishes to be replaced with white board finish 4' ht assumed = 720 sf @ \$30 demo-replace = \$21,600 + MU's Correct, 4' height	,				•	•			\$32,510	93.55%	\$62,923
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	An average of 800 square feet in each classroom (total of 35 classrooms) \$4.50 sf demoreplace =\$126,000 + MU's					•	•			\$189,630	93.55%	\$367,029
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each classroom (35 classrooms): (2) 36" tall cabinet \$750 ea = \$1,500 per class; (4) 36" Tall open book shelves \$600 ea = \$2,400 per class; (6) 36"x48" open book shelves 18 If @ \$150 w/demo = \$2,700 per class = = TOTALS \$231,000 + MU's					•	•			\$347,655	93.55%	\$672,886
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	ОВ	L	Provide (1) 20' of wall mounted white board in each classroom (35 classrooms), 4' ht assumed @ \$30 demo-replace =\$84,000 + MU's					•	•	•		\$126,420	93.55%	\$244,686
Science Classrooms																	
Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor with new VC	3	ESL	L	7,500 sf vct demo-replace w/wall base @ \$5.25 =\$39,375 + MU's					•	•			\$59,260	93.55%	\$114,698
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	7,500 sf @ \$4.50 demo-replace = \$33,750 + MU's					•	•			\$50,795	93.55%	\$98,314
Casework	A mix of plastic laminate w/ science counter tops and a variety of plastic laminate, metal, and wood casework.	Recommend replacing all casework in science labs to match the plastic laminate casework with "science tops" in the labs on the second floor	3	ESL	L	A total of 350 linear feet of phenolic counter tops on level 1 only. Level 2 is OK as is. \$150 lf demo-replace tops only = \$52,500 + MU's						•			\$79,015	93.55%	\$152,934
Visual Display Surfaces	Tack board, white board, and laminate white board surface installed over chalk board.	Remove laminate white board material and chalk board behind with white board.	2	ОВ	L	Provide (1) 20' of wall mounted white board in each classroom (2 classrooms) 4' ht assumed, 80 sf total @ \$30 demo-replace = \$2,400 + MU's					•	•	•		\$3,615	93.55%	\$6,997
Science Prep Rooms Floor & Base Finish Materials	VCT with resilient rubber wall base in fair condition	Recommend replacing VCT floor.	3	ESL		300 sf vct demo-replace w/wall	· '			· · ·		· I		l I	\$2,370	93.55%	\$4,587
	To wan concinc rapper wan pase in fair condition	necessiment regioning ver moor.	,	LJE		base @ \$5.25 =\$1,575 + MU's					•	•			<i>\$2,370</i>	33.33%	/٥٥ر+ ب

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	n	7					EVALUATION C	RITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/		EXTENDING	OPERATION &	IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE						APPEARANCE	50.5% MARK-UP		PROBABLE COST
Voors 11 15 /Fissal Voors 20	20 2022) Long Torm Pocommo	andations																
	28 - 2032) - Long Term Recomme	-				loop to the second	ı	1 1			г г		T	1	<u> </u>	1 40.00		40.00
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	300 sf @ \$4.50 demo-replace = \$1,350 + MU's										\$2,035	93.55%	\$3,93
Life Science (Home Ec.)								1						•				
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,800 sf @ \$4.50 demo-replace = \$8,100 + MU's						•				\$12,190	93.55%	\$23,59
Art Classrooms		cenning complete	1			= \$8,100 T WO 3					L			1	I.		<u>I</u>	
Floor & Base Finish Materials	VCT with resilient rubber wall base. Floor shows areas of	Recommend replacing VCT floor with new	2	ESL	L	3,000 sf vct demo-replace										\$23,705	93.55%	\$45,88
	previous patch jobs. Base is in fair condition	VCT floor to provide a uniform floor finish and condition.				w/wall base @ \$5.25 =\$15,750 + MU's						•	•					
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many	Recommend replacing with new 2x4 ACT	2	ESL	L	3,000 sf @ \$4.50 demo-replace					İ					\$20,320	93.55%	\$39,32
, and the second	tiles are damaged	ceiling complete				= \$13,500 + MU's						•	•					. ,
Visual Display Surfaces	Chalk board, tack board, and white board	Replace chalk board with white board	1	OB	L	48" x 120" 40 sf @ \$30 demo-										\$1,810	93.55%	\$3,50
						replace = \$1,200 + MU's						•	•					
Other Observations	Wood top, metal base work stations (4) are heavily worn	Recommend replacing work stations with	2	END	L	4 ea 60" x 60" work stations 20 If										\$10,535	93.55%	\$20,39
	and beat up.	new work stations of better quality material				@ \$350 = \$7,000 + MU's						•	•					
Technology Classrooms							ı							1				
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,300 sf @ \$4.50 demo-replace = \$5.850 + MU's										\$8,805	93.55%	\$17,04
Special Education Classrooms				1		1-7	I	L. I					II.		1		I	
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber		3	ESL	L	2,400 sf @ \$6 demo-replace =										\$21,675	93.55%	\$41,95
Cailing Finish Markovials	base in fair condition	with new carpet tile		FCI		\$14,400 + MU's										624.455	02.550/	\$60,30
Ceiling Finish Materials	2x4 ACT in poor condition. Tiles are sagging and many tiles are damaged	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	4,600 sf @ \$4.50 demo-replace = \$20,700 + MU's						•	•			\$31,155	93.55%	Ş60,30.
Casework	A mix of plastic laminate, wood veneer, and metal in varying age and condition	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in each classroom (8 classrooms): (2) 36" tall cabinet \$750 ea = \$1,500 per room; (3) 36" Tall open book shelves \$600 ea = \$1,800 per room; (4) 36"x48" open book shelves \$150 lf for 16 lf =\$2,400 per room; = = TOTALS \$45,600 + MU's						•	•	•		\$68,630	93.55%	\$132,83
Visual Display Surfaces	Tack boards and white boards. White boards are older and shown stain from markers that wont erase easily.	Recommend replacing white boards	2	ESL	L	Provide a total of (5) 20' wall mounted white boards 4' ht										\$18,060	93.55%	\$34,95
						assumed, 400 sf @ \$30 demo- replace = \$12,000 + MU's						•	•	•				
Cafetorium			<u> </u>				<u> </u>						<u> </u>	<u> </u>	<u> </u>		<u> </u>	
Flooring		Recommend repainting gaming lines.	2	ESL	L	(1) full basketball court										\$7,525	93.55%	\$14,56
						(3) racquetball courts Allowance 1,000 If game lines @ \$5 If w/masking = \$5,000 + MU's						•	•					
Backstops (quantity, mounting type,	(2) ceiling mounted backstops, fixed, in fair condition	Recommend replacing backstops.	3	ESL	L	(2) ceiling mounted, fixed,		+ -								\$15,050	93.55%	\$29,12
manual/motorized)	(dated)					backstops \$5,000 ea w/demo = \$10,000 + MU's						•	•					
Door Material (Including Frame & Glazing)	A mix of wood veneer door and painted metal door, all in		2	ESL	L	(4) single 36"x84" painted metal			. <u>.                                   </u>							\$755	93.55%	\$1,46
	painted hollow metal frames. A mix of flush doors, narrow lites, and half glass. All glazing in gym area is wired safety glass.	to be repainted				doors with hollow metal frames and narrow lites. \$125 ea door & frame repaint = \$500 + MU's						•	•					

**Capital Plan Detailed Scope of Work** 

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### LEGEND Condition Level O - Failed - Not Functional Life Cycle (Age Factor) N - New / Recent Action Priority I - Immediate (Year 0) 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required ESL - w/In Expected Service Life END - Nearing End of Service Life S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE CYCLE	ACTION	QUANTITY INFO	SECU	RITY HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILIT	SUSTAIN - Y ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 2	028 - 2032) - Long Term Recomme	endations																
Performing Arts - Stage																		
Wall Finish Materials	Painted CMU and operable partition with acoustic	Recommend replacing operable wall finishes	3	ESL	L	500 sf assumed to be area of										\$18,060	93.55%	\$34,95
	treatment. Operable wall separates stage from	with acoustic fabric finish.				opening x 2 = 1,000 sf fabric												
	auditorium to allow for band and chorus practice.					required @ \$12 demo-replace =							_					
						\$12,000 + MU's												
Theatrical Lighting	Minimal, single row of incandescent lights	Recommend providing functional theatrical	0	ОВ	L	(2) 10' ceiling mounted light									1	\$6,020	93.55%	\$11,65
		lights.				poles with theatrical lighting @												
						\$200 If = \$4,000 + MU's							•					
Performing Arts - Music Rooms				l .	l				Į.	l .	1		Į.	ļ.	<u> </u>			
Floor & Base Finish Materials	A mix of broadloom carpet and rubber slip-resistant	Recommend replacing broadloom carpet	3	ESL	L	1500 sf @ \$6 demo-prep-replace	е									\$13,54	93.55%	\$26,21
	ramp finish with resilient rubber wall base	with new carpet tile				= \$9,000 + MU's	4			1	1		_			4		
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1,500 sf @ \$4.50 demo-replace = \$6,750 + MU's										\$10,160	93.55%	\$19,66
Other Observations	Paint on metal guardrail and handrail at ramp is failing in		2	ESL	L	A total of 35 linear feet of metal	1			+						\$1,280	93.55%	\$2,47
other observations	several areas.	complete	-	Loc	_	round handrail to be sanded and										71,200	33.3370	<i>γ</i> 2, τ,
						painted. Double line pipe guard						_						
						rail assumed for 85 total If pipe												
						@ \$10 If = \$850 + MU's												
Library / Media Center Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber	Recommend replacing broadloom carnet	3	ESL	1	3300 sf @ \$6 demo-prep-replace	٩						1			\$29,800	93.55%	\$57,67
1.00. Q 505c 1.11151 Materials	base in fair condition	with new carpet tile	J	202	_	= \$19,800 + MU's							•			<b>\$23,00</b>	33.337	ψ37,07
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT	2	ESL	L	3,600 sf @ \$4.50 demo-replace										\$24,385	93.55%	\$47,19
		ceiling complete				= \$16,200 + MU's						•	•					
Gymnasium										_								
Acoustical Treatments	Painted tectum panels hi up on wall behind backstops in	Recommend re-painting all tectum panels	3	ESL	L	1200 sf @ \$1,75 prep-repaint =										\$3,160	93.55%	\$6,11
	good condition.					\$2,100 + MU's							•					
Other observations	Temporary plywood partition in gym equipment storage		2	ОВ	L	Replace with a total of 13' linear	•									\$1,950	93.55%	\$3,77
	room.	partition.				feet of metal stud gyp wall construction extending to												
						underside of rood deck. \$7 sf												
						demo-replace 14' ht assumed =												
						185 sf = \$1,295 + MU's												
						unpainted												
Weight Room / Fitness Room Floor & Base Finish Materials	VCT with resilient rubber wall base. Flooring is showing	Recommend replacing with sheet rubber	3	ESL	1	1000 sf @ \$13 demo-prep-	1						1	1		\$19,56	93.55%	\$37,86
11001 & base 1111311 Waterials	heavy wear and tare but is well maintained.	athletic flooring.	3	LJL	_	replace = \$13,000 + MU's										\$15,50.	33.33%	737,00
	,					7-2,200												
Ceiling Finish Materials	Painted GYP ceiling in good condition	Recommend re-painting as part of standard	3	ESL	L	1000 sf @ \$1,75 prep-repaint =										\$2,63	93.55%	\$5,10
Kitchen and Servery	(See Food Service Below)	maintenance practice				\$1,750 + MU's												
Ceiling Finish Materials	Painted GYP / plaster ceiling and areas of 2x4 ACT in fair	Recommend replacing with new 2x4 ACT	2	ESL	L	400 sf @ \$4.50 demo-replace =										\$2,710	93.55%	\$5,24
, and the second	condition.	ceiling complete				\$1,800 + MU's												
Door Material (Including Frame & Glazing)	Painted metal doors with painted hollow metal frames.	Recommend replacing metal doors and	2	ESL	L	(4) single 36"x84" wood veneer	+								+	\$10,53	93.55%	\$20,39
( ( daning i rume a diazing)	All doors in kitchen area are flush. Paint is peeling and	hollow metal frames with wood veneer doors	-			door with narrow lites. \$1,750										710,33.	33.3370	720,55
	failing in most areas.	in painted hollow metal frames.				w/narrow lites demo-replace =	1											
						\$7,000 + MU's							•					
				1	l		1		<u>I</u>	1			1	1	1		1	

**Capital Plan Detailed Scope of Work** 

\* Note:

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

				SEE LEGEN					EVALUATION CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY	ADA/ ACCESSIBILITY		G OPERATION & MAINTENANCE	E LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Years	s 2028 - 2032) - Long Term Recomme	endations													
Teacher Workroom and Staff Areas	Jesus Loszy Long Ferm Recomme														
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	Recommend replacing broadloom carpet with new carpet tile	3	ESL	L	1100 sf @ \$6 demo-prep-replace = \$6,600 + MU's			•	•			\$9,935	93.55%	\$19,229
Wall Finish Materials	A mix of painted GYP and painted CMU	Repair, patch, sand, and paint GYP wall finish in teachers work room 225 on the second floor.	2	ESL	L	A total of 90 linear feet of gyp walls to be refinished x 10 ht & both sides assumed = 1,800 sf refinish area @ \$1.50 prep- refinish = \$2,700 + MU's			•	•			\$4,065	93.55%	\$7,868
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1100 sf @ \$4.50 demo-replace = \$4,950 + MU's			•	•			\$7,450	93.55%	\$14,419
Casework  Nurse and Health	Plastic laminate in varying condition (dated). Casework located in admin suite is in good condition		3	ESL	L	Provide the following in (3) staff rooms): (1) 48"x36" open book shelfl \$150 If = \$600 per room; (1) 48" tall open book shelf \$600 per room; (1) 36" tall cabinet \$750 per room; (1) 36" ADA sink apron \$300 per room; (1) 48" double door base cab w/drawers @ \$275 w/demo = \$1,100 per room; (1) 48"x24" counter at ADA height @ \$90 w/demo = \$630 per room; (1) stainless steel counter mounted sink \$1,500 re-use exist rough for sinkper room; = = TOTALS \$5,480 per room x 3 = \$16,440 + MU's			•	•			\$24,745	93.55%	\$47,894
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	400 sf @ \$4.50 demo-replace = \$1,800 + MU's			•	•			\$2,710	93.55%	\$5,245
Administration Office Area	A mix of broadloom carnet and VCT with resilient subbar	Recommend replacing broadloom careet	3	Eci	1 1	1700 cf @ \$6 domo prop realises					Г	1	¢1E 2FF	02 550/	\$29,720
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubber base in fair condition	with new carpet tile	3	ESL		1700 sf @ \$6 demo-prep-replace = \$10,200 + MU's			•	•			\$15,355	93.55%	\$29,720
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1700 sf @ \$4.50 demo-replace = \$7,650 + MU's			•	•			\$11,515		
Conference Room	Conference room area but does not appear to be currently used as a conference room	Recommend renovating / reconfiguring portion of main office suit to accommodate conference room.	0	OB	Ĺ	Interior renovation of 900 square feet to accommodate conference room. Construction to consist of acoustic rated gyp walls, 2x2 ACT ceiling, resilient wall base, carpet tile, wood veneer single door (36"x84"). \$125 sf = \$112,500 + MU's			•	•			\$169,315	93.55%	\$327,709
Student Toilet Rooms Floor & Base Finish Materials	Ceramic floor tile with no base in fair condition. A few	Recommend replacing floor finish with	2	END	1	1700 sf @ \$15.50 demo-prep-	T 1		T I		Т	1	\$39,660	93.55%	\$76,762
. NOT & BOSE FIRMSH (Waterials	areas of patched or missing floor tile. Each bathroom appears to have an area where a water closet was removed and a fastened cover plate was installed over the exposed plumbing line. One bathroom had the cover	porcelain tile and providing porcelain tile wall base.	2	LND		replace-tile base = \$26,350 + MU's			•	•			,55,000	33.33%	\$70,762

**Capital Plan Detailed Scope of Work** 

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### LEGEND Condition Level 0 - Failed - Not Functional Action Priority I - Immediate (Year 0) Life Cycle (Age Factor) 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required ESL - w/In Expected Service Life END - Nearing End of Service Life S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID					EVALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALT SAFE		ADA/ CE ACCESSIBILIT	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE		E LEARN. ENV.		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Yea	rs 2028 - 2032) - Long Term Recomm	endations															
Floor & Base Finish Materials		Areas where the fastened cover plate was installed at removed water closet (specifically the one that was missing) should be infilled and patched in to match floor finish).	1	ОВ	L	30 sf @ \$15 = \$450 + MU's					•	•			\$680	93.55%	\$1,316
Wall Finish Materials	Glazed block CMU in poor condition. Several areas of chipped finish, patch jobs, and cracked glazing. Wall finish approaching end of life	Add ceramic tile wainscoting covering broken glazed block	2	END	L	300 sf @ \$15 = \$4,500 + MU's					•	•			\$6,775	93.55%	\$13,113
Ceiling Finish Materials	2x4 ACT with several water stains and visible sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	1700 sf 2 x 4 ACT @ \$4.50 demo- replace-tile base = \$7,650 + MU's	-				•	•			\$11,515	93.55%	\$22,287
Toilet Partitions	Enamel paint metal partitions in fair condition	Recommend replacing toilet partition with new metal partitions painted with enamel paint.	3	ESL	L	A total of (22) 26"x60" stalls \$1,250 ea; (5) 60"x120" ADA stalls \$1,750 ea; (1) 60"x60" ADA stalls \$1,500 ea; TOTALS\$37,750 + MU's	;				•	•			\$56,815	93.55%	\$109,965
Staff Toilets		-1		1	l.	1	1	L	L	1				1		I	
Ceiling Finish Materials	2x4 ACT in fair condition. Tiles are sagging	Recommend replacing with new 2x4 ACT ceiling complete	2	ESL	L	300 Square Feet of 2x4 ACT ceiling system @ \$4.50 = \$1,350 + MU's					•	•			\$2,035	93.55%	\$3,939
Mechanical and Service Spaces		1			•	•			•							•	
Floor & Base Finish Materials	VCT with resilient rubber wall base	Replace VCT floor.	3	ESL	L	1350 sf @ \$5 demo-prep-replace tile new base = \$6,750 + MU's	2-				•	•			\$10,160	93.55%	\$19,665
Ceiling Finish Materials	2x4 ACT ceiling in fair condition	Recommend replacing 2x4 ACT ceiling complete.	3	ESL	L	1350 Square Feet of 2x4 ACT ceiling system @ \$4.50 = \$6,075 + MU's					•	•			\$9,145	93.55%	\$17,700

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH &	CODE	ADA/	CLICTAIN	EVTENDING	OPERATION &	IMPACT CN	VECTOELICE 6	TRADE COST +	ESCALATION	* OPINION OF
CALLOONI	DESCRIFTION AND GENERAL CONVINIENTS	ACCOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	SAFETY		ACCESSIBILITY			MAINTENANCE			50.5% MARK-UP	LOCALATION	PROBABLE COST
ears 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recommo	endations															
JILDING EXTERIOR																	
xterior Wall Cladding																	
Materials	Brick masonry veneer and precast concrete. Condition	Recommend re-pointing masonry as part of	3	ESL	L	102,600 GSF two story masonry									\$31,040	116.55%	\$67,21
	varies; original building has isolated areas of	standard maintenance practice.				veneer building, financially									, , , ,		, ,
	efflorescence and damaged masonry, the addition is in	·				unfeasible, suggest mason study											
	good condition with isolated areas of damage.					to determine exact repairs											
						needed											
						2,750 SF of area needs to be											
						repointed											
Spalling, Staining, Efflorescence	Isolated areas of spalling and cracked masonry veneer a	Remove masonry veneer at areas showing	2	ESL	L	A total of 300 Square Feet of									\$15,805	116.55%	\$34,226
Spannig, Stammig, Emorescence	the result of rusting lintels. Isolated areas of	signs of efflorescence to discover the cause	_	202	_	exterior masonry to be removed									<b>\$15,005</b>	110.5570	<b>43</b> 1,221
	efflorescence.	of the problem and correct the issue.				(due to rusted lintels or											
		Remove masonry veneer in area of cracked				efflorescence) back to substrate,											
		brick, replace lintel and reflash.				reflashed, and replaced with											
						new brick to match existing. @						•					
						\$35 demo & replace = \$10,500 +											
						MU's											
Other Observations	Exterior painted metal column enclosures at front	Grind away all rust, fill and sand smooth and	2	ESL	L	(5) 24" diameter x 144'									\$11,380	116.55%	\$24,643
	entrance are showing signs of normal wear and tear as	dents or deformations in the column wrap				" assumed, not '											
	well as signs of rust.	and repaint enclosure complete.				(5) 24" diameter x 96'											
						" assumed, not ' 6											
						30 total sf area @ \$12 = \$7,560											
						+ MU's											
						Correct, inches not feet											
						correct, mores not reet											
Vindows			l.	<b>I</b>		1	I		I			1		I.			
Frame Materials	Storefront framing, aluminum operable windows, and	Painted metal frames in the original building	2	ESL	L	A total of 5,600 square feet of									\$84,280	116.55%	\$182,508
	Insulated panel system (Kalwall). Varying age and	should be sanded and painted with the				painted steel exterior frames to											
	condition. Paint on metal frames is failing	appropriate exterior grade paint.				be sanded and repainted @ \$10											
						= \$56,000 + MU's											
Frame Materials		Budget for window replacement	2	END	L	Budget from PPS CIP									\$250,000	116.55%	\$541,375
rianie iviateriais		Budget for window replacement	2	LIND	_	Budget Holli FF3 CIF									\$230,000	110.55%	ŞJ41,37.
Glazing Type and Color	Insulated panels, clear insulated glass. Insulated panels		2	ESL	L	A total of 60 Square Feet of									\$2,710	116.55%	\$5,869
	are in fair condition.	panel wall system (Kalwall panels)				insulated panel (Kalwall) @ \$30											
						demo & replace = \$1,800 + MU's					•						
Characa Wiladawa and U	land the same of t	Decrees and realization / 12 12 13	2	FC:		A + - + -   - f 100									642.2:-	140 550	400.00
Storm Windows and Insect Screens	Insect screens at a few windows only. Appears to be	Recommend replacing / providing insect	2	ESL	L	A total of 180 operable windows							1		\$43,345	116.55%	\$93,864
	missing from all other windows	screens to all operable windows.			1	that need insect screens. Typical					_	1 _	1				
					1	operable sash size is 48"x48" \$160 ea screen = \$28,800 +							1				
					1	MU's							1				
Sills	Aluminum shoot motal. Daint is failing on the first-in-	Pacammand removing point and providing	2	Eci		A total of 700 linear feet of				<del>                                     </del>		<del> </del>	1		\$10,535	116.55%	\$22,814
31113	Aluminum sheet metal. Paint is failing on the flashing	Recommend removing paint and providing exterior paint and primer intended for	2	ESL	"	painted metal sill to be sanded							1		\$10,535	110.55%	\$22,814
		aluminum				and painted @ \$10 lf = \$7,000 +											
		alamiliani			1	MU's					-		1				
	1		1			3			l			1	l	l			

**EVALUATION CRITERIA** 

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEI	ND	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -				AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANC	E ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANC	E LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 16 - 20 (Fiscal Years 2	2033 - 2037) - Long Term Recomme	ndations																
Exterior Doors - Main Entrance						-												
Frame Materials	Painted storefront frames and metal doors in poor condition. Frames and doors are rusting and paint is failing due to the rust.	Replace storefront system complete with aluminum framing system.	2	ESL	L	A total of 450 Square Feet of aluminum framing with two sets of double doors 72"x84" = 370 sf sidelites 7 transoms \$80 sf w/demo-replace & \$2,750 ea door w/demo-replace-panic hdwr-closer = \$40,600 + MU's						•	•			\$61,105	116.55%	\$132,323
Exterior Doors (not including Main Entry)  Materials	Metal doors in hollow metal frames. Paint is failing on all	Replace all exterior doors with thermally	2	END	L	(9) 36"x84" aluminum exterior	1	1			1	1	1		T	\$128,305	116.55%	\$277,844
	of the doors and frames.	broken painted aluminum frames and painted aluminum doors	_			doors and frame (11) 72"x84" aluminum exterior double doors and frame These numbers exclude doors at the mechanical area and main entrance \$2,750 per door w/demo-replace-panic hdwr- closer =\$85,250 + MU's						•	•			V.110,555	220,00%	<b>V</b> ,
	Doors to mechanical area are rusting through and should be replaced much sooner than the rest of the exterior doors.	Replace exterior metal doors and HM frames in mechanical room area and replace with aluminum doors and frames complete.	1	END	L	(3) 36"x84" aluminum exterior doors and frame (2) 72"x84" aluminum exterior double doors and frame \$2,750 ea door demo-replace-panic hdwr-closer = \$19,250 + MU's						•	•			\$28,975	116.55%	\$62,745
Lintels	lintels over doors and windows appear to be in good shape. Lintels over louvers are rusting and are in poor	Remove rust and repaint lintels above louvers.	2	ESL	L	140 lf @ \$10 = \$1,400 + MU's						•	•			\$2,110	116.55%	\$4,569
Overhead or Coiling Doors	(1) Overhead insulated section door with vision panels in poor condition. Door is dented from truck damage, one of the vision panels is broken, weather stripping along perimeter is failing, and rubber gasketing at vision panels is failing.	Recommend replacing overhead sectional do	c 2	END	L	(1) 96"x96" overhead sectional insulated door with vision panels, elect op assumed reused, \$2,250 demo & replace + MU's  Correct, electrical operation.  New door, not re-used						•	•			\$3,390	116.55%	\$7,341
Fascia, Trim, Soffits &			I	I			l					l						
Overhangs  Materials	Painted Cementitious soffit material in fair condition.	Clean all residue from old wasps nests.	2	ESL	L	100 sf @ \$5 = \$500 + MU's										\$755	116.55%	\$1,635
	Staining from previously removed wasps nests is visible.	Recommend repainting.										•	•					
Materials	Decorative wall tile used at the soffit of the auditorium entrance, in fair condition.	Clean all decorative tile and replace cracked tile with new tile to match.	2	ESL	L	100 sf @ \$5 = \$500 + MU's						•	•			\$755	116.55%	\$1,635
Materials	Wood fascia under new metal roof edge in poor condition.	Remove failing paint and repaint with exterior grade paint.	2	END	L	A total of 600 linear feet along perimeter of the original building @ \$3.50 = \$2,100 + MU's						•	•			\$3,160	116.55%	\$6,843
Sealants & Expansion Joints Window / Door Perimeter Sealant	Original building: Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers.  Addition: Sealant around windows and doors appear to be in good condition	remove and replace all sealant and back rod materials at all louver locations.	1	END	L	A total of 500 linear feet of sealant at louvers @ \$3.50 rout & recaulk =\$1,750 + MU's						•	•			\$2,635	116.55%	\$5,706

**Capital Plan Detailed Scope of Work** 

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### LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	D						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -	EXTENDING			AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
		l l	LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 16 - 20 (Fiscal Year	rs 2033 - 2037) - Long Term Recomme	ndations																
Building Joint Sealant	Building joint sealant located in the addition portion of	,	2	END		A total of 500 linear feet of		T 1		T	T					\$3,765	116.55%	\$8,153
building Joint Sealant	the exterior only. Condition of joint sealant is fair and	materials at building joints in the "addition"	2	LIND	_	building joint sealant @ \$5 rout										\$3,703	110.55%	\$6,133
	showing signs of deterioration. Material unknown	areas.				& reseal w/backer rod = \$2,500												
	Showing signs of deterioration. Material unknown	aleas.				+ MU's						_						
Roof Assembly & Flashing						+ 1010 \$		<u> </u>										
Flat or Sloped Geometry	Majority of the roof is flat with sloped steel and tapered	Budget for roof replacement (black EDDM) at	2	ESL		86,000 SF		1 1		1	1		1		1	\$1,553,160	116.55%	\$3,363,368
riat of Sloped Geoffietry	insulation. One small area of sloped roof over Gym	end of service life	2	LJL	L	80,000 3F										\$1,555,100	110.55%	\$3,303,306
	storage.	end of service life																
	Storage.																	
Roof Drains (Covers)	Roof drains, some missing roof drain covers. Areas	Replace missing roof drain covers. Clear	1	END	L	10 roof drain covers @ \$150 =										\$2,260	116.55%	\$4,894
	around some roof drain have collected debris and	areas around roof drains of collected debris				\$1,500 + MU's												
	hindering free flow of water into the drains.	to allow for free flow of water into the drain.										_	_					
		Replace roof drain covers completely in areas																
		of ballasted roof.																
Other Observations	Small portion of Kalwall system is to close to the low roof	Recommend raising the sills of the Kalwall	3	ESL	L	(2) 48"x96" areas of Kalwall,										\$15,050	116.55%	\$32,591
1	and could cause water entry issue from snow build up.	unit to a minimum of 18" above the finish				allowance \$10,000						_	_			,		, , , , , , , , , , , , , , , , , , , ,
		roof surface.																
		loor surrace.																
	Low roof by loading dock has been, and still is, a problem	Install an anti-climbing device along the roof	)	ОВ	L	20 linear feet of climb										\$2,000	116.55%	\$4,331
	by being to low and allowing kids easy access to the roof.	edge along the loading dock stairs. Devices				prevention rollers installed along										. ,		
		like "Climb Prevention Rollers" are				roof edge.												
		recommended.																
Exterior Stairs and Ladders		<u> </u>						1		II.	I .		1		LL		l l	
Locations and Materials	A mix of concrete stairs and concrete stairs with recessed	Recommend repairing damaged concrete	2	END	L	A total of 300 Square Feet of										\$8,355	116.55%	\$18,093
	metal nosing.	stairs and replacing / providing recessed				concrete stairs to be repaired,												
		metal stair nosing.				scope unclear, allow \$5,000 +												
1		J				MU's												
						Demo damaged stair treads and												
						provide new form work, and												
						pour new concrete treads /												
						risers.												
						A total of (8) 10' long treads with												
						7" risers							_					
						A total of (3) 8' long treads with												
						7" risers												
						A total of (1) 26' long tread with												
						7" riser												
						1												
						Provide new metal recessed												
						nosings at new stair treads.												
				ļ		Stair a causi	ļ			ļ	1		ļ					

Total Years 16 -20 \$4,904,587

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	U					EVALUATION	CRITERIA			BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
ear 0 (Fiscal Year 20	017) - Immediate Recommendations														
LECTRICAL															
Emergency Power	The school is equipped with two emergency generators. One is a diesel Cummins unit that was installed in 2010 to serve the Emergency Operations Center. The other is an 85kW diesel Pincor unit that appears to be original and has failed. The failed unit was connected to serve the building's heating plant, fire pump, and emergency egress lighting in many areas.	associated automatic transfer switch	0	ОВ	-	Carry complete replacement of 85 kW diesel genset and ATS		•					\$66,500	0.00%	\$66,50

**Capital Plan Detailed Scope of Work** 

Nule:
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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor) N - New / Recent Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) ESL - w/In Expected Service Life END - Nearing End of Service Life 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

		4 - Excellent - New	J				J								RUDGET			
				SEE LEGEN	ND	7			EVALUATION	CRITERIA		TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCA	TION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURIT	Y HEALTH & CODE	ADA/ SUSTAIN -	EXTENDING	OPERATION & IMPACT ON AESTHETICS &	§ 50.5% MARK-UP		PROBABLE	CIP	CIP (Major	MAINT.	CITY
		_1	LEVEL	CYCLE	PRIORITY	INFO	<u> </u>	SAFETY COMPLIANCE	ACCESSIBILITY ABILITY	BLDG. LIFE	MAINTENANCE LEARN. ENV. APPEARANCE	<u> </u>		COST		Renovation)		EXPENSE
Years 1 - 5 (Fiscal Years 2018	<mark>3 - 2022) - Short Term Recommen</mark>	dations																
SITE	2 LUZZ JIIOTE TETTI NECOTITIET	induction 13																
Parking												_						
General Layout Description	Observed a need for pedestrian safe passage in lot.	Paint crosswalks and install signs in parking	2	ESL	S	# crosswalks proposed (3); # signs required (5); definition						\$94,702	24.65%	\$118,046	\$118,046			
	Observed students parking in limited parking. ADA space don't have passage. Observed low lying OHE along East					OHE (Overhead Electric ~200-						1			i			
	side of site. Observed parents parking in bus drop-off. N					ft); # (7) & height lights (20 FT)									ı			
	lighting.					cross walk: 150sf@\$2 signs: 5each @\$125	•								ı			
						Lights: 7 ea@\$6000	•								ı			
						Overhead Elec: 200 lf@\$100									ı			
															ı			
Paving Materials	Bituminous Asphalt - Poor in parking areas, at loading	Mill and overlay bituminous in poor	2	END	S	(54,000 SF)					+ +	\$101,587	7 24.65%	\$126,628	\$126,628			
	docks and along east access roadway.	condition.	_			54,000 s.f. @\$1.25						7-1-7,000		, , , , , ,	, , , , , , ,			
															ı			
Vehicular & Pedestrian			I.	1						1								
Circulation																		
Walkway Materials	Concrete - Good, Bituminous - poor at front	Overlay walks around front of school.	2	ESL	S	(1250 SF)						\$2,350	24.65%	\$2,929	\$2,929			
						1250s.f.@\$1.25					•	1			i			
Cook Cota & Data stable Wessian String	Townshed desire showing	Township down and to be assed	2	ECI		D 0 -l t					<del>                                     </del>	¢10/	24.650/	6227	6227			1
Curb Cuts & Detectable Warning Strips	Truncated domes observed.	Truncated dome panel to be parged.	2	ESL	S	Parge & clean truncated dome allow \$125 + MU's			•			\$190	24.65%	\$237	\$237			
									_									
Pedestrian Ramp Location & Materials	Ramp at bus loop not ADA compliant.	Adjust grades to allowable ADA slopes.	2	ESL	S	sf scope area (120 SF) & grade 120@\$20						\$3,612	24.65%	\$4,502	\$4,502			
						120@920			•			1			i			
Service Area		1	I	1	1	1	1	1 1	1	i	1 1	1	]					ı
Paving Materials	Poor pavement at drive to maintenance/loading area.	Replace pavement drive to maintenance	2	ESL	S	Overlay: 52,000sf@\$1.25						\$127,473	24.65%	\$158,895	\$158,895			
	Curb and Drainage recommended	area. Install curbing and catch basins.				Curb: 370@\$10									.			
						CB:2ea@\$2500 Pipe: 220 If @\$50									ı			
															.			
															ı			
															ı			
Site Furniture & Accessories																		
Bicycle Racks	None observed.	Install bike rack(s).	0	ОВ	S	SAY 50 total with 25 each side of	:			1		\$3,762	24.65%	\$4,689			\$4,689	a
Dicycle Nacio	None observed.	install blice (deli(s)).	ľ	0.5		double rack @ \$50 space =						\$5,70	2 110370	ŷ 1,003	ı		\$ 1,003	
						\$2,500 + MU's									ı			
															ı			
															ı			
STRUCTURAL							1	<u> </u>									1	
Roof Construction	At Building A and B, Tectum roof deck spanning to bar joists, with joists supported by structural steel frame. All		2	END	S	Approx 50,000 sf of roof, provide 3,000 conns, allow \$30						\$13,545	24.65%	\$16,884	\$16,884			
	roofs are EDPM.					per clip labor & material =		●		•	•	1						
Estadia Well County "		Booless seconded less 19 to 19 to 19	<u> </u>	FND		\$9,000 + MU's	<u> </u>	<del>                                     </del>		ļ	1	424 :	24.55-1	425	600 70-			1
Exterior Wall Construction	Brick veneer. Veneer is tied to steel frame at Building A and is tied to CMU walls at Building B.	Replace corroded loose lintels at small openings.	2	END	S	Approx. 55-60 lintels, 250 lf of lintel +/-, assume 1 ea 4" x 4"						\$21,450	24.65%	\$26,737	\$26,737			
	and the control was at busining b.					lintel angle @ 6 #/lf = 1,500 #						1			i			
		At Building A, monitor corroding relieving				galv lintel =\$3,000 lintel materia				•	•	1						
1		angles at large openings and major cantilever projections. Repair/replace on case-by-case				+ 250 mason hours @ \$45 = \$14,250 + MU's						1						
1		basis.				717,230 T WIO 3						1						
BUILDING EXTERIOR						·			· •									
Exterior Wall Cladding						1												
Materials	Brick masonry at chimney over building B is failing and	Rebuild brick chimney over building B complete. Will require new brick masonry,	1	END	S	Size of chimney is 4'x3' and is 4' high, 60 sf total area @ \$40 sf						\$6,245	24.65%	\$7,784	,		\$7,784	1
	needs to be replaced.	precast cap, and sealant / flashing.				demo & replace brick = \$2,400 +						1						
						\$750 precast cap + \$700 base		●		•	•				,			
						flashing + \$300 cap flashing =						1						
		1	1	1		\$4,150 + MU's	<u> </u>			L		_1						<u> </u>
Eutorias Danse (mat. including 1851); Faturia																		
Exterior Doors (not including Main Entry)  Materials		Replace all exterior metal doors, including	2	ESL	S	(10) single 36"x84" door						\$75,250	24.65%	\$93,799	\$93,799			
		the two double doors in the penthouses (one		ESL	S	(5) double 72"x84" door, HM						\$75,250	24.65%	\$93,799	\$93,799			
		the two double doors in the penthouses (one double door in each penthouse), with		ESL	S	(5) double 72"x84" door, HM door & frame demo & replace @	•			•	•	\$75,250	24.65%	\$93,799	\$93,799			
		the two double doors in the penthouses (one		ESL	S	(5) double 72"x84" door, HM				•	•	\$75,250	24.65%	\$93,799	\$93,799			

### **CASCO BAY & PORTLAND ARTS & TECHNOLOGY Capital Plan Detailed Scope of Work**

Note:
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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New B - Obsolete N/A - Not Applicable

				SEE LEGEN	n	7			FVALUA	TION CRITERIA			TR	ADE COST PLUS		* OPINION OF	BUDGET	ALLOCATIO	N	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURIT	Y HEALTH & CODE	ADA/ SUSTA	AIN - EXTENDING			ESTHETICS & 50	0.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY COMPLIANCE	ACCESSIBILITY ABIL	ITY BLDG. LIFE	MAINTENANCE	LEARN. ENV. A	PPEARANCE			COST		Renovation)		EXPENSE
Vears 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																		
Door Hardware	Push pull hardware with the exception of three doors with non code compliant door knobs; accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Leveroperated mechanisms, push-type mechanisms, and Ushaped handles are acceptable designs.	Recommend replacement of all non- compliant door hardware with functioning, code compliant hardware.	2	OB	S	A total of 4 knobs on exterior doors, allow \$500 per door, assume HM door leaf accepts new hew without leaf modification = \$2,000 + MU's		•	•					\$3,010	24.65%	\$3,752	\$3,752			
Exterior Stairs and Ladders		<u> </u>	•											. 1						
Locations and Materials		Concrete stair: Provide new handrails complete with code compliant handrails	0	OB	S	A total of 24 linear feet of painted metal round handrail at ADA and code compliant heights, wall mount single line pipe rail assumed @ \$30 =\$720 + MU's  No, typical painted metal rail, mounted to the concrete stair at each posts of the rail.		•	•					\$1,085	24.65%	\$1,352	\$1,352			
BUILDING INTERIOR																				
General Notes																				
Interior doors	A mix of wood veneer doors in painted hollow metal frames and painted metal doors in painted hollow metal frames. Wood veneer doors are in good condition. Painted metal doors and hollow metal frames are in poot to fair condition and are approaching end of life.	painted hollow metal frames complete.	2	ESL	S	(220) wood veneer single door 36"x84", \$1,250 ea demo & replace includes lockset & closer = \$275,000 + MU's; (35) wood veneer double door 72"x84", \$2,500 ea demo & replace includes lockset & closer = \$87,500 + MU's = = \$362,500 + MU's all doors & frames				•	•			\$545,565	24.65%	\$680,047	\$680,047			
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non- compliant hardware (door knobs); accessible doors need to have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.	Recommend replacement of all non- compliant door hardware with functioning, code compliant hardware.	0	OB	S	Replace 90 Knobs with code compliant hardware, assume wood s.c. doors (not HM leaves) @ \$500 ea includes minor leaf modification to accept hdwr = \$45,000 + MU's		•	•					\$67,725	24.65%	\$84,419	\$84,419			
Main Entrance / Main Lobby (same space)		<u> </u>					I					l l						L_		
General		Budget for construction of new entrance, no including items noted below	t 0		S		•			•	•			\$750,000	24.65%	\$934,875	\$934,875			
Entrance Mats	two 6'x4' recessed walk off mats in good condition	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.	e t	ESL	S	160 Square Feet of aggressive grade walk-off mat, recycled rubber tile @ \$17.50 = v \$2,800 + MU's 350 Square Feet of mild grade walk-off mat, \$15 sf interior roll up water hog = \$5,250 + MU's 200 Square feet of low grade walk-off mat @ \$10 = \$2,000 + MU's = = \$10,050 TOTAL + MU's = \$10 = \$20,000 + MU's = \$10 = \$20,000 + MU's = \$10 = \$20,000 + MU's = \$10,050 TOTAL + MU's = \$10,050	•			•	•			\$15,125	24.65%	\$18,853			\$18,853	
Ceiling Finish Materials	2x2 ACT w/ tegular tiles. Tiles are showing signs of aging		w 3	ESL	S	A total of 1,700 square feet @				_	_			\$15,355	24.65%	\$19,140			\$19,140	
		2x2 ACT ceiling system complete				\$6 sf demo-replace grid & tiles = \$10.200 + MU's	•			•	•									
Corridors			1					· · · · · · · · · · · · · · · · · · ·			1							<u> </u>		
Wall Projecting Objects	Drinking fountains are not located in alcoves and do not have cane detection devices.	Provided painted round metal cane detectio devices to either side of the drinking fountai to meet ADA requirements		OB	S	(5) painted round metal cane detection device, allow \$250 per each device = \$1,250 + MU's			•					\$1,885	24.65%	\$2,350			\$2,350	
Drinking Fountains	ADA compliant fountains, with water bottle filling unit, on each floor. Non-ADA compliant fountains in lab areas of building B	Provide ADA compliant fountains on each level of building B	0	ОВ	S	(4) high-low ADA compliant drinking fountains (2 fountains for each open lab area, both levels, in building B) with cane detection as described above, allow \$2.750 ea including new rough & cane detectors = \$11.000 + MU's			•					\$16,555	24.65%	\$20,636			\$20,636	

LEGEND \* Note:

\* Note:

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

\* Occident Section 1 - Failure Anticipated
2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) N/A - Not Applicable

		4 - Excellent - New																				
					15	<b>-</b>					F1/41114T101	ADJECT 4				TD 4 D 5 000T DU10			BUDGET	****	7.0	
autraeny.	DESCRIPTION AND GENERAL COMMENTS	Incommentation Action	20110	SEE LEGEN			are units				EVALUATION		Lancate			TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF	015	ALLOCA		OPT1/
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY		ADA/ ACCESSIBILIT				& IMPACT ON CE LEARN. ENV.			ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
·	<mark>3 - 2022) - Short Term Recommer</mark>	ndations																				
Interior Signage		1	1			1				1			1				1			1		1
Materials	A mix of paper and metal	Provide consistent code compliant signage	0	OB	S	Provide ADA compliant room										\$18,060	24.65%	\$22,512	\$22,51	2		
		throughout the entire building				signage for 160 spaces @ \$75 = \$12,000 + MU's			•	•												
Kindergarten Classrooms (CTE)						\$12,000 + MU'S														1	1	
Door Widths and Clearances	Door going into large office swings into path of egress	Recommend providing a new door that	2	ОВ	S	one 3'x7' hollow metal door to		1				1	1	1	1	\$2,335	24.65%	\$2,911			\$2,911	
	causing a clearance issue	swings into the space and not into the path	_		_	swing in correct direction,										7-/		+=/			7-/	
	cousing a cicaratice issue	of egress.				assume existing frame not																
		or egress.				predrilled for reverse swing &																
						new HM frame required; \$1,550	,		•	•												
						demo-replace including lockset																
						& closer + MU's																
CTE Programs - Lab Spaces (Computer Tech, Textile	es,																					
Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A																						
Casework		Replace all dated casework for the simulation	n	1	S	Provide the following in kitchen	1					1				\$145,925	24.65%	\$181,896	\$181,89	6	I	
Casework		kitchen in the healthcare lab. Replace with			J	sim lab: solid surface										Q113,323	2 110370	Ų101,030	Ų101,03	Ĭ		
			_																			
		more resilient plastic laminate casework with	n			countertops for assumed wet																
		resilient edge banding, lockable doors, and				areas typical;																
		adjustable shelves. New casework to meet				(5) 36" double door base																
		ADA requirements				cabinet, (4) 24" three drawer																
						base cabinet, (2) 44'x2' counter																
						at ADA height																
						(1) 36" ADA sink apron 23 If																
						base cabinet & solid top																
						w/demo exist @ \$300 If =																
						\$6,900 + MUs 44' solid top																
						workstation & demo exist @																
						\$130 = \$5,720 + MU's 3' ADA																
						sink apron solid top & demo																
												•	•									
						exist @ \$140 +U's = \$420;																
						(7) 36" wall mounted cabinets																
						21 If \$125 w/demo =\$2,625;																
						(4) 24" wall mounted cabinets 8	:															
						If \$125 w/demo =\$1,000; = = =																
						TOTALS \$16,665 + MU's																
						101AE3 \$10,003 1 WO 3																
						No plantia la minata ancorta a																
						No, plastic laminate counter																
						tops as called out in the																
						description of recommended																
						work.																
		1	1	1			1	1					1	1	1	1					1	
					I									1								
														1						1		
Toilet rooms	Single user non ADA toilet rooms located off of each	Recommend providing ADA compliant	1	ОВ	S	Interior renovations for (2) 64										\$30,100	24.65%	\$37,520	\$37,52	0		
	locker room area.	bathrooms in future renovations	1	1		square foot ADA compliant	1	1					1	1	1	1					1	
		1	1	1		bathrooms, assume demo 2	1	1					1	1	1	1					1	
				1		perimeter walls-gut existing						1	1	1								
		1	1	1		area, reframe 2 walls of	1	1					1	1	1	1					1	
		1	1	1			1	1		_			1	1	1	1					1	
						perimeters, new door & floor &		1														
						ceiling finishes, WC-LAV, accssys	5	1														
						= \$10,000 per room x 2 =		1														
						\$20,000 + MU's		1					1									
	- I	_ L		1		L	1	1	1	1	-1	1	1	1	1	1	1			1	1	

### **CASCO BAY & PORTLAND ARTS & TECHNOLOGY Capital Plan Detailed Scope of Work**

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
- Immediate (Year 0)
5 - Short Term (Years 1-5)
- Long Term (Years 6-20) - Good - Functional & Maintained - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	D					EVALUATION					TRADE COST PLUS		* OPINION OF		ALLOCA	TION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH 8 SAFETY		ADA/ ACCESSIBILITY			OPERATION & MAINTENANCE			50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
			LEVEL	CYCLE	PRIORITY	INFU	SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIFE	IVIAINTENANCI	LEAKN. ENV.	APPEARANCE			COST		Kenovation)		EXPENSE
Years 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommend	dations																			
CTE Programs - Lab Spaces (Machine Tech,	·																				
Automotive, Auto Collision, Welding, Marine Tech,																					
Carpentry, HVAC, Plumbing, Masonry ) All Located in Building B	n																				
Toilet rooms	Individual uni-sex restrooms located at each open lockers	Recommend providing ADA compliant	1	OB	S	(8) 64 square feet of interior									\$120,400	24.65%	\$150,079	\$150,079			
	area. Restrooms are non-ADA with painted CMU, sealed					renovations to provide ADA															
	concrete, and exposed structure finishes. Doors are compliant push/pull hardware lockable from the interior.	renovations				compliant restrooms.  Construction to include 8" CMU															
	compliant pashy pair hardware lockable from the interior.					block walls, stained concrete															
						floors, 2x4 ACT ceilings, (1) wood															
						veneer door 36"x84", (1) floor															
						mounted water closet, (1) wall mounted ADA hand wash sink,			•												
						floor drain, grab bars and															
						accessories. \$10,000 per room															
						8 = \$80,000 + MU's															
Art Classrooms		la i i i i i i i i i i i i i i i i i i i			_	la . 1 /2)	· ·		1		1	1		1	**		****	4	ı		1
Sinks (ADA compliance)	stainless steel counter mounted sinks with stainless steel goose neck faucets. Sinks are not at ADA height.	ADA requirements			S	Provide (3) stainless steel counter mounted sinks. One in									\$9,030	24.65%	\$11,256	\$11,256			
	goode neek ladeets. Sinks are not at ADA neight.	Aba requirements				each of the three classrooms.															
Music Lab - CTE Sinks (ADA compliance)	Plastic floor mounted sink, non-ADA	Replace with ADA compliant sink	3	ОВ	c	(1) wall mounted ADA compliant			1			1		1	\$2,260	24.65%	\$2,817	\$2,817	ı	1	
Sinks (ADA compliance)	Flastic Hoof Hourited Silik, Holf-ADA	Replace with ADA compliant sink	3	ОВ	3	sink-use exist rough @ \$1,500		_							32,200	24.03%	\$2,617	\$2,617			
						w/demo + MU's		•	•												
Liberton / Bandin Comban																					
Library / Media Center Sinks (ADA compliance)	Stainless steel counter mounted sink in plastic laminate	Recommend replacing with ADA height	0	ОВ	S	Provide the following:									\$3,675	24.65%	\$4,581	\$4,581			
	counter and casework. Not at ADA height and no knee	counter and counter mounted stainless steel				(1) 48"x24" solid surface counte															
	clearance	sink.				at ADA height 4 If \$135 w/demo															
						= \$540; (1) 48" ADA sink apron \$400; (1) Stainless steel counter															
						mounted sin \$1,500 re-use exist			•												
						rough = = = TOTALS \$2,440 +															
						MU's															
Teacher Workroom and Staff Areas														1		<u> </u>					
	Christian and a superior and a significant has been as a significant to the state of the state o	Danis and and a size have a big at a second	ı.l o	0.0		(4) 36!!!!		-	1	+	1	1	1	1	\$10,320	24.65%	Ć42.0C4	Ć42.0C4	1		,
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)		k 0	ОВ	5	(4) 36" wall mounted cabinets @ \$125 w/demo = \$1,500; (2)									\$10,320	24.65%	\$12,864	\$12,864			
	interes (non ribri because of neight and whee dearance)	compliant sink.				72"x24" ADA height counters @															
						\$90 w/demo = \$1,080; (3) 36"															
						base cabinet with drawer @															
						\$275 w/demo =\$2,475; (1) 36" ADA sink apron @ \$300; (1)								1							
						stainless steel counter mounted								1							
						sink @ \$1,500 w/demo & re-use								1							
						rough = TOTAL \$6,855 + MU's															
		<del>-</del>					·						-			-					

**Capital Plan Detailed Scope of Work** 

\* Note:

Nule:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND

Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained
4 - Excellent - New

Column   C	Accessibility (maneuvering clearances, fixtur clearances, grab bars, accessory heights)  Door Material (Including Frame & Glazing)	Rocommenda Painted metal doors in hollow metal frames. Finish on	dations  , Remove non-compliant stalls and fixtures, install new ADA compliant stalls and fixtures, and grab bars.	, 0	OB	ACTION PRIORITY  S	In (1) staff bathroom, remove wall-mounted porcelain urinal and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remow existing toilet partition and counter with mounted porcelair sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with			COMPLIANCE ACCESS	DA/ SUSTA SIBILITY ABILI	AIN - EXTENDIN			ESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	
Column   C	Years 1 - 5 (Fiscal Years 201 htaff Toilets  Accessibility (maneuvering clearances, fixtur clearances, grab bars, accessory heights)  Door Material (Including Frame & Glazing)	Rocommenda Painted metal doors in hollow metal frames. Finish on	dations  , Remove non-compliant stalls and fixtures, install new ADA compliant stalls and fixtures, and grab bars.	, 0	OB	ACTION PRIORITY  S	In (1) staff bathroom, remove wall-mounted porcelain urinal and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remow existing toilet partition and counter with mounted porcelair sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with			COMPLIANCE ACCESS	DA/ SUSTA SIBILITY ABILI	AIN - EXTENDIN			ESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE COST		CIP (Major Renovation)	
Part   Part	Accessibility (maneuvering clearances, fixtur clearances, grab bars, accessory heights)  Door Material (Including Frame & Glazing)	e Non compliant. Missing critical maneuvering clearances, as well as grab bars. Sinks do not provide proper ADA knee clearance.  Painted metal doors in hollow metal frames. Finish on	, Remove non-compliant stalls and fixtures, install new ADA compliant stalls and fixtures, and grab bars.	5,	OB	S	In (1) staff bathroom, remove wall-mounted porcelain urinal and cap service. Remove existing toilet partition and counter with mounted porcelais sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelais sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with mounted porcelain sink with		SAFETY			ITY BLDG. LIFE	MAINTENANC	E LEARN. ENV.	PPEARANCE	\$18,00	24.65%		\$22,437		
March   Marc	Accessibility (maneuvering clearances, fixtur clearances, grab bars, accessory heights)  Door Material (Including Frame & Glazing)	e Non compliant. Missing critical maneuvering clearances, as well as grab bars. Sinks do not provide proper ADA knee clearance.  Painted metal doors in hollow metal frames. Finish on	, Remove non-compliant stalls and fixtures, install new ADA compliant stalls and fixtures, and grab bars.			S	wall-mounted porcelain urinal and cap service. Remove existing toilet partition and counter with mounted porcelai sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with				•					\$18,000	24.65%	\$22,437	\$22,437		
March   Marc	Aff Toilets  Accessibility (maneuvering clearances, fixtur clearances, grab bars, accessory heights)  Door Material (Including Frame & Glazing)	e Non compliant. Missing critical maneuvering clearances, as well as grab bars. Sinks do not provide proper ADA knee clearance.  Painted metal doors in hollow metal frames. Finish on	, Remove non-compliant stalls and fixtures, install new ADA compliant stalls and fixtures, and grab bars.			S	wall-mounted porcelain urinal and cap service. Remove existing toilet partition and counter with mounted porcelai sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with									\$18,000	24.65%	\$22,437	\$22,437		
March   Marc	Accessibility (maneuvering clearances, fixtur clearances, grab bars, accessory heights)  Door Material (including Frame & Glazing)	as well as grab bars. Sinks do not provide proper ADA knee clearance.  Painted metal doors in hollow metal frames. Finish on	install new ADA compliant stalls and fixtures, and grab bars.			S	wall-mounted porcelain urinal and cap service. Remove existing toilet partition and counter with mounted porcelain sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelain sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with				•					\$18,000	24.65%	\$22,437	\$22,437		
### Annual Part   Part	clearances, grab bars, accessory heights)  Door Material (Including Frame & Glazing)	as well as grab bars. Sinks do not provide proper ADA knee clearance.  Painted metal doors in hollow metal frames. Finish on	install new ADA compliant stalls and fixtures, and grab bars.			s	wall-mounted porcelain urinal and cap service. Remove existing toilet partition and counter with mounted porcelain sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelain sink. Install new 5'x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with				•										
April   Control   Control   Control		Painted metal doors in hollow metal frames. Finish on		2	ESL	s	existing toilet partition and counter with mounted porcelair sink. Install new 5' x5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wallmounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5' x5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain new wall-mounted porcelain sink with				•										
Note the property of the pro			Repaint HM doors and frames.	2	ESL	s	counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wallmounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with				•										
March   Marc			Repaint HM doors and frames.	2	ESL	s	sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with				•										
March   Marc			Repaint HM doors and frames.	2	ESL	s	compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelais sink. Install new 5' x5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with	e 1			•										
Control of the Cont			Repaint HM doors and frames.	2	ESL	s	partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelai sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with	<u>.</u>			•										
Comment   Comm			Repaint HM doors and frames.	2	ESL	s	mounted porcelain sink with proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelain sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with	<u>.</u>			•										
Part   Part			Repaint HM doors and frames.	2	ESL	s	proper ADA clearances. In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelais sink. Install new 5' x5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with	ו			•										
			Repaint HM doors and frames.	2	ESL	s	In (1) staff bathroom, remove wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelai sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall mounted porcelain sink with	ו			•										
A			Repaint HM doors and frames.	2	ESL	s	wall-mounted porcelain toilet fixture and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with	ו			•										
Section   Sect			Repaint HM doors and frames.	2	ESL	s	fixture and cap service. Remove existing toilet partition and counter with mounted porcelair sink. Install new 5' x5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall- mounted porcelain sink with	ו													
Married   Marr			Repaint HM doors and frames.	2	ESL	s	existing toilet partition and counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall mounted porcelain sink with	ו													
April   Apri			Repaint HM doors and frames.	2	ESL	S	counter with mounted porcelair sink. Install new 5' x 5' ADA compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall-mounted porcelain sink with														
March   Marc			Repaint HM doors and frames.	2	ESL	S	compliant phenolic toilet partition with 34" door. Install ADA grab bars. Install new wall- mounted porcelain sink with														
April   Apri			Repaint HM doors and frames.	2	ESL	S	partition with 34" door. Install ADA grab bars. Install new wall- mounted porcelain sink with														
Company   Comp			Repaint HM doors and frames.	2	ESL	S	ADA grab bars. Install new wall- mounted porcelain sink with														
Early Name of Justing Frame & Colors of Street   Proposed Colors of Street   Propose			Repaint HM doors and frames.	2	ESL	S	mounted porcelain sink with														
Property   Property			Repaint HM doors and frames.	2	ESL	S															
Description of Schools (Schools) (Sc			Repaint HM doors and frames.	2	ESL	S															
The Profit of Control			Repaint HM doors and frames.	2	ESL	S								1							
The Profit of Control			Repaint HM doors and frames.	2	ESL	S															
The Profit of Control			Repaint HM doors and frames.	2	ESL	S														•	
The following process of the process		metal doors are approaching end of life.					Repaint (2) 3' x 7' single HM									\$50	24.65%	\$623	\$623	3	
### Application							doors and frames.						•								
### Application																					
WHO CONTROL  **CONTROL AND THE CONTROL AND THE		NEPA 13 automatic wet system (2) / "risers 50 hn fire	Entrance beyond service life of 20 years	2	END	<u> </u>	Figure New Entrance with 50 hn	. 1			ı	<u> </u>				\$142.00	24 65%	\$177.003	\$177.003	al .	
Add 55st for in degree production   Add 55st for in degree produ	Type of Sprinker System			m 2	LIVE	3										Ş142,000	24.03%	Ş177,003	\$177,003		
Modify can be, if "Evaluate and visit System and Visit Sy																					
UMBINIC  Suntary Words and Veril System  Markey Seal Line, Ye Line Control panel general proper general ge			25 years. Recommend replacement of				system assessment.														
Milestry deat and viert fighten  Socializery Waste and Viert fighten  Socializery Was																					
White Control West System  Another West System  Ano																					
Monthly waster and Yord System  Notify by any form first reference present form of the page as control of the page			remain. Requires new sprinkler design.																		
Monthly waster and Yord System  Notify by any form first reference present form of the page as control of the page																					
specific form and the garage for ordinate to the garage for conduction of the control of the con	PLUMBING			<u> </u>		•							<u>.</u>		,		•				
Sanitary Waste and Vent System  Some set dispings.  1 500 S prepare Soft garage consided plane.  1 500 S prepare Soft garage consided plane.  1 500 V regues Soft garage consided plane.  2 505,764 V regues V regue	Sanitary Waste and Vent System			1	END	S	(S )Figure \$/SF @ 160K SF +									\$1,700,00	24.65%	\$2,119,050	\$2,119,050	)	
Sonitary Waste and Vent System  1 END 5 (8) Figure 550K garage commoded by Control grand. The Provide a complete addressable fire alarm system does not complete addressable fire alarm system does not complete addressable fire alarm system does not complete addressable fire alarm system does not complete addressable fire alarm system does not complete addressable fire alarm system does not complete addressable fire alarm system does not complete addressable fire alarm system							MU's														
Sentiary Waste and Vent System  1 END 5   Tipure SSOR garage corroded piling as sentiary waste and Vent System  1 Self-Sviriage conventional zoned FCI control panel. The system is condition to the fire pump, and does not monitor the fire pump, and the fire			ad sanitary is beyond useful life.									•	•								
Fire Alarm  1980's vintage conventional somed FCI control gased. The Provide a complete addressable fire alarm system does not monitor the fire pump, and does not monitor who spirited system sees parately. Occupant notification in the slop areas does not comply with current standards.  Emergency Lighting  Interpreted the spirited provided by emergency battery units in some areas, but other areas currently have not real addressable fire alarm system  Intrusion Alarm System  Intrusio		from sait unppings.																			
Fire Alarm  1980's vintage conventional somed FCI control gased. The Provide a complete addressable fire alarm system does not monitor the fire pump, and does not monitor who spirited system sees parately. Occupant notification in the slop areas does not comply with current standards.  Emergency Lighting  Interpreted the spirited provided by emergency battery units in some areas, but other areas currently have not real addressable fire alarm system  Intrusion Alarm System  Intrusio					- FND					<u> </u>						475.00	24.550/	602.400	402.400		<del>                                     </del>
ECRICAL  Fire Alarm  1990's virtage conventional zoned FCI control panel. The provide a complete addressable fire alarm system does not monitor the fire pump, and does not monitor windous sprinker system zones separately, Occupant rollification in the shop areas does not comply with current standards.  Cocupant rollification in the shop areas does not comply with current standards.  Emergency Lighting  Emergency Lighting  Emergency Lighting emergency lighting is provided by emergency generator.  Froude emergency generator.  Froude emergency generator replacement above  Provide emergency generator replacement above  Provide emergency generator replacement above  Provide emergency generator.  Froude emergency generator replacement above  Provide emergency generator rep	Sanitary waste and vent System			1	END	5										\$75,000	24.65%	\$93,488	\$93,488	3	
Series Alarm  1890's virtage conventional zone of Ect control panel. The Provide a complete addressable fire alarm system.  1 08 5 237,000 gaf area suggest 51.25 st budget w/demo = \$296,250 + MU's  1800's virtage conventional zone for monitor test presump, and does not some system.  1 08 5 237,000 gaf area suggest 51.25 st budget w/demo = \$296,250 + MU's  1800's virtage conventional zone for monitor various sprinkler system zones separately. Occupant monitor various sprinkler system zones separately. Occupant monitor various sprinkler system zones separately. Occupant monitor various sprinkler system zones separately. Occupant monitor various sprinkler system zones separately. Occupant monitor various sprinkler system zones separately. Occupant monitor various sprinkler system zones separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant monitor various sprinkler system zone separately. Occupant zone zone zone zone zone zone zone zone							(I) Figure \$50K garage corroded					•	•								
system. System does not monitor the fire pump, and does not monitor various spriklery system zones separately.  Cocuparn notification in the shop areas does not comply with current standards.  Emergency lighting  Emergency lighting better areas currently have no functioning emergency lighting due to the failed emergency egenerator. Exterior areas of exists do not have emergency lighting.  CORITY  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network. System.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System  Of Eystem that is not integrated with district-wide network system.  Intrusion Alarm System that is integrated with the district-wide network system.  Intrusion Alarm System that is integrated with the district-wide network system.	LECTRICAL						piping														
monitor various spinkler system a consesspearately, Occupant molification in the shop areas does not comply with current standards.  Emergency lighting is provided by emergency battery units in some areas, but other areas currently have no functioning emergency lighting are exterior of units in some areas, but other areas currently have no functioning emergency lighting are exterior areas of exits do not have emergency generator. Exterior areas of exits do not have emergency lighting are exterior of units in some areas, but other areas of exits do not have emergency generator areas of exits do not have emergency lighting.  CURITY  CURITY  GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings X and 'B'.  Intrusion Alarm System  GE system that is integrated with district-wide network system.  Intrusion Alarm System  GE system that is integrated with the district-wide network system.  Intrusion Alarm System  GE system that is integrated with district-wide network system.  Intrusion Alarm System  GE system that is integrated with the district-wide network system.	Fire Alarm		ne Provide a complete addressable fire alarm	1	OB	S	237,000 gsf area suggest \$1.25									\$445,860	24.65%	\$555,764	\$555,764	ı	
Coupant notification in the shop areas does not comply with current standards.  Emergency Lighting  Emergency Lighting is provided by emergency pattery units in some areas, but other areas currently have no functioning emergency generator. Exterior areas of exits do not have emergency lighting at exterior of building exits.  COURTY  Intrusion Alarm System  Occupant notification in the shop areas does not comply with current standards.  O D B S Carry \$30,000 + MU's in addition to emergency generator replacement above  Provide emergency lighting at exterior of building exits.  Provide emergency lighting at exterior of building exits.  Provide emergency generator. Exterior areas of exits do not have emergency lighting.  CURITY  Intrusion Alarm System  OF system that is not integrated with district-wide network. Separate controls panels are installed in buildings X and '8'.  Assume door contacts on 20 openings and 60 montion detections.  District of the district-wide network system.  Intrusion detections system should be updated to a system that is integrated with the district-wide network system.			system.																		
Emergency Lighting Emergency lighting is provided by emergency battery units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency generator. Provide emergency lighting at exterior of building exits.  CURITY  Intrusion Alarm System    GE system that is nitegrated with district-wide network. Separate controls panels are installed in buildings: A' and 'B'.    May be a substitute of the state							MU's														
Emergency Lighting  Emergency Lighting  Emergency Lighting  Emergency Lighting is provided by emergency generator.  units in some areas, but other areas currently have no functioning emergency generator. Exterior areas of exits do not have emergency lighting at exterior of building exits.  Emergency Lighting is provided by emergency battery units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency lighting at exterior of building exits.  Emergency Lighting  Emergenc			<b>′</b>																		
units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency generator. Exterior areas of exits do not have emergency lighting.  CURITY  Intrusion Alarm System  GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.  Fig. 2 ESL S Assume door contacts on 20 openings and 60 motion detectors  Separate controls panels are installed in buildings 'A' and 'B'.  Fig. 2 ESL S Assume door contacts on 20 openings and 60 motion detectors  Fig. 33,800 24.65%  Sep1,432 5291,432 openings and 60 motion detectors  Fig. 33,800 24.65%  Sep1,432 Sep1,432 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion door contacts on 20 openings and 60 motion door contacts on 20 openings and 60 motion door contacts on 20 openings and 60 motion door		carrent standards.		1																	
units in some areas, but other areas currently have no functioning emergency lighting due to the failed emergency generator. Exterior areas of exits do not have emergency lighting.  CURITY  Intrusion Alarm System  GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.  Fig. 2 ESL S Assume door contacts on 20 openings and 60 motion detectors  Separate controls panels are installed in buildings 'A' and 'B'.  Fig. 2 ESL S Assume door contacts on 20 openings and 60 motion detectors  Fig. 33,800 24.65%  Sep1,432 5291,432 openings and 60 motion detectors  Fig. 33,800 24.65%  Sep1,432 Sep1,432 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 3 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion detectors  Fig. 4 Assume door contacts on 20 openings and 60 motion door contacts on 20 openings and 60 motion door contacts on 20 openings and 60 motion door contacts on 20 openings and 60 motion door	Emorgonau Lightin -	Empreson sulighting is provided by account to	Replace failed emerges	1	00	-	Corru \$20,000 + MIIII- 1 1 Inc						+	1	-	645.45	34.650/	ĆEC 270	ÅEC 270		+
functioning emergency lighting due to the failed emergency generator. Exterior areas of exits do not have emergency lighting.  CURITY  Intrusion Alarm System  GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.  GE system that is not integrated with district-wide network system should be updated to a system should be updated to a system that is integrated with the district-wide network system.  Festivation of the failed emergency lighting due to the failed emergency lighting due to the failed emergency lighting.  GE system that is not integrated with district-wide network system should be network. Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building exits.  Separate controls panels are installed in building	emergency Lighting			U	OR	,		"					1			\$45,150	24.65%	\$56,279	\$56,279	'l	
emergency lighting.  CURITY  Intrusion Alarm System  GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.  Intrusion Alarm System  GE system that is not integrated with district-wide network system.  Intrusion Alarm System  GE system that is not integrated with district-wide network system.  Intrusion Alarm System  GE system that is not integrated with district-wide network system.  Intrusion Alarm System  GE system that is not integrated with district-wide network system.  Intrusion Alarm System  GE system that is not integrated with district-wide network system.  Intrusion Alarm System  GE system that is not integrated with district-wide network system.  Intrusion Alarm System  GE system that is not integrated with district-wide network system should be 2 pudated to a system that is integrated with the district-wide network system.  Intrusion Alarm System  GE system that is not integrated with district-wide network system should be 2 pudated to a system that is integrated with the district-wide network system.  Intrusion Alarm System  Intrusion Alarm System  Intrusion Alarm System  Intrusion Alarm System  Intrusion Alarm System  Intrusion Alarm System Sys				1									1				1				
emergency lighting.  CURITY  Intrusion Alarm System  GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls panels are installed in buildings 'A' and 'B'.  Separate controls				1					•				1						I		
Intrusion Alarm System  GE system that is not integrated with district-wide network. Separate controls panels are installed in buildings 'A' and 'B'.  Intrusion detection system should be probability openings and 60 motion detectors  Assume door contacts on 20 openings and 60 motion detectors  ESL S Assume door contacts on 20 openings and 60 motion detectors		emergency lighting.																			
network. Separate controls panels are installed in buildings 'A' and 'B'.  updated to a system that is integrated with the district-wide network system.  openings and 60 motion detectors	ECURITY																			_	
buildings 'A' and 'B'.  the district-wide network system.  detectors  detectors	Intrusion Alarm System			2	ESL	S							1			\$233,80	24.65%	\$291,432	\$291,432	<u> </u>	
				1									1						I		
		bullulings A and D.	and district-wide network system.				ucieciois												1		
Total Years 1 - 5 \$6,069,066 \$5,992,703 \$0 \$76,363				1				-					1						I		
Total Years 1 - 5         \$6,069,066         \$5,992,703         \$0         \$76,363				1																	
Total Years 1 - 5         \$6,069,066         \$5,992,703         \$0         \$76,363				1	1	1	Ī	1	l	1	ı		1	1 L	1		<u> </u>			1	
																Total Yea	rs 1 - 5	\$6,069,066	\$5,992,703	\$0	\$76,363

### **CASCO BAY & PORTLAND ARTS & TECHNOLOGY Capital Plan Detailed Scope of Work**

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

			ı——	SEE LEGEN	ID	7				EVALUATION	CDITEDIA				TRADE COST BLUE			BUDGET	ALLOCATIO	N	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECII	RITY HEALTH &	CODE			OPERATION &	IMPACT ON	AFSTHETICS &	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE	CIP		MAINT.	CITY
TEGORI	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	LEVEL	CYCLE	PRIORITY	INFO	3200	SAFETY		CCESSIBILITY ABILITY		MAINTENANCE		APPEARANCE	30.375 10.3 11.11		COST	CIF	Renovation)	WAINT.	EXPEN
C 40 (Final Vague 20	22. 2027) Laws Tarre Bassarian	dations.																			
	23 - 2027) - Long Term Recommer	idations																			
JMBING Cold Water System	(3) RPZ backflow preventers	Replace	3	ESL	L	(3) 2" RPZs + MU's			1			I			\$15,000	55.30%	\$23,295		\$23,295		
	(-,	Maintenance will reapir as needed until	_		_	(0) = = 0 = 0									, , , , , ,		7-17-11		¥==,===		
		funding is secured									•	•									i i
Domestic Distribution System	Mostly original copper with lead solderend of service	Replace with new copper distribution system	2	END	L	Figure \$/SF @160 K SF +MU	'c								\$2,880,000	55.30%	\$4,472,640	-	\$4,472,640	-	
Domestic Distribution System	life	for 75% of building	2	LIND	_	rigure 3/31 @100 K31 +WO	3				_				32,880,000	33.30%	34,472,040		34,472,040		'n
		Maintenance will reapir as needed until									•	•									
		funding is secured																			
Storm Drain System	Mostly cast iron, 10" storm exits near kitchen.	Camera Inspection	3	ESL	L,	Scope 500 ft.									\$3,750	55.30%	\$5,824		\$5,824		
		Maintenance will reapir as needed until funding is secured									•	•									
		luliulig is secureu																			'n
ECHANICAL							<u> </u>						ļ								
Heating Plant	(2) HB Smith 17 section 650 Mills steam boilers, 5,400	Boilers are at the end of their service life (35	2	END	L	Replace with Hot Water									\$490,000	55.30%	\$760,970		\$760,970		
	MBH ea., 1976 mfg. Gas only burners upgraded recently New Hurst boiler feed system in 2013.					Condensing Boilers (3) 3,500MBH ea.															
	New Hurst boiler feed system in 2013.	well due to maintenance and rebuild, failure is anticipated. Recommend converting entire				3,500IVIBH ea.															
		steam heating system to hot water.									•	•									
		Maintenance will reapir as needed until																			i
		funding is secured																			'n
Air Conditioning (Yes/No/Limited)	Limited to Building "A" 6 packaged rooften units (4 to	Most units are in decent operating condition	2	ESL	1	Figure (6) 7.5 ton packaged I	RTII		+						\$375,000	55.30%	\$582,375		\$582,375		
All Colluitioning (res/No/Limited)	Limited to Building "A", 6 packaged rooftop units (4 to 8.5 ton), 3 split units (4 to 5 ton), and data air unit	Most units are in decent operating condtion. Unit mfg dates range from recent to about 11	3	ESL	L	replacements.	K10								\$375,000	35.30%	\$582,375		\$382,375		
	serving IT wih Trane split backup (10 tons).	years old with a service life of 18 years.				Figure (3) 5 ton split AHU															
		Replace in 6 to 10 years.				replacements.															
		Maintenance will reapir as needed until				Figure (1) 10 ton data air uni	it for														
		funding is secured				lii.															i i
A: 11 H: 11 H: 11 H: 11 H:	(2) 40 1 (2 110 ) (2 120 ) (3 1) (3 1			END.		0 1 31 (4) 03 1 6 1									Å4 200 000	55.200/	44 052 500		44.052.500		
Air Handling Unit Systems "B" building	(2) 40 hp fan H & V units (25,000 cfm +) in roof top penthouses, original 1976 vintage. Units are fitted with	Units are beyond service life and should be replaced with new ventilation systems.	2	END	L	Replace with (4) Direct fired MUA units, 15,000 cfm ea.	gas								\$1,200,000	55.30%	\$1,863,600		\$1,863,600		i i
	high voltage electrostatic air cleaners. Units serve	Maintenance will reapir as needed until				Figure supply ductwork for a	it														
	primarily vetilation for Auto-shop area and building	funding is secured				\$/SF for 100K SF.															'n
	trades area.																				
Air Handling Unit Systems "A" building	Several vintage indoor AHUs serve offices and meeting	Units are beyond service life and should be	2	END	L	This is covered in air									\$0	55.30%	\$0		\$0		
	rooms, these units had split DX cooling added at a later date.	replaced with new indoor split DX or packaged roof top units. <b>Time replacement</b>				conditioning above.															
	uate.	with steam to hot water conversion.																			
		Maintenance will reapir as needed until																			i i
		funding is secured																			i
Terminal Unit Systems Uvs	Most class areas have vintage wall mounted steam unit	Units are beyond service life and should be	2	END	L	Figure \$15/SF for 100K SF to			+						\$750,000	55.30%	\$1,164,750	+	\$1,164,750		
Terriman orne systems ors	ventilators (UVs).	replaced with new UV s or via new	_	Lito	_	convert to Hot Water ERU									<i>\$750,000</i>	33.30%	Ų1,10 I,730		\$1,10 1,7 30		
		ventilation and heating design. Time				ventilation.															
		replacement with steam to hot water									•	•									i i
		conversion.  Maintenance will reapir as needed until																			
		funding is secured																			
Terminal Unit Systems Other	Steam radiation heating at rooms with (UV s), most all is	Units are beyond service life. Time	2	END	L	Figure HW fintube radiation	for								\$450,000	55.30%	\$698,850		\$698,850		
	vintage.	replacement with steam to hot water				100K SF.															
		Conversion.									•	•									
		Maintenance will reapir as needed until funding is secured																			i i
Exhaust Systems	Mostly roof top exhaust fans vintage to building. Fune	Beyond service life of 20 years.	2	END	L	Figure (10) 2,000 cfm rooftop	р		+ +						\$75,000	55.30%	\$116,475	+	\$116,475	-	
•	exhaust is recent from science lab renovation.	Maintenance will reapir as needed until				fans.									,						
		funding is secured									•	•									
Dining System	Steam nining is vintage to building	Agod pining and is most likely socreding with	-	ENID		Figure hydronic nining 6 /cc 4	ior								\$2,400,000	FF 200/	\$2.727.200		\$2 727 200	-	
Piping System	Steam piping is vintage to building.	Aged piping and is mostl likely corroding with weakend wall thickness. Replace at time of	2	END	L	Figure hydronic piping \$/SF for 200K SF.	01								\$2,400,000	55.30%	\$3,727,200		\$3,727,200		
		steam to water conversion.									1 _							1			
		Maintenance will reapir as needed until									•	•									
		funding is secured																			
Automatic Temperature Controls	Mostly pneumatic and vintagelittle DDC electric	Beyond service life of 20 years. Time with	2	END	L	Figure \$/SF for 200K SF			+ +		1				\$900,000	55.30%	\$1,397,700		\$1,397,700	+	
	metal pheamate and shringe mere obe electric	steam to water conversion.	*	2140											\$500,000	33.30/6	Ç1,337,700	1	\$2,337,700		
		Maintenance will reapir as needed until									•							1			
	1	funding is secured	1	1		l .	1	ı	1			1			ı						

**Capital Plan Detailed Scope of Work** 

Nule:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

Marked   M	State   Company   Compan			1		SEE LEGEN	D	7			EVALUATION	CRITERIA			TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCATION	
Second Second	\$ 16 [Final Years 2023 - 2027] - Long Term Recommendations    1	GORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.			OUANTITY	SECURITY HEALTH &	CODE			OPERATION & IMPACT ON	AESTHETICS &				CIP		IT.
Marian   M	March   Marc		Section 1000 and General Comments															<b></b>		
Mark   Mark	March   Marc		2022 2027) Lava Tarra Bassaria	detiene																
Section   Control   Cont			2023 - 2027) - Long Term Recommen	dations																
Part   Part	Wideling   Wideling		Building wire in underground conduit	Maintananca will reanir as needed until	2	END		Carry ranks coment of Service			ı				\$190.00	55.20%	\$270.540	1	\$270.540	
Part	Section   Sect	wiinig	building wife in underground conduit		2	LIND	L								3180,00	33.30%	3273,340		3273,340	
Process   Proc	Product of the line but but but but but but but but but but																			
Material Continue   Mate	Section of the Control of Contr	Equipment	1976 vintage GE fusible switchboard with ground-fault	Perform infra-red scanning of the service	2	END	L	Carry complete replacement of							\$273,00	55.30%	\$423,969		\$423,969	-
Moderation   Moderate   Moderat	Manual Content   Manu							3000A 480/277V switchboard												
Marie   Mari	March   Marc																			
Company   Comp	The content of Conte																			
March   Marc	Note   Company			runang is secured																
Process   Proc	Procedure   Company   Co	Distribution System																		
Control   Cont	Production of the content of the	Panels	Mostly old GE panelboards containing circuit breakers	Although circuit breakers that fit into the	1	END	L	Carry complete replacement for							\$846,00	55.30%	\$1,313,838		\$1,313,838	
## And the second control of the Con	Marie   Continue   C							210,000 sf												
Section   Sect	Process   Proc																			
Procedure of the control of the co	Management   Control of Control		·									_	_							
Marrie   Control   Cont	## A Comparison of the Comparison Report (Comparison										•	•								
More Companies   More	Section   Sect																			
were grower to the metrics of fluiding was recent confidence of the metrics of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence of fluiding and the confidence o	using agreement for a return of founding was recommend and private from place of the process of founding was recommended and the process of founding was recommended and process of founding was recommended a			runding is secured																
And the programment of the control o	using agreement for a return of founding was recommend and private from place of the process of founding was recommended and the process of founding was recommended and process of founding was recommended a				_										1					$\perp$
Control Carbon   Cont	Control of Care Care desirength pro-position of projecting of the first o	Wiring			3	ESL	L								\$376,00	55.30%	\$583,928		\$583,928	
Mer cap in the purpose of setting to plant by the set in the purpose of setting to plant by the set in the purpose of setting to plant by the set in the purpose of setting to plant by the setting of setting the setting the setting of setting the set	A compared to the personant originating of the personant originating of the personant originating of the personant originating of the personant originating of the personant originating of the personant originating of the personant originating of the personant originating of the personant originating of the personant originating originatin			Turiding is secured																
Anti-flat Co. Approximation 15 Spale fight have not system. Marked control indiges to scored finding to Spale wilding 19 lower.    Class species   Class control indicate types wilding 19 lower.   Class control indicate types wilding	According to the control of the cont		been installed.																	
Interior to righting  Contraction  Contracti	more lighting  Ceresores  Ceresor	Site Lighting (type & material)			2	ОВ	L	Carry 15 Pole lights							\$67,70	55.30%	\$105,138		\$105,138	
The control of the co	Set Explains:  Coursems  Various fluorescent fluors types utilizing 17 Lamps.  Settle gibble gibble and settle gibble gib																			
Clearcomo  Person fluorescent fluore types saliene til Birgo.  Offices  Overloan fluorescent fluore types saliene til Birgo.  Offices  Overloan fluorescent fluore types saliene til Birgo.  Overloan fluorescent fluorescent saliene til Birgo.  Overloan fluorescent fluorescent saliene til Birgo.  Overloan fluorescent fluorescent till Birgo.  Overloan fluorescent fluorescent saliene till Birgo.  Overloan fluorescent fluorescent fluorescent till Birgo.  Overloan fluorescent fluorescent fluorescent till Birgo.  Overloan fluorescent fl	Total commits  We down Enterweard failure types officing 18 lamps, processor (failure types officing 18 lamps,		updated	runding is secured																
Class controls   Vertical Representation between Following 18 lamps,   Society Replace (LLD) and the properties of the control Representation of the contr	Total commits  We down Enterweard failure types officing 18 lamps, processor (failure types officing 18 lamps,	Interior Lighting																		
performance optics as part of any planed in highly percentage of the performance optics as part of any planed in highly percentage of the performance optics as part of any planed in highly performance optics as part of any planed in highly percentage of the performance optics as part of any planed in highly percentage.    Confiders	performance spits as part of my planed for the production of the p		Venious fluorescent fintens to a sublisher TO beauty	Hadas liabile as IFO with high	2	T rei			1	1	<u> </u>	ı				1		1	1	
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**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

Years 11 - 15 (Fiscal Years 2028 - 2032) BUILDING INTERIOR General Notes Interior wall base finish material  Temporary Partitions  There are a festop at the bot		Replace all resilient rubber wall base with new resilient rubber base through out the entire building  Replace all temporary wall partitions with full height gyp partitions that extend to the		END	ACTION PRIORITY  L	New resilient rubber wall base for a 237,000 GSF three story building SAY 400 sf average room size = 590 rooms = 80 lf perimeter base per room x 590 rooms =47,200 lf total base @ \$3 lf demo & replace = \$141,600 CHECK @ \$0.50 per sf floor area = \$118,500 OKAY allow \$140,000 + MU's  A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp partitions, \$9.00 sf demo-	SECURITY HEALTH 8 SAFETY	ADA/ ACCESSIBILITY	SUSTAIN - EXTE BLDG	NDING OPERATION 8 ILIFE MAINTENANC	& IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	\$210,700 \$52,675		* OPINION OF PROBABLE COST \$407,810 \$101,952
BUILDING INTERIOR  General Notes  Interior wall base finish material  Temporary Partitions  There are a fector stop at the bot partitions do n replaced.  Wall Finish	er base, original to the building. Base is in n and is approaching end of life.  The service of the service of	Replace all resilient rubber wall base with new resilient rubber base through out the entire building  Replace all temporary wall partitions with full height gyp partitions that extend to the underside of roof deck or floor deck to provide an acoustically treated environment.  Budget for repainting entire interior,			L	for a 237,000 GSF three story building SAY 400 sf average room size = 590 rooms = 80 If perimeter base per room x 590 rooms =47,200 If total base @ \$3 If demo & replace = \$141,600 CHECK @ \$0.50 per sf floor area = \$118,500 OKAY allow \$140,000 + MU's  A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp				•					
BUILDING INTERIOR  General Notes  Interior wall base finish material  Temporary Partitions  There are a fee stop at the bot partitions do n replaced.  Wall Finish	er base, original to the building. Base is in n and is approaching end of life.  The service of the service of	Replace all resilient rubber wall base with new resilient rubber base through out the entire building  Replace all temporary wall partitions with full height gyp partitions that extend to the underside of roof deck or floor deck to provide an acoustically treated environment.  Budget for repainting entire interior,			L	for a 237,000 GSF three story building SAY 400 sf average room size = 590 rooms = 80 If perimeter base per room x 590 rooms =47,200 If total base @ \$3 If demo & replace = \$141,600 CHECK @ \$0.50 per sf floor area = \$118,500 OKAY allow \$140,000 + MU's  A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp				•					
Interior wall base finish material  Resilient rubbe poor condition  There are a fet stop at the bot partitions do n replaced.  Wall Finish	n and is approaching end of life.  we areas with temporary partitions that of the finish ceilings. These	new resilient rubber base through out the entire building  Replace all temporary wall partitions with full height gyp partitions that extend to the underside of roof deck or floor deck to provide an acoustically treated environment.  Budget for repainting entire interior,			L	for a 237,000 GSF three story building SAY 400 sf average room size = 590 rooms = 80 If perimeter base per room x 590 rooms =47,200 If total base @ \$3 If demo & replace = \$141,600 CHECK @ \$0.50 per sf floor area = \$118,500 OKAY allow \$140,000 + MU's  A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp				•					
stop at the bot partitions do n replaced.  Wall Finish	ttom side of the finish ceilings. These	height gyp partitions that extend to the underside of roof deck or floor deck to provide an acoustically treated environment.  Budget for repainting entire interior,		OB	L	A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp							\$52,675	93.55%	\$101,952
			2			replace-paint-reinstall ACT = \$36,000 + MU's				•					
Ceiling Finish Materials 2x4 ACT ceiling				ESL	L	Base on 237,000 SF				•			\$713,370	93.55%	\$1,380,728
	gs	Recommend replacing 2x4 ACT ceiling with new 2x4 ACT ceiling system complete	3	ESL	L	New 2x4 ACT ceiling through out, for a 237,000 GSF three story building (with the exception of 98,600 square feet where either the ceiling is new, the ceiling is a different product, or there is no ceiling / building B), 138,400 net sf area @ \$4.50 demo-replace grid & square edge tiles = \$622,800 + MU's ADD \$50,000 suspend & reinstall ceiling light = = TOTALS \$672,800 + MU's				•			\$1,012,565	93.55%	\$1,959,820
Corridors															
	gular tiles. Tiles are showing signs of aging	g. Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete	3	ESL	L	A total of 13,200 square feet @ \$6 sf demo-replace grid & tiles = \$79.200 + MU's				•			\$119,200	93.55%	\$230,712
	doors are rated. Doors have closers / No mix of flush doors and half glazed doors azing	Provide hold opens for all doors with closers to eliminate the need for wood floor stops	3	ESL	L	30 doors (over 3 floors) magnetic hold opens				•			\$35,000	93.55%	\$67,743
Stairs and Exits		1	<u> </u>					 					<u> </u>		
Compliance pan risers are	er height is compliant. Painted metal tread rusting and causing the paint to fail in pecifically in building B	Building B: Remove rust and repair stair risers. Provide a new coat of finish paint complete.	2	ESL	L	A total of 600 square feet of stair risers to be repainted @ \$7.50 sf (tread work excluded) =\$4,500 + MU's				•			\$6,775	93.55%	\$13,113

**EVALUATION CRITERIA** 

### **CASCO BAY & PORTLAND ARTS & TECHNOLOGY Capital Plan Detailed Scope of Work**

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D	7			EVALUATION	CRITERIA					BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE ADA/ SUSTAIN - COMPLIANCE ACCESSIBILITY ABILITY		OPERATION & MAINTENANCE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
/ears 11 - 15 (Fiscal Years 2	2028 - 2032) - Long Term Recomm	endations														
Guardrails (height, sphere)	Height is compliant. Rails are painted metal round pipe Paint is worn off the rail in most locations	. Remove paint from rails and provide new painted finish complete	2	ESL	L	A total of 350 linear feet of interior round metal rail @ \$10 lf clean-prep-repaint =\$3,500 +				•	•			\$5,270	93.55%	\$10,20
Handrails (height, extensions, profile)	Height is compliant. Rails are painted metal round pipe Paint is worn off the rail in most locations	. Remove paint from rails and provide new painted finish complete	2	ESL	L	A total of 350 linear feet of interior round metal rail , , \$10 lf clean-prep-repaint = \$3,500 + MU's				•	•			\$5,270	93.55%	\$10,20
elevators and Lifts																
Elevator Finish Materials	All finishes of elevator cab, frame, and door are in poor condition and should be replaced or refinished. Plastic laminate panel wall finish, raised profile rubber flooring painted frame and door, and stainless steel control panels.	laminate panels, raised profile rubber flooring, remove all paint on metal doors /	2	END	L	Provide new finishes complete for a 42"x60" elevator cab. Finishes: Plastic laminate phenolic panels, raised profile rubber flooring, painted aluminum control panel cover, and painted door frame and door, allow \$10,000 + MU's				•	•			\$15,050	93.55%	\$29,12
Other	Budget for Engineering for Freight Elevator at Stair 2	Budget for Engineering for Freight Elevator a Stair 2	it -	-	L	From PPS CIP (2019)				•	•			\$250,000	93.55%	\$483,87
indergarten Classrooms (CTE)				l			I			l	_1	1	I.			
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubbe base in varying condition	Replace carpet and resilient rubber base in the two offices and storage room with new broadloom carpet and resilient base.	2	ESL	L	750 square feet of broadloom carpet, allow \$6 sf demo-prep- replace & new base = \$4,500 + MU's				•	•			\$6,775	93.55%	\$13,11
General Purpose Classrooms										1	_	_				
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubbe wall base all in varying finishes and condition.	Replace aged carpet with new broadloom carpet	2	ESL	L	A total of 9,000 square feet, \$6 sf demo-prep-replace & new base = \$54,000 + MU's				•	•			\$81,270	93.55%	\$157,29
Wall Finish Materials	A mix of painted gyp and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	L	25 square feet in each classroom (30 classrooms), 750 sf @ \$5 sf patch only = \$3,750 + MU's Paint excluded, paint to corner length of wall unknown A total of 500 square feet of wall area to be painted per classroom (total of 30 classrooms).				•	•			\$23,705	93.55%	\$45,88

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
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- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D						EVALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE COMPLIANCE	ADA/		EXTENDING BLDG LIFE	OPERATION & MAINTENANCE		AESTHETICS &	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
				CICLE	THIONIT	1410		SAILII	COM LIANCE	ACCESSIBILITY	ADILITI	DEDG: EH E	INFAIRTENANCE	LLPHUIT. LIVV.	ALLEAGANCE	30.370 WARK 01		TROBABLE COST
<b>Years 11 - 15 (Fiscal Years 202</b>	28 - 2032) - Long Term Recomm	endations																
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each classroom (30 classrooms):  (8) 36"x48" open book shelves, 24 If to be replaced = \$150 If demo & replace = \$3,600 x 30 = \$108,000 + MU's;  (2) 144"x24" counter, 24' to be replaced = \$90 If demo & replace = \$2,160 x 30 = \$64,800 + MU's  (2) 36" tall wardrobe cabinet;  \$750 ea = \$1,500 x 30 = \$45,000 + MU's = = TOTALS \$217,800 + MU's						•	•	•		\$327,790	93.55%	\$634,438
CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A	,			1														
Floor & Base Finish Materials	A mix of broadloom carpet and VCT with resilient rubbe wall base	er Replace aged carpet with new broadloom carpet	2	ESL	L	A total of 3,500 square feet @ \$6 sf demo-prep-replace & new base = \$21,000 + MU's						•	•			\$31,605	93.55%	\$61,171
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint isolated areas of damaged GYP wall.	3	ESL	L	A total of 100 square feet @ \$5 sf patch gyp = \$500 + MU's, paint excluded distance to corners unknown  A total of 2,000 square feet of wall area to be painted.						•	•			\$3,765	93.55%	\$7,287
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each CTE classroom (6 classrooms): (8) 36" double door base cabinet, (8) 36" three drawer base cabinet, (2) 288"x24" counter at ADA height, (1) 36" ADA sink apron (1) 36" tall wardrobe cabinet 288 demo exist & base cabinet w/plam top @ \$275 =\$79,200 + MU's 144 If demo exist & new workstation plam countertop @ \$90 =\$12,960 + MU's 18 If demo & new ADA sink apron @ \$100 = \$1,800 + MU's 6 ea short wardrobe cabinets & demo exist @ \$500 ea = \$3,000 + MU.s = = TOTALS \$96,960 +						•	•	•		\$145,925	93.55%	\$282,438
Visual Display Surfaces	A mix of white board, tack boards, and smart boards. A few areas with white board laminate panels	Replace white board laminate panels with better quality white boards	0	ОВ	L	(6) 6' wall mounted white boards, 4' ht assumed, \$30 sf demo & replace =\$4,320 + MU's Yes, 4' high						•	•	•		\$6,505	93.55%	\$12,590

**Capital Plan Detailed Scope of Work** 

\* Note

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
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		1		SEE LEGEN	ND	٦					EVALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -	EXTENDING			AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY C	OMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recomme	endations																
Lockers (Material, Vented, ADA)	Separate male and female private locker areas in the	Recommending replacing lockers.	3	ESL	1	A total of 22 linear feet of new							1			\$9,935	93.55%	\$19,229
councis (material, ventea, vib.	healthcare lab. Tall, single, vented metal lockers in fair	necommending replacing rockers.	J	202	_	metal lockers, tall single units,										ψ3,333	33.3370	Ų13,223
	condition					ventilated, 22 lockers 72" demo												
						& replace @ \$300 = \$6,600 +												
CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech Carpentry, HVAC, Plumbing, Masonry ) All Located Building B						Mu's												
Floor & Base Finish Materials	A mix of sealed concrete with painted floor lines and VCT	-	2	ESL	L	A total of 65,300 square feet,										\$132,675	93.55%	\$256,792
ĺ	with resilient rubber wall base. All floors are in varying	stains, oil stains, paint stains and other stains				unclear how many sf is concrete												
	condition, rubber wall base is in poor condition.	noticeable throughout both levels. Repaint fading floor lines.				& how many sf is VCT, cannot be estimated						_	_					
		lauling moor lines.				estimated												
						65,300 square feet of concrete												
Floor & Base Finish Materials		Replace all damaged floor drain covers.	2	ESL	L	(3) 18"x18" steel floor drain										\$600	93.55%	\$1,161
						cover @ \$150 ea = \$450 + MU's							•					
Floor & Base Finish Materials		Replace all VCT floors with new VCT.	2	ESL	L	A total of 3,200 square feet @		+ +						+		\$680	93.55%	\$1,316
						\$4.75 demo & prep & replace =												. ,
						\$15,200 + MU's												
Floor & Base Finish Materials		Repair damaged CMU wall in masonry lab.	1	END	L	30 Square Foot area @ \$25 =										\$1,130	93.55%	\$2,187
		Remove broken CMU units and replace with new 12" units.				\$750 + MU's						•	•					
Lockers (Material, Vented, ADA)	Scattered areas of uni-sex locker rooms open to the lab	Recommending replacing lockers.	3	ESL	L	A total of 120 linear feet of new										\$54,180	93.55%	\$104,865
	areas (not used for full undressing). Tall vented metal locker units in fair condition.					metal lockers, tall single units, ventilated, 120 ea @ \$300 demo												
	locker drifts in fair condition.					& replace 72" ht = \$36,000 +							•					
						MU's												
Other observations	Large open lab areas have limited access to natural light		_	ОВ	L	Level 2: (25) solar tubes @										\$20,470	93.55%	\$39,620
		light via solar tubes at level two and light wells in level 1 in future renovations				\$1,000 ea = \$25,000 + MU's Level 1: (8) 72"x72" light wells @												
		wells in level 1 in future renovations				(\$500 roof dome + 120 sf framed												
						downlight @ \$10) = \$1,700 ea x												
						8 = \$13,600 + MU's												
Art Classrooms Casework	A mix of painted metal with plastic laminate counters	Recommend replacing aging casework with	2	ESL	1	Provide the following in each Art		<del>                                     </del>	1				1	T		\$83,845	93.55%	\$162,282
Casework	(dated) and wood casework of varying finishes and	more resilient plastic laminate casework with	-	LSL	-	classroom (3 classrooms):										\$05,045	33.3370	<b>7102,202</b>
	conditions	resilient edge banding, lockable doors, and				(8) 36" double door base cabinet												
		adjustable shelves.				24 If \$275 =\$6,600 per room; (8)												
						36" three drawer base cabinet 24 If \$275 = \$6,600 per room;												
						(2) 288"x24" counter at ADA												
						height 48 If \$90 w/demo							_					
						=\$4,320 per room; (1) 36" ADA												
						sink apron \$300 per room; (1)												
						36" tall wardrobe cabinet \$750 per room; \$18,570 per room x 3												
						= TOTALS \$55,710 + MU's												
Visual Display Surfaces	White boards and tack boards of varying condition.  Some areas have white board laminate.	Replace white board laminate with better quality wall mounted white board	2	ESL	L	(2) 6' wall mounted white board 4' ht assumed =48 sf \$30 demo-										\$2,170	93.55%	\$4,200
	2 di cas nave mine sour a laminate.	The state of the s				replace = \$1,440 + MU's												
												•						

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
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- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ND						EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/	SUSTAIN - ABILITY	EXTENDING BLDG LIFE	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS &	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			LLVLL	CICLL	THIOHIT	11110		SALETT	COMI LIANCE	ACCESSIBILITY	ADILITY	DEDG: EII E	WANTENANCE ELANGE ENV.	ATTEMINATE	30.370 WIARK 01		TRODADEE COST
Years 11 - 15 (Fiscal Years	s 2028 - 2032) - Long Term Recommo	endations															
Other observations	Art room on level 2 has no natural light, limited storage, poor condition of finishes, and limited privacy (Art room also acts as corridor to allow students access to classrooms located on other side of Art class).	Renovate large Art room, dark room, and	2	ОВ	L	Interior renovation of 4,000 square feet. Renovation to consist of GYP walls, VCT floors, 2x4 ACT ceiling, (5) 36"x84" wood veneer door with painted hollow metal frame, allow \$75 sf (MEP with minor ceiling hvac & electrical room adjusts) = \$300,000 + MU's						•	•		\$451,500	93.55%	\$873,878
						, ,											
Special Education Classrooms Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpe	et Replace carpet with new broadloom carpet in	ո 2	ESL	l L	9,000 square feet @ \$6 sf demo-									\$81,270	93.55%	\$157,298
	is worn and stained	the near future.				prepreplace & new base = \$54,000 + MU's						•	•		, , ,		, , , , ,
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes in a few isolated areas.	2	ESL	L	An average of 1,000 square feet per classroom (6 classrooms)						•	•		\$15,805	93.55%	\$30,591
Casework	A mix of painted metal with plastic laminate counters (dated) and wood casework of varying finishes and conditions	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each Special Education classroom (6 classrooms):  (2) 36" double door base cabinet with drawer 6 If \$275 w/demo =\$1,650 per room; (2) 24" four drawer base cabinet 4 If \$275 w/demo \$1,100 per room; (1) 120"x24" counter at ADA height 10 If \$90 w/demo = \$900 per room; (1) 36" tall wardrobe cabinet \$750 per room; \$4,400 per room x 6n = TOTALS \$26,400 + MU's						•	•		\$39,735	93.55%	\$76,907
Visual Display Surfaces	White board laminate panel mounted to wall	Replace with quality whiteboard	1	ОВ	L	4' x 6' white board (3) = 72 sf @ \$30 demo & replace = \$2,160 + MU's						•	• •		\$3,250	93.55%	\$6,290
Other observations	About half of the rooms do not have access to natural light	Recommend providing natural lights to all instructional areas in future renovations.	0	OB	L	Provide (4) solar tubes to the instructional area on the 3rd floor that has no natural light @ \$1,000 ea = \$4,000 + MU's						•	•		\$6,020	93.55%	\$11,652
Dance Studio - Stage (CTE) Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and sheet vinyl dance flooring. All with resilient rubber base. All floor finishes and wall base are in fair condition.			ESL	L	150 square feet of broadloom carpet @ \$6 sf demo-prep- replace=new base = \$900 + MU's						•	•		\$1,355	93.55%	\$2,623
Floor & Base Finish Materials		Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor.	2	ESL	L	2,800 square feet of sheet vinyl flooring, \$5.75 sf demo-prep- replace with new base = \$16,100 + MU's (RE-USE vinyl flooring? NO) No, provide new vinyl flooring.						•	•		\$24,230	93.55%	\$46,897

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LEGEND									
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3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable							

				SEE LEGEN	ID	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -		OPERATION &				ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Vears 11 - 15 (Fiscal Vears	2028 - 2032) - Long Term Recomm	endations																
Wall Finish Materials	Painted GYP and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL		A total of 80 square feet @ \$5 =	I			I	I	Ι	1			\$4,820	93.55%	\$9,329
wan i mish watenais	rainted GTF and exposed brick masonity	Repair, pateri, sariu, and pairt wair imisnes		LJL	_	\$400 + MU's, paint excluded,										54,820	33.3370	<b>\$3,32</b> 3
						distance to corners unknown												
						A total of 1,600 square feet of paint												
						punt												
Performance floor area accessibility	Accessible through practice room which is accessible	Recommend providing a ramp along the	3	ESL	L	40 foot long ramp, 4 feet deep,										\$8,655	93.55%	\$16,752
	from ramp in doorway	entire front edge of the performance area				and finished with sheet vinyl performance floor, wood framed												
						& with guardrail facing audience												
						side = \$5,750 + MU's				•								
Music Lab - CTE	A COST ALL SHOWS AND AND AND AND AND AND AND AND AND AND			F0:		la 000 f f f				ı	1	1	1			1 4.6		40.1
Floor & Base Finish Materials	A mix of VCT and broadloom carpet with resilient wall base	replace carpeted areas with broadloom carpet.	2	ESL	L	2,000 square feet of broadloom carpet @ \$6 sf demo-pre-										\$18,060	93.55%	\$34,955
	base	carpet.				replace-new base = \$12,000 +												
						MU's												
Casework	A mix of wood and metal casework. Wood veneer slat	Recommend replacing aging casework with	2	ESL	L	Provide the following in each										\$111,430	93.55%	\$215,673
Casework	wall in large practice room in rough condition	more resilient plastic laminate casework with		LJL	_	Special Education classroom										\$111,430	33.3370	\$213,07
		resilient edge banding, lockable doors, and				(6 classrooms):												
		adjustable shelves.				(1) 48"x72" open mail slot												
						cubie, 6 cubbies \$1,000 ea w/demo = \$6,000; (1) 24"x72"												
						Plastic lam. counter, 36' plm												
						workstation top @ \$90 w/demo												
						= \$3,240; (3) 36" Tall open book												
						case, width unknown, assume 5' 90 If @ \$150 w/demo = \$13,500												
						(5) 36" tall cabinet, width												
						unknown, assume storage												
						wardrobe \$750 w/demo =							•	•				
						\$22,500; (1) 30 linear feet of												
						wood veneer slat wall assume 8 ht @ \$20 sf =\$4,800 x 6 \$28,800												
						= = TOTALS \$74,040 + MU's												
						Yes, assumption of 5' width is												
						correct. Yes, assumption of storage wardrobe is correct.												
						storage wararose is correct.												
1																		
Library / Media Center Floor & Base Finish Materials	Broadloom carpet and resilient rubber base in poor	Replace carpet with new broadloom carpet in	2	ESL	1	2,100 square feet @ \$6 demo-				1	1		1			\$18,965	93.55%	\$36,707
	condition	the near future.		131		prep-replace & new base										710,503	33.33/0	,30,707
						=\$12,600 + MU's						•	•					
Circulation Desk	Plastic laminate FFE desks in varying finishes and	Recommend replacing with plastic laminate	3	ESL	L	Provide (1) circulation desk:					1	-		1		\$8,670	93.55%	\$16,781
	conditions	circulation desk with resilient edge banding				(1) 120"x30" work surface										\$5,070	33.3370	<b>\$25,76</b> 2
						(1) 24" book drop off base cab												
						(1) 24" base cabinet with drawer												
						(1) 24" four drawer base cabinet, 16' total length ADA							•					
						compliant @ \$360 If w/demo =												
						\$5,760 + MU's												
1			]	1							1	l						
	<del>_</del>	-		•		-	•		-	•	•	•	•	•	•	•		

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
Excellent - New		

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY			SUSTAIN -			IMPACT ON AEST			ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV. APPE	ARANCE	50.5% MARK-UP		PROBABLE COST
Vegra 11 15 /Figgal Vegra	2020 2022\ Long Town December	u dations															
-	2028 - 2032) - Long Term Recomme	endations															
Kitchen and Servery	(See Food Service Below)	Descrit manualla	1 2	FCI		TA +-+-	ı	1	1		ı	1	<del> </del>	-	67.225	93.55%	\$13,984
Floor & Base Finish Materials	A mix of quarry tile, broadloom carpet, and VCT with resilient rubber base	Regrout quarry tile	2	ESL	L	A total of 3,200 square feet clean & regrouting @ \$1.50 sf =									\$7,225	93.55%	\$13,984
	resilient rubber buse					\$4,800 + MU's											
Lockers (Material, Vented, ADA)	uni-sex locker area open to the serving areas (not used	Recommending replacing lockers,	3	ESL	L	A total of 35 linear feet of new									\$15,805	93.55%	\$30,591
	for full undressing). Tall vented metal locker units in fair					metal lockers, tall single units,											
	condition.					ventilated, 35 ea 72" ht @ \$300											
						w/demo = \$10,500 + MU's											
Teacher Workroom and Staff Areas					L.	1	II.								1		
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all of varying finishes	Recommend replacing the older and more	2	ESL	L	1,500 square feet of broadloom									\$13,545	93.55%	\$26,216
	and condition. Resilient wall base throughout of poor	aged carpet in a few of the staff areas on				carpet @ \$6 sf demo-prep-											
	condition.	level 1 with new broadloom carpet.				replace & new base = \$9,000 + MU's											
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles	3	ESL	L	A total of 750 square feet of 2x2									\$10,935	93.55%	\$21,165
Celling Fillish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	with new 2x2 and 2x4 ACT ceilings complete	3	ESL	L	ACT ceiling and a total of 650									\$10,935	93.33%	\$21,165
		in the near future				square feet of 2x4 ACT ceiling.,											
						assume new grid, 2x2 @ \$6 sf											
						w/demo & 2x4 @ \$4.25 w/demo											
						= \$7,265 + MU's											
						Yes, provide new grid											
						res, provide new grid											
Casework	A mix of plastic laminate, wood, and metal casework of	Recommend replacing aging casework with	2	ESL	L	Provide the following in each									\$32,990	93.55%	\$63,852
	varying age, finishes, and condition.	more resilient plastic laminate casework with				staff room (2) rooms:											
		resilient edge banding, lockable doors, and				(5) 36" tall cabinet, assume											
		adjustable shelves.				storage wardrobe \$750 w/demo = \$3,750 per room; (2) 48"x72"											
						open mail slot cubie @ \$1,000											
						ea = \$2,000 per room; (1)											
						24"x72" Plastic lam. Counter @											
						\$90 w/demo = \$540 per room;											
						(2) 36" base cabinets with											
						drawer @ \$275 w/demo = \$1,650 per room; (1) 18'x24"					•	•					
						counter at ADA height @ \$90											
						w/demo =\$1,620 per room; (2)											
						24" four drawer base cabinet @											
						\$275 w/demo = \$1,100 per											
						room; (1) ADA sink apron @											
						\$300 ea = \$300 per room = = = \$10,960 per room x 2 = =											
						TOTALS \$21,920 + MU's											
L		1	l	ı		L	1	1	1	1	l	1	1 1				

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

\* Note:

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# LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New

				SEE LEGEN	ID					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY HEALTH		ADA/	SUSTAIN -				AESTHETICS &		ESCALATION	
		1	LEVEL	CYCLE	PRIORITY	INFO	SAFET	Y   COMPLIANC	CE ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Vears 11 - 15 (Fiscal Vears	: 2028 - 2032) - Long Term Recomme	endations															
Nurse and Health	2020 2032) Long Term Recomme																
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, and resilient rubber wal	Recommend replacing all flooring with VCT.	2	ESL	L	200 square feet of VCT @ \$5									\$1,50	93.55%	\$2,91
	base all in fair condition					demo-prep-replace & new base					•						
						= \$1,000 + MU's											
Sinks (ADA compliance)	Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance)		2	ESL	L	(1) 8"'x24" counter at ADA height @ \$90 w/demo = \$630 +									\$5,31	93.55%	\$10,28
	lixtures (non-ADA because of neight and knee clearance)	with resilient edge banding, lockable doors,				MU's (note 84" assumed, NOT											
		adjustable shelves, and meets current ADA				84'); (1) 24" base cabinets with											
		requirements.				drawer @ \$275 w/demo = \$550											
						+ MU's; (1) 24" four drawer base											
						cabinet @ \$275 w/demo = \$550											
						+ MU's; (1) 36" ADA sink apron w/demo @ \$300 + MU's; (1)											
						stainless steel counter mounted					_						
						sink w/demo @ \$1,500 + MU's =											
						TOTALS \$3,530 + MU's											
						C											
						Correct, dimension is supposed to be 84 inches.											
						to be or mones.											
Privacy Curtains (no. of rest areas)	Pull privacy curtain in good shape. Rest area is located	Recommend providing a private rest area	3	ОВ	L	64 square feet of interior									\$7,225	93.55%	\$13,98
	within the nurses office offering little privacy.	with privacy curtain separate from the nurses				renovation. Construction											
		office in future renovations				consists of GYP walls extending to deck, 2x4 ACT ceiling, VCT											
						floor, (1) wood veneer 36"x84"											
						door, (1) 120" long privacy					_	_					
						curtain and tack mounted to the					•						
						ceiling, assume \$75 sf w/MEP minimal readjustment in ceiling											
						= \$4,800 + MU's											
Administration Office Area	A seise of beautiful and another advice of the finish as	December of males in the older and many		ECI		2 000			1				1	1	¢10.00	02.550	\$34,95
Floor & Base Finish Materials	A mix of broadloom carpet and VCT of varying finishes and condition. Resilient rubber wall base throughout in	Recommend replacing the older and more aged carpet in a few of the staff areas on	2	ESL		2,000 square feet of broadloom carpet @ \$6 demo-prep-replace-									\$18,060	93.55%	\$34,955
	poor condition.	level 1 and 2 with new broadloom carpet.				new base = \$12,000 + MU's											
Ceiling Finish Materials	a mix of 2x2 and 2x4 ACT ceiling in fair condition	Recommend replacing 2x2 and 2x4 ACT tiles	3	ESL	L	A total of 400 square feet of 2x2									\$6,170	93.55%	\$11,94
		with new 2x2 and 2x4 ACT ceilings complete in the near future				ACT ceiling and a total of 400											
		in the hear future				square feet of 2x4 ACT ceiling, assume new grid, 2x2 @ \$6 sf											
						w/demo & 2x4 @ \$4.25 w/demo					_	_					
						=\$4,100 + MU's					•	•					
						Correct, provide new grid											
										1							
Casework	A mix of plastic laminate, wood, and metal casework of		2	ESL	L	Provide the following in each									\$18,060	93.55%	\$34,955
	varying age, finishes, and condition.	more resilient plastic laminate casework with				office (8) rooms:					_	_					
		resilient edge banding, lockable doors, and				(2) 36" tall cabinet, assume											
		adjustable shelves.				wardrobe cabinet @ \$750 = \$12,000 + MU's				1							
Mechanical and Service Spaces		·					L	1		1							
Wall Finish Materials	Painted gyp and exposed brick masonry	Repair, patch, sand, and paint wall finishes	2	ESL	L	A total of 80 square feet @ \$5									\$605	93.55%	\$1,17
						patch gyp = \$400 + MU's, masonry excluded & paint					•						
						excluded					-						
	l .	1	I .	I	1	1					1		l	1	1	1	

Total Years 11 - 15 \$8,303,498

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Veers 16 20 /Fiscal Veers	2022 2027) Long Torm Posserm	andations.															
	2033 - 2037) - Long Term Recommo	endations															
BUILDING EXTERIOR  Exterior Wall Cladding																	
Materials	Brick masonry veneer in good condition.	Recommend re-pointing masonry as part of	3	ESL	L	Budget									\$100,000	116.55%	\$216,550
		standard maintenance practice.										•	•				
Materials	Corrugated metal panel at penthouses over building B is	Strip paint off of metal panels and repaint	2	ESL	L	Size of penthouses are 20'x40'									\$19,565	116.55%	\$42,368
	in poor condition.	with exterior grade paint. Replace rusted panels.				and is 20' high. Replace 5 metal panels complete. Assume wall panels, not roof panels, unclear panel width for replacement unclear clean-scrape-preprepaint assumed 24" wide wall panels 2,200 sf @ \$5 = \$11,000 replace 200 sf panels 24" w x 20' high @ \$10 = \$2,000 totals \$13,000 + MU's  Metal panels are wall panels and assume they are 48" wide.						•	•				
Spalling, Staining, Efflorescence	Minor signs of efflorescence at exterior masonry wall along outdoor seating area above main entrance.	Remove areas of brick and precast wall cap where efflorescence is taking place and repair cause of water entry causing efflorescence. Replace with new brick and precast cap to match existing.	2	ESL	L	250 square feet of masonry @ \$30 demo & replace = \$7,500 + MU's and 30 linear feet of precast wall cap @ \$75 = \$2,250 + MU's = = \$9,750 total + MU's.						•	•		\$14,675	116.55%	\$31,779
Windows									l.		I.						
Frame Materials	Aluminum, original to the building.	Replace all windows with thermally broken painted aluminum windows.	2	OB	l .	(20) 16'-8"x4'-8" Alum window (25) 4'-0"x6'-4" Alum window (26) 10'-0"x4'-8" Alum window (10) 6'-0"x6'-4" Alum window (18) 20'-4"x6'-4" Alum window NOTE: window size and quantities closely matches existing window configuration, 6,110 sf total area @ \$75 sf demo-replace-blocking re-used- limited return interior patching = \$458,250 + MU's	=					•	•		\$689,670		
Lintels	steel with coating failure and corrosion	Clean and coat all steel lintels	2	ESL	L	See above for quantities, each window opening has an existing steel lintel to be cleaned and coated, 1,115 If total lintel length @ \$10 If clean & repaint = \$11,150 + MU's						•	•		\$16,780	116.55%	\$36,337

EVALUATION CRITERIA

# CASCO BAY & PORTLAND ARTS & TECHNOLOGY Capital Plan Detailed Scope of Work

\* Note:

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LEGEND									
Condition Level	Life Cycle (Age Factor)	Action Priority							
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)							
L - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)							
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)							
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable							

				SEE LEGEN							EVALUATION	OTT. I ZITE					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -		OPERATION &				ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Voors 16 20 (Fiscal Voors 2	2033 - 2037) - Long Term Recomm	ondations																
•	<i>.</i>					la 1 6 111 0110	ı	1			ı			1	<u> </u>	440.000	****	****
Window Treatment (Shades or Blinds)	A mix of blinds, curtains, and shades in varying conditions and finishes	Consider replacing all window treatment with pull down window shades of consistent	3	ОВ	L	See above for quantities 6,110 sf total window treatment demo										\$68,970	116.55%	\$149,3
	conditions and finishes	finishes.				& replace @ \$7.50 sf =\$45,825 +												
		illisties.				MU's												
Exterior Doors - Main Entrance			1	1		•	ı	1			ı				1	l		
Frame Materials	Aluminum, original to the building.	Replace all existing aluminum framed	2	OB	L	(1) 20'-4"x8'-4" Aluminum										\$26,565	116.55%	\$57,52
		exterior entrances with thermally broken				storefront system with two												
		painted aluminum storefront systems.				72"x84" double door												
						NOTE: window size and quantities closely matches												
						existing window configuration,												
						90 sf sidelite & transom demo &												
						replace \$85 sf + 4 ea door demo												
						& replace @ \$2,500 = = =												
						\$17,650 + MU's												
Exterior Doors (not including Main Entry)  Materials	Aluminum (part of aluminum storefront system) and	Danlage all existing aluminum framed	1 1	OB	1	(1) 11! 4"x21! 0" Aluminum	l	1			l		1	1	1	Ć72 21E	116 550/	¢156 50
Materials	stand alone metal doors in varying condition.	Replace all existing aluminum framed exterior entrances with thermally broken	2	OB	L	(1) 11'-4"x21'-0" Aluminum storefront system with one										\$72,315	116.55%	\$156,59
	stand alone metal doors in varying condition.	painted aluminum storefront systems.				72"x84" double door												
		painted aluminum storemont systems.				(1) 10'-0"x8'-4" Aluminum												
						storefront system with one												
						72"x84" double door												
						(1) 20'-4"x8'-4" Aluminum												
						storefront system with two						_						
						72"x84" double door						•						
						NOTE: window size and												
						quantities closely matches												
						existing window configuration,												
						330 sf sidelite & transom demo												
						& replace @ \$85 sf + 8 doors												
						demo & replace @ \$2,500 = = =\$48,050 + MU's												
						-348,030 + WO S												
Fascia, Trim, Soffits &																		
Overhangs	Compatible of the second of th	D	2	ECI			1	1					1	1	1	¢22.575	116 550/	Ć40.00
Materials	Cementitious soffit material in good condition	Recommend re-painting as part of standard maintenance practice.	3	ESL	L	A total of 5,000 square feet, \$3 sf clean-prep-repaint = \$15,000										\$22,575	116.55%	\$48,88
		maintenance practice.				+ MU's												
Sealants & Expansion Joints			l .	<u> </u>		1. MO 3		1					1	1	1			
Window / Door Perimeter Sealant	Perimeter sealant material unknown and is varying in a	ge remove and replace all sealant and back rod	1	END	L	A total of 4,000 linear feet of										\$21,070	116.55%	\$45,62
	and condition. Sealant is failing at all windows and	materials at windows and curtainwalls				perimeter sealant @ \$3.50 If						_						
	storefronts.					rout out & recaulk =\$14,000 +												
						MU's												
Building Joint Sealant	A mix of older building joint sealant material unknown	Consider replacing all of the "older" building	2	ESL	L	Approx 800 If sealant, assuming										\$6,020	116.55%	\$13,03
	and is varying in age and condition with newer building	joint sealant. Schedule sealant replacement				deeper & wider for expansion or							1	1				
	joint sealant. Newer sealant is in good condition but	with work needed to replace sealant around				brick joint & backing rod												
	isolated areas of old sealant is showing signs of failing.	windows and curtainwalls				required, \$5 If to rout out &												
						replace = \$4,000 + MU's.												
													•					
						Brick joint width with backing												
						rod							1	1				
													1	1				
	•	1													•	i .		

Total Years 16 -20 \$2,345,3

# CASCO BAY & PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEND			EVALUATION CRITERIA									BUDGET			
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE ADA/ COMPLIANCE ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST		
Years 16 - 20 (Fiscal Yea	ars 2033 - 2037) - Long Term Recomme	ndations																	
Exterior Stairs and Ladders																			
Locations and Materials		Roof ladder: Remove rust and provide new exterior paint finish.	2	ESL	L	(1) 14' wall mounted steel roof ladder, approx 60 If ladder piping clean-prep-repaint @ \$10 If = \$600 + MU's					•	•			\$905	116.55%	\$1,960		
Locations and Materials		Exterior egress stair: Provide missing handrail at masonry wall, provide 2' hand rail extension at currently installed handrail. Recommend replacing stair complete due to heavy amount of rust and corrosion of steel.	1	END	L	A total of 30 linear feet of painted metal round handrail at ADA and code compliant heights, wall mount single pipe rail assumed, \$30 lf = \$900 + MU's;  (1) 5'x20' exterior grade metal egress stairs, wall mounted with per					•	•			\$23,930	116.55%	\$51,820		
						Yes, wall mount single pipe rail													

# **DEERING HIGH SCHOOL**

**Capital Plan Detailed Scope of Work** 

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LEGEND											
ondition Level	Life Cycle (Age Factor)	Action Priority									
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)									
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)									
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)									
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable									
- Excellent - New											

				SEE LEGEN	D		EVALUATION CRITERIA											
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY		CODE		SUSTAIN -							* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Year 2017) - Imr	mediate Recommendations																	
																	0.00%	\$0

### **DEERING HIGH SCHOOL**

Capital Plan Detailed Scope of Work

\* Note:

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LEGEND

Condition Level

0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained
4 - Excellent - New

											BUDGET								
		_		SEE LEGEN						VALUATION				TRADE COST PLUS	55041471011	* OPINION OF		ALLOCATION	
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & CODE SAFETY COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY			IMPACT ON AESTHETICS & LEARN. ENV. APPEARANCE		ESCALATION	PROBABLE COST		CIP (Major MA Renovation)	AINT.
						•											<u> </u>		
rs 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																	
ing General Layout Description	Observed parking enforcement walking lot. Linear at	Replace bollards.	1 1	END	S	4 ea \$600						I		\$3,612	24.65%	\$4,502	\$4,502		
	back. Bollards to be replaced. Observed parking in fire		_			,		•						70,000		7 1,552	7 1,555		
	lane											•							
Paving Materials	Bituminous. Parking lot of Ludlow Street, Poor. Permit	Mill and repave parking lot off Ludlow Street.	. 1	END	S	Overlay: 12500s.f.@\$1.25								\$26,525	24.65%	\$33,063	\$33,063		
	parking signs outside of paved lot.	Pave permit parking spaces.				New Spaces: 500 s.f. @\$4						•							
Number of Spaces (Regular & ADA)	5 at faculty parking, not compliant 1 at Ludlow Street lot no aisle, not compliant	Update grade, signage, striping, accessible route, etc. to bring spaces into compliance.	1	END	S	signage: 3 @\$125 Striping: 200lf@\$1								\$865	24.65%	\$1,078		:	\$1,078
(,		, , , , , , , , , , , , , , , , , , ,				grade change will depend on													
						severity of non-compliance													
Size of Spaces	PLV 101 if compact charge sign them	Sign compact charge as appropriate	2	ECI	c	10 @\$125								\$1,881	24 659/	\$2,345			\$2,345
Size of Spaces	8' X 18', if compact spaces sign them	Sign compact spaces as appropriate.	2	ESL	S	10 @\$125								\$1,001	24.65%	\$2,545			\$2,545
icular & Pedestrian ulation																			
Observed Circulation Patterns	Worn path along south side of building.	Consider installing sidewalk.	2	END	S	1770s.f.@\$2.5						I		\$6,659	24.65%	\$8,300	\$8,300	1	ı
	, and a second s		1					•						\$0,033	255/0	\$5,500	+ 5,500		
Walkway Materials	Brick, Pavers, Concrete as noted on plans.	Handrails needed at stairwell nearest the	1	END	S	Concretewalk: 2600 s.f. @\$14					<b> </b>			\$41,400	24.65%	\$51,605	\$51,605		
•	Faculty/Student parking does not have connectors to	Ludlow Street parking. Brick sidewalk in front	:			Handrails: 50lf@\$100								. ,		, , , , , ,			
	sidewalk. Observed Peds using drive aisle as opposed to sidewalk. Brick sidewalk in front of school, south of the	of school, south of the circle needs replacement.						•											
	circle in poor condition.	replacement.																	
Curb Cuts & Detectable Warning Strips	Curb cuts and panels on Stevens Avenue - Good.	Install panels at Ludlow Street lot.	0	OS	S	4 panels: 80s.f.@\$60								\$28,896	24.65%	\$36,019	\$36,019		
	No panels at Ludlow Street lot.							•	•										
Pedestrian Ramp Location & Materials	No ADA access along front of building. Lip on ramp on	Adjust ramp to reduce lip to 1/4" or less.	2	ESL	S	50s.f.@\$24								\$1,806	24.65%	\$2,251	\$2,251		
	parking lot off Ludlow Street							•	•										
ırtyards & Exterior																			
hering Spaces  Locations, Materials and Characteristics	Bare area between Deering HS and Longfellow ES.	Re-establish grass.	2	ESL	S	Loam and Seed: 1550s.f@\$0.75						I		\$1,748	24.65%	\$2,179			\$2,179
Escations, materials and enaracteristics	bare area between beering its and congressor co.	ne establish g. ass.	_	252		200111 dila 300di. 1330311@ \$0.73						•		<b>\$2,7.10</b>	21.0370	ŲZ,173			ŲL,173
e Furniture &							ļ	<u> </u>						<u> </u>					
cessories																			
Types, Locations, Materials	Granite benches, various trash cans in courtyard, good	Additional lighting.	2	ESL	S	4 ea @\$6000								\$36,120	24.65%	\$45,024	\$45,024		
	trash can coverage at doors. Limited lighting.						•												
Flagpoles	Front (poor)	Pole needs to be painted.	2	ESL	S	1 @ \$500								\$752	24.65%	\$937			\$937
													•						
Drainage																			
Ponding	Various, Ponding at dumpsters	Install catch basin and connect to existing	1	ОВ	S	Catch Basin: 1@\$3000								\$10,685	24.65%	\$13,319	\$13,319		
		drainage.				Curb: 60lf @\$10													
						Pipe: 70lf@\$50													
Catch Basins	Sags at basins within parking.	Adjust cover to grade and patch pavement.	2	ESL	S	3each @\$750								\$3,386	24.65%	\$4,221	\$4,221		
RUCTURAL																		<u> </u>	
First Floor Construction		Coat exposed rebar with protective coating.	2	END	S	30 locations, allow \$150 ea =								\$6,775	24.65%	\$8,445			\$8,445
	(some are link to penetrations) some with exposed rebar.	Patch concrete				\$4,500 +MU's													
First Floor Construction	D. Water damage in north wall first floor	Verify water did not damage structure.	2	END	S	1 location quantity damage unknown, allow \$1,500 + MU's								\$2,260	24.65%	\$2,817			\$2,817
		Repair.				anknown, anow \$1,500 + NO S													
						ОК					•	•							
First Floor Construction	E. Exterior round steel column (with channels) at	Paint columns	2	END	S	1 location quantity column ht &								\$1,355	24.65%	\$1,689			\$1,689
	north wing south face: paint is peeling at the top					diameter unknown, allow 12"					1								
	and bottom (rust)					diameter & 14' ht = 90 sf prep- repaint @ \$10 = \$900 + MU's													
											•								
		1	i	1		lok	1	1	1		1		i	1				1	
						OK .													

**DEERING HIGH SCHOOL** 

Capital Plan Detailed Scope of Work

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
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S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

						_	<u> </u>									BUDGET				
CATECORY	DESCRIPTION AND SENERAL COMMENTS	DECOMMENDED ACTION	CONID	SEE LEGEN		QUANTITY	CECUDITY LIFATTUR	CODE		ON CRITERIA	LODEDATION	LIBADACTON	A FCT LIET ICC 0	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF	CID	ALLOCATION	CITY	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY		ADA/ SUSTAI ACCESSIBILITY ABILIT			IMPACT ON E LEARN. ENV.		30.3% WARK-UP	LICALATION	PROBABLE COST	CIP	CIP (Major MAINT. Renovation)	. CITY EXPENSE	
	•	•				•	•		•					-			•			
Years 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																		
Roof Construction	Original building:	Repair Cracks	2	END	S	10lf								\$305	24.65%	\$380	\$380			
	C. At the access to the attic (either side of the central roof/art classes) the concrete slab is																			
	exposed. Cracks where noted in the slab of the									•	•									
	south one.																			
Roof Construction - Pitched Roofs	A. Some water stains in wood framing by the	Manitar for maisture Banair damage area	3	ECI	c	E locations		+						¢2.61E	24.65%	\$4,506	¢4 FOG			
ROOF CONSTRUCTION - PILCHER ROOFS	door (not currently wet) and water damage at	Monitor for moisture. Repair damage area	3	ESL	S	5 locations, assume 30sq.ft per								\$3,615	24.03%	\$4,500	\$4,506			
	flat roof section (room beyond cell tower)					areax5locations = 150sq. ft. 3														
						locations unfinished (attic area),														
						2 locations finish (plaster)				_	_									
Roof Construction	Above the roof are large square parapets (the parapets	Re-point parapet	3	ESL	S	~3,500 sq. ft. @ \$7.50 = \$26,250								\$39,510	24.65%	\$49,249	\$49,249		+	
	become terracotta through the attic space). No cracks					+ MU's														
	are visible but there are reports of leaks in hard driven																			
	rain																			
	(localized items issues noted below).																			
Roof Construction	A. At the south most parapet/chimney, we	Coat expose rebar with protective coating.	2	END	S	2 locations @ \$150 ea = \$300 +		1						\$455	24.65%	\$567	\$567		1	
	observed small spalls in the cast stone, exposing	Patch concrete				MU's				•	•									
Deef Construction	rebar.	Di-h/i-		FND		4 abias assistant in O.I.	<del>                                     </del>	+						64.6==	24.65-1	44				
Roof Construction	B. There is a smaller square chimney, above the north roof. The chimney is missing mortar and	Re-point/repair.	2	END	S	1 chimney, dimensions & ht unclear								\$1,355	24.65%	\$1,689	\$1,689			
	has a handful of damage brick.					chimney is 2'-8" by 1'-4" by 11ft				•	•									
Exterior Wall Construction - Original Building	A. Localized brick issues noted including damage	Repair brick	2	ОВ	S	20 locations, size of damaged				-				\$15,050	24.65%	\$18,760	\$18,760		+	
Exterior wan construction. Original ballating	brick, spalls, bulge and cracks	nepair briek	_	05		areas & categorization of								\$13,030	24.03/0	\$10,700	\$10,700			
						different damages per area														
						unclear, allow \$500 ea location = \$10,000 + MU's														
						OK														
Exterior Wall Construction - Original Building	B. Cast stone band has some spalls and loose	Remove loose sections, coat rebar with	2	OB	S	10 locations (mostly on south								\$11,290	24.65%	\$14,073	\$14,073			
	sections some exposing rebar	protective coat and patch.				face), size of damaged areas unclear, allow \$750 ea = \$7,500														
						+ MU's					_									
						ОК														
Exterior Wall Construction - Original Building	C. Decorative stone at the entrances have some	Patch/Repair	2	END	S	7 locations, size of areas								\$5,270	24.65%	\$6,569	\$6,569			
	small spalls/cracks and mortar missing					unclear, allow \$500 ea = \$3,500 + MU's														
						OK														
Exterior Wall Construction - Original Building	D. Lintel rusting and in the creating in some	At location with no jacking, clean lintel and	2	END	S	25 locations replacement total If		+						\$86,540	24.65%	\$107,872	\$107,872		+	
	locations cracking/jacking of the brick	paint with protective coating. At location				lintels unclear, cannot be														
		with jacking, remove and replace lintels.				estimated 125lf, 30 locations														
						coating only total If of lintels unclear, cannot be estiamted.				•	•									
						450lf (is there overlap with item														
						155)														
Exterior Wall Construction - 1982 Addition	A. Where the overhang steps back, steel lintels	Paint lintels with protective coating	2	ESL	S	7 locations total If of lintels	1	1	† †					\$2,785	24.65%	\$3,472	\$3,472		+	
	are visible. The lintels are showing signs of rust					unclear, cannot be estimated		1				1								
	(also noted at door overhang on north east face)					185lf				•										
				1		1		1												
Exterior Wall Construction - 1982 Addition	B. At the stairs tower the CMU backup wall stepped cracks.	Monitor cracks to see if they develop further. Repair if they expends	2	ESL	S	10 locations no repairs required, total If of cracks		1				1		\$11,290	24.65%	\$14,073	\$14,073			
	stepped cracks.	mepon it tiley experius				unknown assume 150lf				•	•									
Exterior Wall Construction - 1982 Addition	C. Localize brick issues noted: (1) step crack at	Repair brick/mortar	2	END	S	4 locations, total If cracks	<del>                                     </del>	+	<del>                                     </del>		+	+		\$1,470	24.65%	\$1,832	\$1,832		+	
	north façade, missing mortar at tall column					unknown, scope of repairs and								1		+ = )003.	, ,,,,,,,			
	wraps, chipped brick.					areas unclear, 15 lf of crack and				•	•									
						30sq ft of repointing		1				1								
Exterior Wall Construction - 1982 Addition	D. At brick movement joint the caulking is falling	Replace caulking	2	ОВ	S	4 locations total If caulk	<del>                                     </del>	+	<del>                                     </del>			-		\$185	24.65%	\$231	\$231		+	
Exterior Wall Construction - 1702 Addition	out	mepiace cauking		00		required unclear assume 35lft (is	.							3103	24.03%	323.	بر بر			
						this already covered by line														
						176?)														
								<u></u>				<u> </u>								
Interior Partitions - Original Construction	A. In isolated location we noted cracking in the	Repair cracks	2	END	S	7 locations total If cracks				_	_			\$26,340	24.65%	\$32,833	\$32,833			
	interior masonry					unknown assume 50lf per		1		•	•								1	
		1	1	1	1	locations	J	1	1		1		1	L	1			1		

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				SEE LEGEN	ND	7					EVALUATIO	N CRITERIA			TRADE COST PLUS	i I	* OPINION OF	BUDGET	ALLOCA	TION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	Y HEALTH &		ADA/	SUSTAIN	- EXTENDING		MPACT ON AESTHET	CS & 50.5% MARK-UP		PROBABLE	CIP	CIP (Major	MAINT.	CITY
		L	LEVEL	CYCLE	PRIORITY	INFO	1	SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANO	CE LEARN. ENV. APPEAR	NCE		COST		Renovation)		EXPENSE
pars 1 - 5 (Fiscal Vears 201	.8 - 2022) - Short Term Recommer	dations																			
	Site Feature: Entry features at street (brick walls on		1	END	- c	2 antru fanturas 20 rapais	1			ı	1	1	1	1	¢11.40	0 24.659/	¢14 210	¢14.210		1	
Additional Observation	concrete foundations spalls, crack and effervescent	Repair brick	2	END	3	3 entry features, 20 repair locations entry feature meaning									\$11,40	0 24.65%	\$14,210	\$14,210			
	observed in the brick.					unclear added photo (3 sets of															
						2), sf areas & types of repairs							_								
						unclear, carry 400sq.ft. of						•	•								
						cleanning, 10 brick replacement, and 150sq ft of															
						repointing.															
Additional Observation	Site Feature: Concrete site walls and stairs: cracks and spalls observed in discrete locations, some exposing	Coat reinforcement with protective coating and path concrete	2	END	S	10 locations # locations w/exposed rebar and total sf									\$1,13	0 24.65%	\$1,409			\$1,409	
	reinforcement. Additional spoils noted at base of post	and path concrete				affected areas unclear. 3															
						location with exposed rebar,						•	•								
						approximaterly 30 sq. ft of															
						concrete to replace.															
Additional Observation	A. Boiler Chimney: Mass masonry/brick chimney.	Further investigate chimney, rebuilding most	1	ОВ	S	1 chimney size & ht & scope									\$63,21	0 24.65%	\$78,791	\$78,791			
	Numerous cracks are visible in the mortar between the					unclear rebuilt Assumed Repair															
	brick. Four steel ring have already been installed but do					(repair to be verify by															
	not appear to be enough.					investigation) removing existing															
						chimney down to roof level and rebuilding, chimney is 12ft						_	•								
						round by 60ft tall.															
						,					1										
UILDING INTERIOR										L				_							
eneral Notes																					
Ceiling Finish Materials	A majority of the ceiling finish throughout the school	Replace 2x4 ACT ceilings with new 2x4 ACT	2	ESL	S	Total of 90% of all ceilings for a									\$995,90	0 24.65%	\$1,241,389	\$1,241,389			
	(both buildings) is 2x4 ACT and is in fair condition.	ceilings complete				four story building with a gross															
	Isolated areas of 2x2 ceilings are in a variety of age and					square feet of 173,000 155,700 sf @ \$4.25 demo-replace	)														
	condition, refer to the following specific areas and note in the report for descriptions and recommended action					=\$661,725 + MU's															
						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,															
Interior doors	A mix of painted wood and painted metal doors with a	Original Building (building A): Recommend	2	END	S	(275) single door 36"x84"									\$828,13	0 24.65%	\$1.032.264	\$1,032,264			
interior doors	mix of painted wood frames and painted hollow metal	replacement of all interior doors and wood	_	LIND		(40) double door 72"x84"									3020,13	24.03%	\$1,032,204	\$1,032,204			
	frames. Doors in the original building are dated and	frames in the original building with new				\$1.550 per door-frame w/demo	-						_								
	approaching end of life.	wood veneer doors and painted hollow metal	ı			replace-new lockset & closer						•	•								
		frames				=355 @ \$1,550 =\$550,250 + MU's															
																	4				
Non-ADA compliant door hardware	Mix of doors with compliant hardware and non- compliant hardware (door knobs); accessible doors nee	Recommend replacement of all non-	0	OB	S	110 Knobs to be replaced with ADA/Code compliant, aluminum									\$82,77	5 24.65%	\$103,179	\$103,179			
	to have a shape that is easy to operate with one hand	code compliant hardware. Door knobs are				hardware \$500 ea includes	'														
	and that does not require tight grasping, tight pinching,	found on doors in both the original and				wood leaf modification =															
	or twisting of the wrist to operate. Lever-operated	addition buildings				\$55,000 + MU's							•								
	mechanisms, push-type mechanisms, and U-shaped																				
	handles are acceptable designs.																				
Nain Entrance -Addition (building B)	Marking and a second of the se	December of the ACA III II				(2) ADA				1					A		40	60.202			
Door Configuration (Vestibule?)	Vestibule, non-secured entrance. No ADA push button	Recommend providing ADA push button access at each entrance.	0	ОВ	S	(2) ADA push button sequence for two double doors. \$5,000					1				\$7,52	5 24.65%	\$9,380	\$9,380			
		at com circumet.				w/new wiring + MU's					1										
											1										
		Recommend creating a secured entry into	0	ОВ	S	(2) Buzz-in intercom entry									\$4,51	5 24.65%	\$5,628	\$5,628			
		building B by providing a sequence of lock /				devices @ \$1,500 w/door hdwr	•				1										
		buzz-in entry devices				upgrade = \$3,000 + MU's					1										
Door Hardware	Aluminum, ADA/Code compliant hardware. One set of	Provide crash bar egress hardware at set of	0	ОВ	S	(1) set of aluminum crash bar	+				+	+	-	+ + + + + + + + + + + + + + + + + + + +	\$2,48	5 24.65%	\$3,098	\$3,098			
	vestibule doors have a crash bar, the other set does not					exit device for a total of three			_						1		.5,450	,			
	and requires one					36" doors. @ \$550 ea = \$1,650	٠		•		1										
orridors (building B)		1	L			MU's	1														
Doors opening into Corridors (rating, closers,	It is likely the doors are rated. Doors have closers and	Provide closers at classroom doors	0	OB	S	A total of (10) closers for single									\$4,51	5 24.65%	\$5,628	\$5,628		I	
hold-opens, swing, widths)	hold opens (with the exception of classroom doors) mix					36" doors. @ \$300 = \$3,000 +					1										
	of flush doors and half glazed doors with safety glazing					MU's					1										
									-		1										

**DEERING HIGH SCHOOL** Capital Plan Detailed Scope of Work

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		4 - Excellent - New					<u>.</u>												BUDGET			
				SEE LEGEN							EVALUATION			_		RADE COST PLUS		* OPINION OF		ALLOCA		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	Y HEALTH & SAFETY C	CODE COMPLIANCE	ADA/	SUSTAIN -	EXTENDING BLDG LIFE	OPERATION &	IMPACT ON A		50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
	I.	U.	LLVLL	CICLL	FRIORITI	INFO	ı	JAPETT C	OWIFLIANCE	ACCESSIBILITY	ADILITI	DLDQ. LIFL	IVIAIIVILIVAIVCE	LEARIN. LINV.   A	FFLARANCE			C031		Kellovationj	l l	LAFLING
ears 1 - 5 (Fiscal Years 2018)	8 - 2022) - Short Term Recommen	dations																				
Drinking Fountains	No drinking fountains in corridors	Provide ADA compliant fountains on each	0	ОВ	S	(2) high-low ADA compliant	T T	T	T		1	T	T T	T T	Т	\$8,280	24.65%	\$10,321	П		\$10,321	
<b>5</b>	• • • • • • • • • • • • • • • • • • • •	level of building B				drinking fountains with metal										, , ,		, ,,			' '	
						pipe cane detection devices on																
						either side of the drinking fountain. \$2,250 fountain & new																
						rough + \$500 cane detectors =				•												
						\$2,750 x 2 = \$5,500 + MU's																
Science Classrooms (building A)	Sinks provided in labs. Non-ADA because of height and	Drawided sinks that most ADA requirements	0	OB	c	(1) ADA sink required in each lab		1				1	1	1		\$20.100	24.659/	\$37,520	627.520		т т	
Sinks (ADA compliance)	lack of knee clearance	Provided sinks that meet ADA requirements when casework is replaced as described	0	ОВ	3	(A total of 10 labs) \$2,000 ea										\$30,100	24.65%	\$37,520	\$37,520			
		above.				new sink & re-use rough but																
						adjust as req'd = \$20,000 + MU's	;															
5 11 0.0																						
Family & Consumer Science Casework	A mix of residential grade kitchen casework, plastic	Recommend replacing aging casework with	0	ОВ	S	(1) plastic laminate 120"x48"								1		\$16,015	24.65%	\$19,963	\$19,963		1	
-	laminate, and wood casework of varying age and	more resilient plastic laminate casework with	1	]	_	peninsula type counter										Ţ,01·		+==,505	,,			
	condition. Not at ADA height and no knee clearance.	resilient edge banding, lockable doors, and				(mirrored casework layout on																
		adjustable shelves. Casework to all meet				each side). @ \$450 = \$4,500;																
		ADA requirements.				(2) 36" three drawer base cabinet @ \$275 If w/demo-plam																
						top assumed = \$1,650;																
						(2) 36" ADA sink apron @ \$300 =	:															
						\$600;																
						(2) 24" Base cabinet with drawe																
						@ \$275 If w/demo-plam top = \$1,100;				•												
						(2) 24" open shelf base cabinet																
						@ \$250 If w/demo & plam top =																
						\$1,000;																
						(2) 24" wall cabinet @ \$125 If																
						w/demo = \$500; (2) 36" open shelf wall cabinet																
						@ \$115 w/demo = \$690;																
						(1) 48"x36" open shelf book																
						case @ \$150 w/demo = \$600 = =	:															
Art Classrooms Sinks (ADA compliance)	Sinks provided but are non-ADA because of height and	Provided sinks that meet ADA requirements	0	ОВ	S	(1) ADA sink required per Art							1	1		\$6,020	24.65%	\$7,504	\$7,504			
Sinks (ABA compliance)	lack of knee clearance	when casework is replaced as described		05	3	room (2 rooms) \$2,000 sink & re										50,020	24.03%	\$7,504	\$7,504			
		above.				use exist rough but modify as				_												
						req'd = \$4,000 + MU's																
Kilns	Kiln (not enclosed)	Provide a rated, ventilated, and accessible	0	ОВ	S	80 square feet of interior										\$18,815	24.65%	\$23,453	\$23,453			
		room to keep the kiln in as part of future renovations.				renovation to provide a room constructed of gyp partitions up																
		renovations.				to roof deck, single wood venee																
						36"x84" door, 2x4 ACT ceilings,																
						and quartz floor tile. @ \$125 sf																
						=\$10,000 + \$2,500 relocate kiln-																
						hood-fan = \$12,500 + MU's																
01 1 1		1				A					<u> </u>	-	ļ	<del>                                     </del>		4			A		<b> </b>	
Other observations	Both Art rooms have an "upper" level that is currently used by students. Upper levels contain areas of low	Recommend providing code compliant railings to each stair. Railings to be painted	0	ОВ	S	A total of 18 linear feet of round metal hand rail, single line wall										\$815	24.65%	\$1,016	\$1,016			
	ceilings, non-code compliant rails at each stair, and the					rail assumed @ \$30 demo &																
	entire upper level is not accessible.	extensions beyond top and bottom of stairs.				replace =\$540 + MU's																
Other observations		Recommend providing chair lift to make	0	ОВ	S	(2) chairlifts - 36"x48" painted	<u> </u>	1			<u> </u>			†		\$97,825	24.65%	\$121,939	\$121,939		† †	
		upper levels accessible to all students.				metal w/ slip resistant floor																
						finish @ \$25,000 mea + \$7.500																
						enclosure & trims = \$32,500 es >				-												
	i	1	1		1	2 = \$65,000 + MU's					1	1	1				<u> </u>					

Capital Plan Detailed Scope of Work

\* Note

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capita Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND

Condition Level

0 - Failed - Not Functional
1 - Poor - Failure Anticipated
ESL - w/ln Expected Service Life
For Functions, Service Required
3 - Good - Functional & Maintained
CB - Obsolete

Legend

Action Priority
1 - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

		4 - Excellent - New					l.								Е	UDGET		
				SEE LEGEN						UATION CRITERIA			TRADE COST PLUS 50.5% MARK-UP	ECCAL ATION	* OPINION OF		ALLOCATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEAL SAF	TH & CODE ETY COMPLIANCE				MPACT ON AESTHETICS & ARN. ENV. APPEARANCE		ESCALATION	PROBABLE COST	CIP	CIP (Major M Renovation)	MAINT. CITY EXPENSE
v 4 5 /5: 1 / 2010	2022) (1 . 7 . 7					•												
	- 2022) - Short Term Recommen	ndations																
Library / Media Center Sinks (ADA compliance)	Stainless steel counter mounted sink, Non-ADA	Recommend replacing sink and casework with ADA compliant casework and sink configuration. Plastic laminate finish to	0	ОВ	S	Provide the following in two rooms: (1) Plastic laminate 96" counter							\$11,725	24.65%	\$14,615	\$14,615		
		match other plastic laminate casework in the same room.				with resilient edge banding, at ADA height @ \$90 w/demo = \$720 per room;  (1) 36" ADA sink apron \$300 per room;												
						(2) 30" Base cabinet with drawer 5 if \$275 w/demo =\$1,375 per room; (1) stainless steel counter mounted sink \$1,500 & re-use exist rough per room; = = TOTALS \$3,895 per room x 2 = \$7,790 + MU's			•									
Gymnasium		1	I	1			l. l.	<u> </u>				N.	1	J		ı	u u	
Drinking Fountains	(2) recessed water fountains, Non-ADA, dated and in poor condition.	Recommend removing current drinking fountains and replacing them with current, ADA compliant drinking fountain. Patch wall where original drinking fountains were located.	0	OB	S	(1) hi/low drinking fountain with water bottle filler \$1,500 & re- use existing rough-in; - Patch 36 square foot area of CMU block wall with CMU block and painted to match wall. \$20 sf = \$720 lump; TOTALS \$2,220 + MU's			•				\$3,345	24.65%	\$4,170	\$4,170		
Bleachers	Wood telescoping bleachers in fair condition and	Recommend replacing bleachers complete in	2	ESL	S	(2) 90 foot retractable bleachers							\$171,570	24.65%	\$212.962	\$213,862		
Dieduliels	would telescoping bleatness in fail collution and working order. Obvious signs of wear and tear, recommending replacing in future renovations.	the next 20 years with a more resilient bleacher (plastic seats) and ADA grab bars in center walkways.	3	ESL	3	(elec. Motor) with plastic seats and center aisle hand rails. Each set of bleachers to have 12 rows of bench seating; 600 total seats assumed @ \$190 per seat =\$114,000 + MU's			•				5171,570	24.03%	3213,002	\$215,602		
Locker Rooms  Level of Privacy - Short Term	Low level of privacy. Gang configuration of both showers. Mens room has no private shower stalls, womens gang shower has been renovated with private CMU shower stalls with curtains and modified shower pedestals with partitions and curtains.  No privacy in changing areas.	At the shower areas in the Visitors Locker Room and Boy's Locker Room, provide partitions to sub-divide gang shower rooms into individual shower and changing compartments	0	OB	S	Refer to diagrams provided in the Locker Room Privacy Accomodatiions Section of this report.							\$13,095	24.65%	\$16,323	\$16,323		
			ļ															
Staff Toilets  Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights)	Some staff toilets are ADA compliant due to accessories fixture heights, and room size; but most are not.	s, Recommend providing (2) centrally located staff toilets on each floor that meet all ADA and code requirements	0	OB	S	A total of (7) interior renovations of 64 square feet to provide ADA compliant staff bathrooms. Finishes to be painted gyp walls, quartz tile floors, rubber wall base, and 2x4 ACT ceilings. Each staff toilet to							\$105,350	24.65%	\$131,319	\$131,319		
						have wall mounted mirrors, grab bars, and ADA compliant fixtures. \$10,000 ea 64 sf bath complete x 7 = \$70,000 + MU's			•									
FIRE PROTECTION			L															
FIRE PROTECTION  Apparent Rated Corridor Construction	It is likely the existing construction provides some inherent rating. Any renovations significant enough to trigger a code requirement to make the corridor ratings fully compliant would likely also trigger sprinkler protection for the building, in which case the corridors would not require any rating.		-	-	S	173,000 sf @ \$3.50 (older const) + \$12,000 backflow & bldg entry + \$20,000 allow water main upgrade = \$637,500 + MU's	•	•					\$959,440	24.65%	\$1,195,942	\$1,195,942		
MECHANICAL		<u></u>	·	1														
Pumps (Original Building)	Steam condensate return units and boiler feed tank, pumps, controls	Replace boiler feed tank, pumps, and conttols at end of service life-may fail. Install new HW pumps at time of steam to HW conversion.	1	END	S	Replace current boiler feed with new unit (9,000 #/hr steam boilers)				•	•		\$30,000	24.65%	\$37,395	\$37,395		

Capital Plan Detailed Scope of Work

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life
OB - Obsolete Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required

3 - Good - Functional & Maintained Action Priority
1 - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

						_	_												BUDGET			
				SEE LEGENI	D						EVALUATION (					TRADE COST PLUS		* OPINION OF		ALLOCA	ATION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/			OPERATION &			50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
<u></u>		ı	LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE		<u> </u>	COST		Renovation)	11	EXPENSE
Vegra 1 F /Figgal Vegra 2010	- 2022) - Short Term Recommen	dations																				
•	- 2022) - Snort Term Recommen	uations																				
Pumps (Original Building)			1	END	S	Install (years 1-5) (2) 300 gpm										\$40,000	24.65%	\$49,860	\$49,860			
						pumps with VFDs + MU's																
													•									
Air Handling Unit Systems (1981 Asddition)	1981 Addition (Hot Water): Gym roof top ERUs were	1981: Repair and cleanERUs and	1	END	L	Figure (2) rooftop ERVs at 2,500										\$750,000	24.65%	\$934,875	\$934,875			
	not operating. The wheels are plugged with debris and	recommision to operate ( year 0)				cfm each with hot water coils.						_	_									
	rusty and at end of service life. All indoor H & V units as well are at end of service life.					Figure (4) indoor AHUs at 10,000						•	•									
	well are at end of service life.	Rplace all indoor H & V (AHU) units.				cfm each with HW coils. \$/SF @ 20K SF for ductwork																
ELECTRICAL						ZON SI TOI GGCCHOIN																
Fire Alarm	The fire alarm control panel panel is a 1980's vintage	Udate to fully addressable system.	1	ОВ	S	Carry complete system for										\$261,000	24.65%	\$325,337	\$325,337			
	conventional zoned panel that is obsolete. Heat					138,818 sf											1					
	detectors protect most areas, although some attice																					
	spaces that have no sprinkler protection also have no																					
	automatic fire detection. Many manual pull stations are not located as would be requried by current current																					
	code. Occupant notification generally does not comply																					
	with ADA or current standards.																					
Emergency Lighting	Emergency battery units with integral and remote heads.	Replace older units as they fail. Provide	2	ESL	S	Carry \$25,000 + MU's	-	+ +								\$37,625	24.65%	\$46,900	\$46,900			
Emergency Eignung	Heads are a mixture of LED and incandescent. LED	outdoor emergency lighting at building exits.	_	LJL	3	Carry \$25,000 1 WO 3										\$37,023	24.03%	Ş-0,500	Ş40,500			
	illuminated exit signs with integral battery backup are	Add LED illuminated exits with integral																				
	located appropriately for most exits, although some exits	battery backup in lower level fitness area.																				
	have signs that are not illuminated in the lower level																					
	fitness area.																					
Interior Lighting - Gym	T8 Fluorescent high-bays. Illumination level is	Update lighting to LED that provides illumination levels as recommended by IES.	2	ESL	S	C 42 LED bish be										\$63,000	24.65%	\$97,839	\$97,839			
	approximately 17 footcandles average at 3' above the playing surface. IES recommended illumination level for	illumination levels as recommended by les.				Carry 42 LED high-bay																
	high-school basketball and volleyball with some																					
	spectator capacity is 50 fc average at 3' above the											•	•									
	playing surface.																					
SECURITY						<u>,                                      </u>																
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set of		0	ОВ	S	300 Square Feet of complete										\$56,440	24.65%	\$70,352	\$70,352			
	doors. Secured vestibule does not enter directly into	doors between corridor and entrances into				interior renovations. \$125 sf =							1									
	admin area, allowing visitors to have access to student	admin suite and principles office. Third set of				\$37,500 + MU's							1									
	areas before checking in.	door to be buzz-in to allow access to student areas. Door configuration to match existing											1									
		vestibule doors					-						1									
													1									
													<u></u>									
Intrusion Alarm System	2012 vintage bosch with wireless motion detectors.	System will reach the end of its anticipated	3	ESL	S	Carry complete system										\$154,500	24.65%	\$192,584	\$192,584			
	System is integrated with district-wide network.	useful life within 15 years				replacement for 138,818 sf	•						1									
		1											l				l					

\$0 \$31,220

Total Years 1 - 5 \$6,521,963 \$6,490,744

**Capital Plan Detailed Scope of Work** 

Nule:
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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required

Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life

OB - Obsolete

- Good - Functional & Maintained

Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) N/A - Not Applicable

		4 - Excellent - New				•										BUDGET			
777000	Tarrenta de la contra del la contra del la contra del la contra de la contra del la contra de la contra de la contra del la	Tarana arang	2011	SEE LEGEN		0114417777	asaupimi lusaumi a	2005		ATION CRITERIA	Languagian		TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF	- ain	ALLOCATIO		
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY			AIN - EXTENDING			30.3% WARK-UP	LICALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CIT EXPE
							-												_
ars 6 - 10 (Fiscal Years 202	3 - 2027) - Long Term Recommen	ndations																	
LDING INTERIOR																			
ker Rooms Floor & Base Finish Materials	Ceramic wall tile in varying age and condition. Ceramic	Remove all wall base and replace with	1 2	END		All walls in a 4,600 square foot,		1	1		1	1	\$15,050	0 55.30%	\$23,373		1	\$23,373	
FIOOI & Base FITTISTI Waterials	wall base in poor condition.	ceramic wall base complete.	2	END	L	single level, area; allowance							\$15,050	33.30%	\$25,575	i		\$25,575	
						\$10,000 demo-replace + MU's				•						i			
																i			
Floor & Base Finish Materials		Repair, patch, sand, and paint areas of	2	ESL	L	Total of 600 square feet \$2 filler							\$1,810	0 55.30%	\$2,811	<del></del>	+	\$2,811	
		damaged CMU block spread out around the				coat					•					i			
		locker room area.								•						i			
Lockers (Material, Vented, ADA)	A variety of single tier and double tier painted metal	Recommend removing and replacing all	1	2	L	Assume:							\$58,160	0 55.30%	\$90,322		\$90,322		
zookers (material, ventea, ribry	lockers with extruded metal mesh doors. Lockers are	lockers complete. Replace with single tier	_	_	-	(309) five tier lockers							<b>\$30,100</b>	33.30%	\$30,322	i	\$30,322		
	rusting, dented, and several doors have been broken and					(119) double tier lockers										i			
	replaced with plywood doors. All lockers are in poor condition.	sloped tops.								•	•					i			
	condition.	Maintenance will monitor and repair as needed to keep it going until major														i			
		renovations funds come through														i			
Level of Privacy - Long Term	Low level of privacy. Gang configuration of both	Renovate existing gang shower areas to	0	ОВ	L	Refer to diagrams provided in			<del>                                     </del>		+ + + -		\$248,626	6 55.30%	\$386,116		\$386,116		
· -	showers. Mens room has no private shower stalls,	provide individual shower stalls, changing				the Locker Room Privacy										i			
	womens gang shower has been renovated with private	areas, and ADA compliant toilet				Accomodatiions Section of this										i			
	CMU shower stalls with curtains and modified shower pedestals with partitions and curtains.	compartment  Maintenance will monitor and repair as				report.										i			
	pedestals with partitions and curtains.	needed to keep it going until major														i			
	No privacy in changing areas.	renovations funds come through														i			
									<u>                                       </u>		<u> </u>			<u> </u>		<u>i</u>	<u>                                     </u>		
ker Area Toilet Rooms		Ta	-			In action to the contract of t		1			·							4.4	
Toilet Partitions	A mix of plastic laminate phenolic panels and enamel	Recommend replacing stalls with new toilet	3	ESL	L	() 36"x60" toilet stall - phenolic \$1,150;							\$6,700	0 55.30%	\$10,405	i		\$10,405	
	painted metal stalls. Phenolic panels are in good condition, metal panels are in fair condition with a few	compartments (phenolic) during the gang shower and gang changing area renovations				(2) 60"x60" ADA compliant toile										i			
	dents and scratches.	to match finishes throughout the locker				stalls - phenolic \$1,650 x 2 =				•						i			
		rooms.				\$3,300; TOTALS \$4,450 + MU's										i			
JMBING			1 .			T		1	1		<u> </u>			1			1 1		
Water Service	Municiple Water Supply w/Single Check Testable Backflow	Upgrade Backflow Protection to current	2	END	L	Replace with Compliant RPZs Figure (2) 2" + MU's				_			\$10,500	0 55.30%	\$16,307	i		\$16,307	
	DACKIIOW	municiple requirements				rigure (2) 2 + IVIO S				•	•					i			
	0 11:03 11:11			5ND		0 1 21 6 1 2							440.00	55 200/	445.520		445 520		
Hot Water System	Generated via Boilers via steam to DHW maker & storage. Miscl electric 40 gal. DHW units for summer use	Upgrade with 80 gallon condensing gas fired	1	END	L	Replace with gas fired unit. + MU's							\$10,000	0 55.30%	\$15,530	i	\$15,530		
	storage. Wisco electric to gain 2000 annes for sammer asc	Maintenance will monitor and repair as								_						i			
		needed to keep it going until major								•	•					i			
		renovations funds come through														i			
															42	<b></b>	4		
Domestic Distribution System	Mostly original copper with lead solderend of service	Replace with new copper distribution system with insulaton	2	END	L	Figure \$/SF @ 140K SF							\$2,400,000	0 55.30%	\$3,727,200	i	\$3,727,200		
		Maintenance will monitor and repair as														i			
		needed to keep it going until major								•	•					i			
		renovations funds come through														i			
Sanitary Waste and Vent System	Cast iron and PVC	Replace in original building	3	ESL	L	\$/SF @ 140K SF			<del>                                     </del>		+ + + + + + + + + + + + + + + + + + + +		\$1,470,000	0 55.30%	\$2,282,910		\$2,282,910	+	
,		Maintenance will monitor and repair as			=	5							, _,,		, =,==,=10	i	. ,,		
		needed to keep it going until major								•	•					i			
		renovations funds come through														i			
Storm Drain System	Cast iron and PVC	Replace in original building	3	ESL	L	\$/SF @ 140K SF			† †		1		\$630,000	0 55.30%	\$978,390		\$978,390		
		Maintenance will monitor and repair as								_						i			
		needed to keep it going until major								•	•					i			
		renovations funds come through																	
CHANICAL											1								
Air Handling Unit Systems (Original Building)	Original Building: Indoor AHUs operating H & V units	Replace indoor H & V (AHU) units with new	2	END	L	(6) 15,000 cfm indoor AHUs							\$1,785,000	0 55.30%	\$2,772,105	i	\$2,772,105		
	only with economizer cooling.	HW units. Replace Exhaust Fans				with HW coils and economizer no AC.										i			
		Maintenance will monitor and repair as				\$/SF @ 130K SF for ductwork				•	•					i			
		needed to keep it going until major														ı			
		renovations funds come through														i			
Pumps (1981 Additon)	Original vintage pumps, reset water via 3-way valve	Replace Pumps with new VFD pumps.	2	END	L	Figure (2) 120 gpm pumps							\$37,500	0 55.30%	\$58,238		†	\$58,238	
											•					i			
		1	1	1						•	_					ı			
				l l			l l												
Torminal Unit Systems 9 Air Systems	Fintupe CIME & Classroom Hait Ventialtors at	Panlace systems with finishe and CIPI-	2	END		¢/SE @ 100V SE /¢2/SE 2) ·							ĆOEE OO	0 55.300/	\$1 227 045	¢1 227 04F			
Terminal Unit Systems & Air Systems	Fintube, CUHs, & Classroom Unit Ventialtors at end of service life.	Replace systems with fintube and CUHs ventilation thru ducted AHUs listed above.	2	END	L	\$/SF @ 190K SF (\$3/SF?) + MU's				•	•		\$855,000	0 55.30%	\$1,327,815	\$1,327,815	5		

LEGEND \* Note:

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Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

Condition Leve!

0 - Failae - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) OB - Obsolete N/A - Not Applicable

						=	_									BUDGET		
T-				SEE LEGEN					EVALUATION				TRADE COST PLUS	FECAL ATION	* OPINION OF	ALLOCA		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & CODE ADA/ SAFETY COMPLIANCE ACCESSIBILITY				LE LEARN. ENV. APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP CIP (Major Renovation)	MAINT.	CITY EXPENSE
			LEVEL	CTCLE	PRIORIT	INFO		SAPETY COMPLIANCE ACCESSIBILITY	T ADILIT	BLDG. LIFE	IMAINTENANC	E   LEARN. ENV.   APPEARANCE	<u>.                                    </u>		COSI	Renovation	1	EXPENSE
Vears 6 - 10 (Fiscal Years 202	23 - 2027) - Long Term Recommer	ndations																
			1 1	END		Figure (6) 1 000 ofm Efc. + MUI	al .	<del></del>	1	_	T	Т	\$36,000	FE 20%	ČEE 008	¢EE 000		
Exhaust Systems	EFs operating but vintage. All system are at end of service life.	Replace EFs.	2	END	L .	Figure (6) 1,000 cfm Efs. + MU'	S			•	•		\$36,000	55.30%	\$55,908	\$55,908		
											_							
Piping System	1981 addition is satisfactory. Original school steam and		2	END	L	Install new HW piping in the							\$2,340,000	55.30%	\$3,634,020	\$3,634,020	)	
	condensate piping is vintage with steam trap and manua control valve maintenance.	service lifeunderground near failure.				original building. \$/SF @ 130K SF No underground to												
	control valve maintenance.	Maintenance will monitor and repair as				Longfellow + MU's												
		needed to keep it going until major								•	•							
		renovations funds come through																
Automatic Temperature Controls	Mostly pnuematics. Aged system w/air leaks	Replace controls with new electric DDC	2	END	L	\$/SF @ 190K SF (\$3/SF?) +							\$855,000	55.30%	\$1,327,815	\$1,327,815		-
		system				MU's												
		Maintenance will monitor and repair as																
		needed to keep it going until major																
		renovations funds come through																
ELECTRICAL																		
Service	Underground primary to utility transformer vault in	Update service to padmount transformer		ОВ	L			T T					\$182,500	55.30%	\$283,423	\$283,423		
	building. The vault was not accessible at the time of our				-					1			\$102,300	33.3078	Ç203,423	Ş203,423		
	visit as it requires utility company presence to access.	as part of any planned facility renovations.																
	Comments regarding life cycle are based on the general		e															
	building vault arrangement being an obsolete design.	utility electric meter for the leased cellular																
		equipment area in the attic.																
		Maintenance will monitor and repair as needed to keep it going until major								•								
		renovations funds come through				Carry Complete new service												
						with padmount transformer for												
						138,818 sf												
Wiring	Building wire in conduit	Maintenance will monitor and repair as	3	ESL	L													
		needed to keep it going until major																
		renovations funds come through																
										•	•							
													4		4			
Equipment	1983 vintage GE switchboard	As a maintenance item, perform infra-red	2	END	L	Carry complete replacement for							\$181,000	55.30%	\$281,093	\$281,093		
		scanning of the service equipment to assess condition of contacts and terminations.				1600A 480/277V switchboard												
		Switchboard will need to be replaced within																
		10 years.								•								
		Maintenance will monitor and repair as																
		needed to keep it going until major																
		renovations funds come through																
Distribution Contract	1002 4 dition for described in the COOV.	Delete CONVENENT ferrors and associate a	2	END						1								
Distribution System	1983 Addition feeder voltage is stepped up to 600V via a 300kVA transformer located in the main electric room,		3	END	L													
	then stepped back down to 208/120V via a second	service entrance upgrades recommended																
	300kVA transformer located in the 1983 building electric												\$560,000	55.30%	\$869,680	\$869,680		
	room.	Maintenance will monitor and repair as								•	•		\$300,000	33.30%	\$809,080	\$809,080		
		needed to keep it going until major																
		renovations funds come through																
Panels	Panels are primarily a mixture of Square D panelboards	1983 vintage panels and light-commercial-	2	END	L	1		1 1		1	1		1					
	that were installed in the Summer of 2016 to replace	grade load centers should be replaced with				Carry complete power												
	obsolete panelboards and 1983 vintage GE panelboards	modern panelboards. Panelboards that are				distribution system for 138,818	1											
	that are nearing the end of their anticipated useful life.					sf												
	It appears that the new panels were connected to the	should be relocated.									_							
	existing feeders. A couple of obsolete panelboards remain to be replaced. Light-commercial-grade	Maintenance will monitor and repair as needed to keep it going until major								•								
	loadcenters are in use in the MDF room, cellular phone																	
	equipment room, and Boiler Room. Some corridor																	
	panelboards are mounted higher than would be																	
	permitted by current code.									1								
Branch Circuits	Based on what can be seen from a visual inspection,	Any cloth wiring that remains should be	2	END	L								\$602,000	55.30%	\$934,906	\$934,906	5	
	branch-circuit wiring appears to be a mix of building wire					Carry \$400,000 allowance +												
	in conduit and MC cable. The wiring varies in age an	building wire in conduit or MC cable.				MU's												
	condition. Some very old cloth covered wire in conduit																	
	was noted at an open junction box in the attic. It was also noted that extension cords are in use in the boiler	to eliminate the need for extension cords.  Maintenance will monitor and repair as																
	room for chemical feed pumps due to the receptacles	needed to keep it going until major																
	intended to serve the pumps being improperly located.																	
	Abandoned wiring was observed at a wall abutting the																	
	electric room and in the attic above the old gymnasium.																	
	1	1	•			1							1			1		

**Capital Plan Detailed Scope of Work** 

Nule:
All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

	4 - Excellent - New					•	4										BUDGET			
				SEE LEGEN						EVALUATION (				TRADE COST PLUS		* OPINION OF		ALLOCA <sup>*</sup>		
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	ADA/ ACCESSIBILITY				AESTHETICS & APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	EX
s 6 - 10 (Fiscal Vear	s 2023 - 2027) - Long Term Recommer	ndations					•													
tterior Building Lighting	Building mounted lighting is mostly LED wall packs with full-cutoff optics, although some HID or compact fluorescent outdoor lighting remains, such as at the mair entrance. Some walkways and outdoor areas do not appear to be illuminated to levels recommended by IES.	Update remaining HID or compact fluorescent lighting to LED with full cutoff optics as units fail. Add outdoor lighting to provide illumination as recommended by IES.	2	END	L	Carry 27 LED wall packs					•	•		\$24,300	55.30%	\$37,738		\$37,738		
nterior Lighting																				<u> </u>
Classrooms	Primarily a mix of recessed lens troffers and surface mounted wraparound style fluorescent fixtures. Old louvered linear classroom fixtures remain in some rooms. Fixtures utilize T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.  Maintenance will monitor and repair as needed to keep it going until major renovations funds come through	2	END	L						•	•		\$1,618,000	55.30%	\$2,512,754		\$2,512,754		
Offices	Mix of recessed lens troffers and wraparound flourescent fixtures. Fixtures utilize T8 lamps.	Update lighting to LED with high performance optics as part of any planned facility renovations.	2	ESL	L	_					•	•								
Corridors	Mix of recessed lens troffers and wraparound flourescent fixtures. Fixtures generally utilize T8 lamps, although some stairway fixtures have been updated to LED.	Update lighting to LED as part of any planned facility renovations.  Maintenance will monitor and repair as needed to keep it going until major renovations funds come through	2	ESL	L						•	•								
Toilets	Mixed fluorescent fixtures utilizing T8 lamps.	Update lighting to LED as part of any planned facility renovations.  Maintenance will monitor and repair as needed to keep it going until major renovations funds come through	2	ESL	L	Carry complete interior lighting replacement for 126,500 sf					•	•								
Mech/Storage	Mix of fluorescent strips, wraparounds, and industrial fixtures.	Update lighting to LED as part of any planned facility renovations.  Maintenance will monitor and repair as needed to keep it going until major renovations funds come through	2	ESL	L						•	•								
Assembly	Performance lighting is 2012 vintage LED, but house lights are very old pendant fixtures. Theatrical dimming control is provided by ETC Smartpack dimmers that are relatively new but are not mounted in an appropriate rack.	Update house lighting fixtures. Provide suitable rack for theatrical dimming controls Maintenance will monitor and repair as needed to keep it going until major renovations funds come through	2	OB	L						•	•								
mergency Power	A small Briggs & Stratton 240/120V single phase generator provides backup power to the Data Center.	The generator will need to be replaced within 20 years Maintenance will monitor and repair as needed to keep it going until major renovations funds come through	3	ESL	L	Carry 5-kW natural gas genset in outdoor enclosure and 60A ATS								\$17,500	55.30%	\$27,178		\$27,178		

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in theCapital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

				SEE LEGEN						LUATION CRITER						BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY					IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Vears 11 - 15 (Fiscal Vears 2)	028 - 2032) - Long Term Recomm	endations															
BUILDING INTERIOR	028 - 2032) - Long Term Recomm	endations															
General Notes	_																
Typical Interior Wall Finish Materials	Original Building (building A): Painted gyp / plaster in	Recommend refinishing (repair, patch, sand,	1	END	L	Total of all walls for a four story									\$650,915	93.55%	\$1,259,846
	poor condition	and paint) all walls due to areas of wall that				building with a gross square feet											
	Addition (building B): Painted CMU block, painted gyp, and exposed brick veneer. All in a varying condition,	are damaged or where the paint is peeling.  Only in the original building.				of 173,000 @ \$2.50 sf floor area					_						
	refer to the following specific areas and notes in the	Only in the original building.				(more extensive patching req'd) = \$432,500 prep-patch-repaint +											
	report for descriptions and recommended actions					MU's											
Visual Display Surfaces (chalkboards)	Both buildings: A majority of the instructional spaces	Remove all chalkboards and chalkboards with	2	ОВ	L	(21) 10' wall mounted									\$151,705	93.55%	\$293,625
	have chalkboards or chalkboard covered with	whiteboard laminate complete. Replace with				whiteboard											
	whiteboard laminate in poor condition.	wall mounted whiteboards.				(15) 12' wall mounted whiteboard											
						(30) 15' wall mounted							•				
						whiteboard 3,360 total sf @						_	_				
						\$30 demo-replace =\$100,800 + MU's											
						IVIO 3											
Interior window sills in addition building	Plastic laminate window sills are in poor condition.	Replace all window sills in building B with	2	END	L	Building B: A total of 280 linear									\$8,430	93.55%	\$16,316
(building B)	Laminate is peeling and has been chipped away.	plastic laminate sills with resilient edge banding.				feet @ \$20 demo-replace = \$5,600 + MU's											
Main Entrance - Original Building (building A)		balluling.				\$5,000 + NIO S											
Entrance Mats		To preserve interior finishes it is our	3	ESL	L	150 Square Feet of aggressive									\$10,725	93.55%	\$20,758
		recommendation to replace with more				grade walk-off mat. @ \$17.50											
		robust walk-off carpet sequence at the main entrance. Provide an area of aggressive				recycled rubber = \$2,625 + MU's 200 Square Feet of mild grade											
		grade walk-off material at the exterior of the				walk-off mat. @ \$15 sf =											
		vestibule. Provide a mild grade walk-off mat				\$3,000 + MU's 150											
		product as finish floor in the vestibule.				Square feet of low grade walk-											
		Provide an area of low grade walk-off carpet				off mat @ \$10 = \$1,500 + MU's											
Door Configuration (Vestibule?)	Vestibule, secured entrance. No ADA push button	Recommend providing ADA push button acces	0	ОВ	L	ADA push button sequence for									\$3,765	93.55%	\$7,287
						two double doors. \$2,500 w/new wiring + MU's			•								
Main Entrance -Addition (building B)						1.,		l .		J	l l						
Entrance Mats		To preserve interior finishes it is our	3	ESL	L	(2 entrances)									\$11,665	93.55%	\$22,578
		recommendation to replace with more robust walk-off carpet sequence at the main				100 Square Feet of aggressive grade walk-off mat. Assume 100											
		entrance. Provide an area of aggressive				sf per entrance @ \$17.50											
		grade walk-off material at the exterior of the				recycled rubber = \$3,500 + MU's											
		vestibule. Provide a mild grade walk-off mat				both entries;											
		product as finish floor in the vestibule.  Provide an area of low grade walk-off carpet				75 Square Feet of mild grade walk-off mat. Assume 75 sf per											
		in the main lobby.				entrance @ \$15 \$2,250 + MU's											
						both entries;											
						100 Square feet of low grade						_	_				
						walk-off mat. Assume 100 sf per entrance @ \$10 = \$2,000 + MU's											
						both entries											
						Correct, each square footage is multiplied by 2 for the two											
						entrances.											
Main Lobby - Original Building (building A)					· .			· I	· '	1	1				*		1
Display Cases	Four tall glass display cases trimmed in stained wood.  Display cases are in fair condition. Wood trim shows	Sand down and refinish wood trim on all four display cases.	2	ESL	L L	(4) 2'x4'x7' wood and glass display cases, extent of glass vs									\$1,305	93.55%	\$2,526
	signs of scratches and dents.	uispiay cases.				wood unclear, assume 50%											
	-					surface area wood to be											
						reworked = 115 sf wood @											
						\$7.50 = \$865 + MU's											
<u> </u>						Correct											

**EVALUATION CRITERIA** 

#### **DEERING HIGH SCHOOL Capital Plan Detailed Scope of Work**

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

					SEE LEGEN	ND	7					EVALUATION	CRITERIA				BUDGET	
Year   11 - 15 (Fiscal Years 2028 - 2022) - Long Term Recommendations	CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION		LIFE	ACTION		SECURITY									ESCALATION	
The State of State				LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE LEARN. ENV	APPEARANCE	50.5% MARK-UP		PROBABLE COST
The State of State	Years 11 - 15 (Fiscal Years 2	2028 - 2032) - Long Term Recomme	endations															
Trace does find be Marked.  The control of the Cont		least 1001) 1011g reministration																
The state   Sing   Si		A mix of VCT and porcelain floor tile, all with painted	Replace VCT in some classrooms with quartz	2	ESL	L	A total of 9,500 square feet									\$82,210	93.55%	\$159,117
The E hard to Manual.    See   American   Comment   Comm		wood base	floor tile or an equivalent non-wax finish															
Secretary and plants with quantity and plants			floor.				wall base = \$54,625 + MU's											
Listers  Strate Transport Agent and States with respect to process and process	Floor & Base Finish Materials		Sand and repaint wood trim complete.	2	ESL	L	All walls in corridors on all									\$20,320	93.55%	\$39,329
Testive  Interior contribution (and interior contribution) and interior contribution (and interior contribution) and interior contribution (and interior contribution) and interior contribution) and interior contribution (and interior contribution) and interior con																		
Start Start and must index and issuant index and index							unclear, cannot be estimated											
Service A control manufal index or this special scale is a significant with a princip scale of the control of anything with princip scale of anything with princip scale of the control of anything with princ							2 700 linear feet of "nicture rail"											
Column   C																		
Column   C	Lockers	Single tier, vented, metal lockers with separate book	Recommend replacing with painted metal	3	ESL	L	All lockers on each floor. A total									\$406.350	93.55%	\$786,490
For the Part Page   Section   Sectio						_							_			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Ţ. 55, ISS
Section Services (Control and Section Services) (Control and Section Services) (Control and Section Services) (Control and Section Services) (Control and Section Sect	1	condition. Locker bases and lockers at the ends of rows					x 900 = \$270,000 + MU's											
Force Set Print Microsity  Annex of Yest Print Microsity  Annex of Yest Approach Read Print Microsity  Annex of Yest Approach Read Print Microsity  Billion and Lead Print Micro		are in poor shape.																
Secretary particles of the process o		A mix of VCT and porcelain floor tile, all with resilient	Replace VCT in some classrooms with quartz	3	ESI	1	A total of 1.200 square feet @		1							\$10 385	93 55%	\$20,100
The second fails (building of a second control of the control of t	and a base i man Materials	· · · · · · · · · · · · · · · · · · ·	1 .	,	232											710,383	33.3370	<b>720,100</b>
Serviced processors, synthem on contractions, making interest and synthem of the contractions of the contraction of the contractions of the contractions of the contractions of the contra							=\$6,900 + MU's											
sect harvasis in zone area.    Section of the content of the content in the content of the conte	, ,		In				Table 1 of 20 Process from 1			Т		1		Т Т		Å 500	02.550/	<b>\$2.050</b>
Secretal Pursuant Discovered Resources Studies and Company of Conference Studies and Company of Com	Handrails (height, extensions, profile)	=	1	0	OB	L										\$1,580	93.55%	\$3,058
States Parago Customers Analysis Annual Paragon Customers Analysis (1972) A MAY Customers Anal		extensions in some areas.					T. Control of the con											
Season Provide Casanonems (buildings A)  Flour & Brase Frinch Materians  A make of VCT and branded consistent with pointed word buildings and the provided of	1						_											
Convert Dispose Classroom (building 4)  - Hoor & Base Frinth Motorish  - Am of YCT and broadcoam corpet with paramed second flephole dispose will be used to be the visit of control of the classroom. A visit of 200, and is in para constition.  - Am of YCT and broadcoam corpet with paramed second flephole dispose will be used to be the visit of 200, and is in para constition.  - An office of Base Frinth Motorish  - A self-rinth Motorish  - A se			heights															
Flor & Bose Frinth Medicals  A mice of VCT is always price good condition. Word wall base in poor condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition. Word wall base in poor condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition. Word wall base in poor condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition. Word wall base in poor condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  A mice of VCT is always price good condition.  Flore & Bose Frinth Medicals  VCT with resilient cubber wall base, all in good condition.  Flore & Bose Frinth Medicals  VCT with resilient cubber wall base, all in good condition.  Flore & Bose Frinth Medicals  VCT with resilient cubber wall base, all in good condition.  Flore & Bose Frinth Medicals  VCT with resilient cubber wall base, all in good condition.  Flore & Bose Frinth Medicals  VCT with resilient cubber wall base, all in good condition.  Flore & Bose Frinth Medicals  VCT with resilient cubber wall base, all in good condition.  Flore & Bose Frinth Medicals  VCT with resilient cubber wall base, all in good condition.  Flore & Bose Frinth Medicals  Flore & Bose							rails = \$1,050 + MU's											
Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT is the vibric gase and condition. Vivoral well base in in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT is the vibric gase and condition.  Flora & Base Frinth Medicinis  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  A Price AVIT and phaseform compet with painted world base in poor condition.  Flora & Base Frinth Medicinis  VCT with resilient cabbon wall base, all in good condition.  Flora & Base Frinth Medicinis  VCT with resilient cabbon wall base, all in good condition.  Flora & Base Frinth Medicinis  VCT with resilient cabbon wall base, all in good condition.  Flora & Base Frinth Medicinis  VCT with resilient cabbon wall base, all in good condition.  Flora & Base Frinth Medicinis  VCT with resilient cabbon wall base, all in good condition.  Flora & Base Frinth Medicinis  VCT with resilient cabbon wall base, all in good condition.  Flora & Base Frinth Medicinis  A Flora & Base Frinth Medi							Correct											
Floor & Buse Finish Materials  A mix of VTC and broadchorn carget with painted wood blass. VTC in which group age and condition. Wood wall base is in poor condition.  Floor & Base Finish Materials  Floor & Base Finish Materials  Floor & Base Finish Materials  Floor & Base Finish Materials  A variety of wood, mindl, and plantic laminate casework with reallest laminate casework wit																		
base. VT is in varying and condition. Wood wall floor file or an equivalent non-wax finish floor.  Floor & Base Finish Materials  Replace broadloom carpet in some classrooms with carpet file.  A variety of wood, metal, and plastic laminate conswork. Recommend replacing aging casework with more resilient injection explace in each of the Bigliot classrooms with carpet file.  A variety of wood, metal, and plastic laminate conswork. Recommend replacing aging casework with more resilient injection explacement with more resilient injection explacement with a varying condition.  A variety of wood, metal, and plastic laminate conswork. Recommend replacing aging casework with more resilient injection explanation in each of the Bigliot classrooms. With more resilient injection explanation in each of the Bigliot classrooms. With a varying condition.  All in varying condition.  A variety of wood, metal, and plastic laminate classwork with more resilient injects and explanation of the Bigliot classrooms. Variety of the Bigliot c		A mix of VCT and broadloom carnet with painted wood	Replace VCT in some classrooms with quartz	2	FSI	1	An average of 750 square feet in			<u> </u>		1				\$152.285	02 55%	\$294.941
Base is in poor condition.  Floor & Base Finish Materials  Replace broadloom carpet in some classrooms with carpet tile.  A variety of used, metal, and plastic laminate casework.  All in varying condition.  All in varying condition.  All in varying condition.  All in varying condition.  All in varying condition.  All in varying condition.  All in varying condition.  All in varying condition.  Base Finish Materials  All in varying condition.  Base Finish Materials  Base Finish M	11001 & Base 1 mish Materials		1 .	-	LJE	_										\$152,505	33.3370	<b>\$254,541</b>
Replace from base = 5101,750 + MUS  Replace from base = 5101,750 + MUS  Replace from base = 5101,750 + MUS  Replace from base = 5101,750 + MUS  Replace from base = 5101,750 + MUS  Replace from base = 5101,750 + MUS  Replace from base = 5101,750 + MUS  SS, 160 93.55% \$6,118  SS, 160 93.55% \$6,180	1		-										_					
Floor & Base Finish Materials  Replace broadboor carpet in some classrooms with carpet tile.  Ext. L Attail of 2,500 quare feet @ 53,160 93,55% \$6,116 or 8,610 or replace = \$2,100 * MU's  A variety of wood, metal, and plastic laminate casework. All in varying condition.  All in varying condition.  All in varying condition.  All in varying condition.  All in varying condition.  Ext. L Provide the following in each of the (30) castrooms. With worstlern edge banding, lockable chors, and adjustable shelves.  All in varying condition.  A variety of wood, metal, and plastic laminate casework with variety and the (30) cases constant in the (																		
Replace broadbloom carpet in some discording all processes Classrooms with quarter floor at Sase Finish Materials  Replace broadbloom carpet in some discording all processes Classrooms with quarter floor at Sase Finish Materials  Replace broadbloom carpet in some discording all processes Classrooms with quarter floor at Sase Finish Materials  Replace broadbloom carpet in some discording all processes Classrooms (Nutriling B)  Replace broadbloom carpet in some discording all processes Classrooms (Nutriling B)  Sales Finish Materials  A variety of wood, metal, and plastic laminate casework with non-resilient paging casework with non-resilient paging casework with resilient edge banding, lockable doors, and adjustable doors, and adjustable doors, and adjustable shelves.  Sales Finish Materials  A variety of wood, metal, and plastic laminate casework with non-resilient paging casework with resilient edge banding, lockable doors, and adjustable doors, and adjustable doors, and adjustable doors, and adjustable shelves.  Sales Finish Materials  A variety of wood, metal, and plastic laminate casework with non-resilient edge banding, lockable doors, and adjustable doors, and adjustable shelves.  Sales Finish Materials  A variety of wood, metal, and plastic laminate casework with non-resilient edge banding, lockable doors, and adjustable shelves.  Sales Finish Materials  VC with resilient rubber wall base, all in good condition floors.  Sales Finish Materials  VC with resilient rubber wall base, all in good condition floors.  Sales Finish Materials  VC with resilient rubber wall base, all in good condition floors.	1																	
Casework  A variety of wood, metal, and plastic laminate casework with nor recilient plastic laminate casework with nor recilient plastic laminate casework with resilient especial claimage casework with nor recilient plastic laminate casework with resilient especial claimage casework with resilient especial claimage casework with resilient especial claimage casework with resilient especial claimage casework with resilient especial claimage claimage casework with resilient especial claimage claimage casework with resilient especial claimage claimage casework with resilient especial claimage	Floor & Rase Finish Materials		Replace broadloom carnet in some	2	FSI											\$3.160	93.55%	\$6.116
Casework  A variety of wood, metal, and plastic laminate casework. All in varying condition.  Recommend replacing aging casework with more retilient plastic barninate casework with resilient edge banding, lockable doors, and adjustable shelves.  Store a 5,240 per class; (3) 48" def upon helf units \$500 ea 5,240 per class; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (3) 48" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (4) 40" adjustable shelves on shelfung standards, \$200 fi = 900 per close; (5) 40" adjustable shelves on shelfung standards, \$200 fi = 900 per clos	FIOOI & Base Fillish Materials			2	LJL											\$3,100	93.33%	\$0,110
All in varying condition.  more resilient edge banding, lockable doors, and adjustable shelves.  ### Comparison of the Call classrooms:   (4) 48**84** open shelf units	1																	
All in varying condition.  more resilient edge banding, lockable doors, and adjustable shelves.  ### Comparison of the Call classrooms:   (4) 48**84** open shelf units																		
resilient edge banding, lockable doors, and adjustable shelves.    44 8**x84** open shelf units   5000 ea = 52,4000 per class;   11) 36** tall cabinet width unknown allow \$750 per room   12 linear feet) of 4 rows of adjustable shelves on shelving standards. \$201 ft = 5960 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 5960 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 5960 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 5960 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 4 rows of standards. \$201 ft = 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 linear feet) of 500 per room;   13 lin	Casework			3	ESL	L	_									\$266,840	93.55%	\$516,469
S600 ea = \$2,400 per class; (1) 36" tall cabinet width unknown allow \$750 per room (12 linear feet) of 4 rows of adjustable heleves on sheking standards. \$20 lf = \$960 per room; (3) 48"×36" open shelf units @ \$150 = \$1,800 per room == = TOTAL\$ \$177,300 HU/S  The width is 36". "Tall" cabinets are 84" tall and the width is 36".  General Purpose Classrooms (building 8)  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.  S75,378	1	All III varying condition.																
General Purpose Classrooms (building B)  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.  Unknown allow \$750 per room (12 linear feet) of 4 rows of adjustable shelves on shelving standards. \$20 lf = \$960 per room; (3) 48"x36" open shelf units @ \$150 = \$1,800 per room = = TOTALS \$177,300 + MUI's  The width is 36". "Tall" cabinets are 84" tall and the width is 36"  Seneral Purpose Classrooms (building B)  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.	1																	
(12 linear feet) of 4 rows of adjustable shelves on shelving standards. \$20 lf = \$960 per room; (3) 48"\(^36\)" open shelf units @ \$150 = \$1,800 per room = = = TOTALS \$177,300 + MU's  The width is 36". "Tall" cabinets are 84" tall and the width is 36".    Floor & Base Finish Materials   VCT with resilient rubber wall base, all in good condition   Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.	1						(1) 36" tall cabinet width											
Adjustable shelves on shelving standards. \$20 If \$960 per room; (3) 48"x36" open shelf units @ \$150 = \$1,800 per room = = TOTALS \$177,300 + MU's  The width is 36". "Tall" cabinets are 84" tall and the width is 36".  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition till or an equivalent non-wax finish floor.  2 ESL L A total of 4,500 square feet @ \$5.75,378 till or an equivalent non-wax finish floor.	1																	
standards. \$20 If = \$960 per room; (3) 48"x36" open shelf units @ \$150 = \$1,800 per room = = TOTALS \$177,300 + MU's The width is 36". "Tall" cabinets are 84" tall and the width is 36".    Floor & Base Finish Materials   VCT with resilient rubber wall base, all in good condition   Replace VCT in classrooms with quartz floor   2   ESL   L   A total of 4,500 square feet @ \$55.75 demo-replace-new base   \$55.75 demo-replace-new base	1																	
General Purpose Classrooms (building B) Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition Replace VCT in classrooms with quartz floor till or an equivalent non-wax finish floor.  Sample of the propose Classrooms (building B) Store 31,800 per room = = TOTALS \$177,300 + MU's The width is 36".  The width is 36". "Tall" cabinets are 84" tall and the width is 36".  Store 31,800 per room = = TOTALS \$177,300 + MU's Total in the width is 36".  The width is 36". "Tall" cabinets are 84" tall and the width is 36".  Store 32, "Tall" cabinets are 84" tall and the width is 36".  Store 33,945 93.55% \$75,378.	1						_											
Sissipal Significant Significa																		
General Purpose Classrooms (building B)  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition litie or an equivalent non-wax finish floor.  TOTALS \$177,300 + MU's  The width is 36". "Tall" cabinets are 84" tall and the width is 36"  VCT with resilient rubber wall base, all in good condition litie or an equivalent non-wax finish floor.  TOTALS \$177,300 + MU's  The width is 36". "Tall" cabinets are 84" tall and the width is 36"  VCT with resilient rubber wall base, all in good condition litie or an equivalent non-wax finish floor.  S5.75 demo-replace-new base	1																	
General Purpose Classrooms (building B)  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition Replace VCT in classrooms with quartz floor tille or an equivalent non-wax finish floor.  The width is 36". "Tall" cabinets are 84" tall and the width is 36".  The width is 36". "Tall" cabinets are 84" tall and the width is 36".  The width is 36". "Tall" cabinets are 84" tall and the width is 36".  The width is 36".																		
General Purpose Classrooms (building B)  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition requivalent non-wax finish floor.  Replace VCT in classrooms with quartz floor tille or an equivalent non-wax finish floor.							TOTALS \$1//,300 + MU's											
General Purpose Classrooms (building B)  Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition requivalent non-wax finish floor.  Replace VCT in classrooms with quartz floor tille or an equivalent non-wax finish floor.							The width is 36". "Tall" cabinets											
Floor & Base Finish Materials  VCT with resilient rubber wall base, all in good condition Replace VCT in classrooms with quartz floor tile or an equivalent non-wax finish floor.  Start of 4,500 square feet @ \$5.75 demo-replace-new base							are 84" tall and the width is 36"											
tile or an equivalent non-wax finish floor. \$5.75 demo-replace-new base		VCT with and light with an U.S. and a Company of the Company of th	Dealers VCT in sleaves with a significant	2	FC		A +-+-1 -f 4 F00 5		1			1			F	420.0:-	02.55**	A75 272
	Floor & Base Finish Materials	ver with resilient rubber wall base, all in good condition		2	ESL	L	· · · · · · · · · · · · · · · · · · ·									\$38,945	93.55%	\$/5,3/8
		1	L		<u> </u>	L			1			1				l		

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

				SEE LEGEN	D						EVALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH &	CODE COMPLIANCE	ADA/	SUSTAIN -	EXTENDING BLDG LIFE	OPERATION &		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			LEVEL	CICLE	PRIORITI	INFO		JAFETT	COMPLIANCE	ACCESSIBILITY	ADILITY	BLDG. LIFE	IVIAINTENANCE	LEAKIV. EIVV.	AFFEARANCE	30.3% WARK-OF		PROBABLE COST
Years 11 - 15 (Fiscal Years 2	028 - 2032) - Long Term Recomm	endations																
Casework	A mix of metal and plastic laminate casework in varying condition and size.		2	ESL	L	Provide the following in each classroom (9 rooms) in building B (1) 36" tall cabinet width unknown allow \$750 per room (2) 36" tall open shelves width unknown allow \$750 per room (2) 48"x48" open shelve cabinet \$600 ea = \$1,200 per room; \$2,20 per room x 9 = \$31,050 + MU's  The width is 36". "Tall" cabinets						•	•			\$46,730	93.55%	\$90,44
						are 84" tall and the width is 36" UNO												
(, , , , , , , , , , , , , , , , , , ,						UNO												
Science Classrooms (building A) Floor & Base Finish Materials	VCT with painted wood base. VCT is in varying age and condition. Some areas of VCT appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition. Wood wall base is in poor condition.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	A total of 5,300 square feet @ \$5.75 demo-replace-new base =\$30,475+ MU's						•	•			\$45,865	93.55%	\$88,77:
Floor & Base Finish Materials		Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor.	1	ОВ	L	A total of 5,300 square feet @ \$8 abate-prep-replace-new base = \$42,400 + MU's						•	•			\$63,815	93.55%	\$123,51
Casework	Plastic laminate science casework with lab quality black laminate on all surfaces. Condition of casework varies from failing to fair.	Recommend replacing all casework in four of the science labs complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces.	0	OB		Provide the following in (4) of the Science Classrooms: (3) 144"x18" counters @ \$175 If epoxy resin top = \$6,300 per room; (1) 96" counter @ \$175 epoxy resin top =\$1,400 per room; (1) 72" counter (demo station) @ \$175 epoxy resing = \$1,050 per room; (9) 36" base cabinets with drawers 27 If @ \$425 If sci cabinets = \$11,475 per room; (6) 36" ADA sink aprons @ \$750 ea = \$4,500 per room; (2) 30" base cabinets with drawers = 5 If @ \$425 -\$2,125 per room; (2) 48" wall cabinets = 8 If @ \$225 = \$1,800 per room; (4) 48"x36" open shelf units @ \$150 If = \$2,400 per room; (1) 36" tall storage cabinet \$750 per room; = = TOTALS \$31,800 per room x 4 = \$127,200 + MU's						•	•			\$191,400	93.55%	\$370,45
Lab Benches	Wood lab benches with lab quality black laminate in poor condition. Lab benches located in some of the science classrooms.	Recommend replacing all lab benches in four of the science labs complete. Replace with wood benches with black phenolic tops.	1	ОВ	L	Provide the following in (4) of the Science Classrooms: (10) 60"x36" phenolic top lab benches with adjustable height legs @\$275 If = \$13,750 per room x 4 = \$55,000 + MU's						•	•			\$82,775	93.55%	\$160,21

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

	I			SEE LEGEN							EVALUATION		Г	T		BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & IMPA MAINTENANCE LEARN			ESCALATION	* OPINION OF PROBABLE COST
																'	
<mark>/ears 11 - 15 (Fiscal Years</mark>	s 2028 - 2032) - Long Term Recomm	endations															
cience Prep Rooms (building A) Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz	2	ESL		A total of 1 700 annual fact @	1				1	1			\$14,715	93.55%	% \$28,48
FIOUR & base Fillish Materials	ver with painted wood base.	floor tile or an equivalent non-wax finish	2	ESL	L	A total of 1,700 square feet @ \$5.75 demo-replace-reinstall									\$14,713	95.55%	\$20,40
		floor.				salvaged base =\$9,775+ MU's											
Casawark	A mix of Plastic laminate and wood science casework	Recommend replacing all casework in science	2	ESL		Provide the following in each of									\$100,270	93.55%	% \$194,07
Casework	with lab quality black laminate on most flat surfaces,	prep rooms complete. Replace with plastic	2	ESL	L	the (5) prep rooms:									\$100,270	95.55%	\$194,07
	wood counters on others. Varying condition of	laminate casework and black phenolic				(3) 36" tall storage cabinets											
	casework	countertops on all flat surfaces.				\$1,250 = \$3,750 per room;											
						(1) 120" counter at ADA height @ \$175 epoxy resin = \$1,750											
						per room;											
						(1) 36" ADA sink apron @ \$600											
						per room;											
						<ul><li>(1) 24" four drawer base cabinet</li><li>@ \$425 epoxy resin top = \$850</li></ul>											
						per room;											
						(2) 30" base cabinet with drawer											
						5 If @ \$425 = \$2,125 per room;											
						(2) 36" wall cabinets 6 lf @ \$425 = \$2,550 per room;											
						= \$2,550 per room; (2) 24" wall cabinets 4 If @ \$425											
						= \$1,700 per room; = = = TOTALS											
						\$ \$13,325 per room x 5 =											
amily & Consumer Science						\$66,625 + MU's											
Floor & Base Finish Materials	VCT with resilient wall base in fair condition.	Replace VCT in some classrooms with quartz	2	ESL	L	A total of 500 square feet @									\$4,330	93.55%	% \$8,38
		floor tile or an equivalent non-wax finish				\$5.75 demo-replace-new base =											
Floor & Base Finish Materials		floor.  Recommend replacing wall base with	2	ESL		\$2,875+ MU's 110 If @ \$3 demo-replace-new									\$500	93.55%	% \$96
FIGUR & Base Fillish Waterials		resilient rubber wall base on all walls.	2	LJL	_	base = \$330+ MU's						•	•		3300	93.33/	750
Floor & Base Finish Materials		Recommend patch/sand/and repainting gyp	2	ESL	L	100 sf @ 1.75 = \$175 + MU's							_		\$265	93.55%	% \$51
		ceiling complete.										•	•				
Visual Display Surfaces	A mix of whiteboards and tackboards in varying age and condition	Recommend replacing whiteboard with 12' wall mounted whiteboard	1	OB	L	1 ea 12' x 4' wall mount whiteboard @ \$30 demo-							_		\$2,170	93.55%	\$4,20
	Condition	wan mounted winteboard				replace = \$1,440 + MU's											
rt Classrooms																	
Floor & Base Finish Materials	A mic of VCT and painted wood floors, all with painted	Replace VCT with quartz floor tile or an	2	ESL	L	2000 square feet @ \$5.75 demo-									\$17,310	93.55%	% \$33,50
	wood base. Wood floors are warped and do not provide	e equivalent non-wax finish floor.				replace-re-use salvaged base =											
	a level / uniform surface. Floors in varying age and condition					\$11,500+ MU's											
Floor & Base Finish Materials	condition	Recommend removing wood floors complete	2	ESL	L	1300 square feet @ \$11.50									\$22,500	93.55%	% \$43,54
		and replacing with a solid / level substrate				demo-level substrate-new floor-											
		with a finish of quartz floor tile or an equivalent non-wax finish floor.				re-use salvaged base = \$14,950+ MU's											
Casework	A variety of wood, metal, and plastic laminate casework	•	3	ESL	L	Provide the following in each of									\$7,210	93.55%	% \$13,95
	All in varying condition.	more resilient plastic laminate casework with				the two art classrooms :											
		resilient edge banding, lockable doors, and				(1) 96" counter at ADA height @											
		adjustable shelves.				\$90 w/demo = \$720 per room; (1) 36" ADA sink apron @ \$300											
						per room;											
						(2) 30" base cabinet with drawer											
						5 If @ \$275 w/demo =\$1,375						_					
						per room; == TOTALS \$2,395 x 2 = \$4,790 + MU's											
						. ,											
echnology Classrooms				<u> </u>	<u> </u>		<u> </u>				<u> </u>	<u> </u>	<u> </u>			<u> </u>	
	Broadloom carpet with rubber base in good condition	Recommend replacing broadloom carpet	3	ESL	L	1100 sf @ \$6 demo-replace =									\$9,935	93.55%	% \$19,22
Floor & Base Finish Materials	broadfoom carpet with rubber base in good condition	with carpet tile.				\$6,600 + MU's		1	l						,		

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

#### LEGEND Life Cycle (Age Factor) N - New / Recent Condition Level O - Failed - Not Functional Action Priority I - Immediate (Year 0) - Poor - Failure Anticipated ESL - w/In Expected Service Life - Short Term (Years 1-5) ? - Fair - Functions, Service Required END - Nearing End of Service Life - Long Term (Years 6-20) 3 - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ND						EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -			IMPACT ON AESTHETICS		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV. APPEARANC	50.5% MARK-UP		PROBABLE COST
Vears 11 - 15 /Fiscal Vear	rs 2028 - 2032) - Long Term Recomme	andations															
	3 2028 - 2032) - Long Term Recommit	endations															
Special Education Classrooms Floor & Base Finish Materials	A mix of VCT and broadloom carpet with painted wood	Replace VCT with quartz floor tile or an	2	ESL	1 1	3000 square feet @ \$5.75 demo-						1			\$25,96	93.55%	\$50,255
rioor & base rimsir waterials	base. VCT is in varying age and condition. Wood wall	equivalent non-wax finish floor.	-	LSE		replace-new base = \$17,250+									725,50	33.3370	\$30,233
	base is in poor condition.	·				MU's											
Floor & Base Finish Materials		Replace broadloom carpet with carpet tile.	2	ESL	L	2,000 sf @ \$6 = \$12,000 + MU's									\$18,060	93.55%	\$34,955
1																	
Casework	A variety of wood, metal, and plastic laminate casework.	. Recommend replacing aging casework with	3	ESL	L	Provide the following in each of									\$67,54	93.55%	\$130,733
	All in varying condition.	more resilient plastic laminate casework with				the (8) classrooms:									, , , ,		,,
	, -	resilient edge banding, lockable doors, and				(4) 48"x84" open shelf units											
		adjustable shelves.				\$600 = \$2,400 per room;											
						(1) 36" tall cabinet \$750 per											
						room;											
ı						(12 linear feet) of 4 rows of											
						adjustable shelves on shelving											
						standards. 48 lf @ \$20 = \$960											
						per room;											
						(3) 48"x36" open shelf units											
						\$500 = \$1.500 per room; = = =											
						TOTALS \$5,610 per room x 8 =											
Performing Arts - Auditorium						-											
General	Budget for general renovations and upgrades		-	-	L	Budget									\$500,000	93.55%	\$967,750
												•					
Floor & Base Finish Materials	Broadloom carpet with painted exposed concrete under		1	END	L	3800 square feet prep & repaint									\$11,440	93.55%	\$22,142
	the seating areas. Painted wood base board in good	seating areas of both main level and balcony.				@ \$2 = \$7,600+ MU's											
	condition																
Seating Type	Folding auditorium seats with wood arms and fabric	Recommend replacing seats complete with	3	ESL	L	All seats in a total area of 3,800									\$389,270	93.55%	\$753,432
	backing / seating. Chair finish is in fair condition	folding, auditorium style seats with wood				square feet quantity seats											
		arms and fabric backing and seat.				unknown											
													•				
						A total of 739 seats											
Performing Arts - Stage Floor & Base Finish Materials	Wood paneled stage flooring system, with vented wood	Renaint floors complete	2	END	1	1900 square feet strp-prep-	1			I		1			\$17,160	93.55%	\$33,213
11001 & base 1 mish Waterials	base.	Repaire noors complete.	2	LIND	_	repaint-seal @ \$6 = \$11,400+									\$17,100	33.3370	\$33,213
	buse.					MU's											
Ceiling Finish Materials	Painted plaster ceilings in poor / failing condition.	Recommend removing all peeling paint	1	ОВ	L	1900 square feet patch-prep-									\$8,580	93.55%	\$16,607
ceimig i mar maceriais	r annead practice comings in poor / raining contactions	complete and then patch, sand, paint all	-	0.5	_	repaint @ \$3 = \$5,700 + MU's									φο,σοι	33.3370	\$10,007
		ceilings and trim above the stage.															
Performing Arts - Music Rooms							•		•								
Floor & Base Finish Materials	A mix of broadloom carpet and VCT all with resilient	Replace VCT with quartz floor tile or an	2	ESL	L	800 square feet @ \$5.75 demo-									\$6,92	93.55%	\$13,403
	rubber wall base. Flooring in varying condition and age.	equivalent non-wax finish floor.				replace-new base = \$4,600+											
						MU's											
															44= 46		400.010
Floor & Base Finish Materials		Recommend replacing broadloom carpet	3	ESL	L	1900 square feet @ \$6 demo-									\$17,160	93.55%	\$33,213
		with carpet tile.				replace-new base = \$11,400+ MU's						•	•				
Casework	A variety of wood, metal, and plastic laminate casework.	Recommend replacing aging casework with	3	ESL	L	(2) 36" tall cabinets \$750 =									\$12,49	93.55%	\$24,184
Casework	All in varying condition.	more resilient plastic laminate casework with	3	LJL	_	\$1,500;									\$12,45	33.3370	\$24,104
	All III val ying condition.	resilient edge banding, lockable doors, and				40 linear feet of adjustable wall											
		adjustable shelves.				shelves on shelving standards											
		,				\$20 If = \$800;											
						(8) 48" double door tall storage											
						cabinets \$750 = \$6,000; = = =											
						TOTALS \$8,300 + MU's							1		1		
.ibrary / Media Center		1		<del> </del>	<u> </u>	+	<u> </u>	<u> </u>	ļ	ļ	1	<u> </u>	<del> </del>	<u> </u>	<del> </del>	1	
Floor & Base Finish Materials		Recommend replacing VCT tile in storage	2	END	1	5100 square feet @ \$5.75 demo-						1			\$44,13	93.55%	\$85,423
		room with quartz floor tile or an equivalent	-			replace-new base = \$29.325 +						•			Ç,13.	33.3370	Ç03,423
		non-wax finish floor.				MU's											
				1	1		1	<del> </del>	<u> </u>	<b>I</b>	_1	1	1	1 1		1	

#### **DEERING HIGH SCHOOL Capital Plan Detailed Scope of Work**

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND										
Condition Level	Life Cycle (Age Factor)	Action Priority								
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)								
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)								
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)								
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable								
4 - Excellent - New										

				SEE LEGEN	ID					EVALUATION C	RITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY		ADA/ ACCESSIBILITY			OPERATION & MAINTENANCE	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Years	2028 - 2032) - Long Term Recomme	ndations														
Workroom / Staff Areas	Library has work room of similar finish and condition of main library space	Similar recommendations of finishes as stated above	3	ESL	L	A total of 300 square feet of floor and ceiling finishes @ \$12 sf combo floor & ceiling = \$3,600 + MU's					•	•		\$5,420	93.55%	\$10,490
Gymnasium			<u> </u>	<u> </u>		-	ļ.	1		<b>!</b>		1				
Floor & Base Finish Materials	Transparent finish wood floor in good condition - Wood base (not vented) base is in poor condition. Areas of recessed walk-off mat in good condition	Remove wood base complete and replace with resilient vented cove base.	1	END	L	A total of 480 square feet of wood base replaced w/vented vinyl base \$9 sf combo floor & ceiling = \$4,320 + MU's					•	•		\$6,505	93.55%	\$12,590
Wall Finish Materials	Painted CMU block with isolated areas of damage	Recommend patching damaged areas of CMU and replacing with CMU block / paint to match existing.	2	ESL	L	A total of 100 square feet of patch-repair-replace existing cmu and other finishes interior @ \$20 sf = \$2,000 + MU's					•	•		\$3,010	93.55%	\$5,826
Cafeteria																
Floor & Base Finish Materials	VCT with resilient rubber wall base. VCT tile has signs of multiple patch jobs and does not have a consistent finish.	Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	2	ESL	L	5,600 sf @ \$5 w/demo-floor- new base = \$28,000 + MU's					•	•		\$37,625	93.55%	\$72,823
Kitchen and Servery	(See Food Service Below)				l		II.									
General	Budget for Upgrades / Renovations		-	-	L	Budget								\$500,000	93.55%	\$967,750
Floor & Base Finish Materials	A mix of VCT with resilient wall base, quarry tile floor with quarry tile wall base, and raw concrete floor with no wall base. All floors are in fair condition, grout lines on quarry tile are dirty and stained.		3	ESL	L	2000 sf \$1.50 sf = \$3,000 + MU's					•	•		\$4,515	93.55%	\$8,739
Floor & Base Finish Materials		Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and resolve areas of failed tile.	3	ESL	L	350 sf @ \$5.25 =\$1,840 + MU's					•	•		\$2,770	93.55%	\$5,361
Teacher Workroom and Staff Areas			1	I			l	1		I		1	<u> </u>			
Floor & Base Finish Materials	A mix of VCT, broadloom carpet, carpet tile, and painted wood floor. Wall base is a mix of painted wood base or resilient rubber wall base. Broadloom carpet and VCT are in fair condition, wood base is in fair condition.	Replace VCT with quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	1000 sf @ \$5.75 sf w/demo-new ceiling = \$5,750 + MU's					•	•		\$8,655	93.55%	\$16,752
Floor & Base Finish Materials		Recommend replacing broadloom carpet with carpet tile.	2	ESL	L	1300 sf @ \$6 sf w/demo-new flooring-base = \$7,800 + MU's					•	•		\$11,739	93.55%	\$22,721
Floor & Base Finish Materials		Recommend removing wood floors complete and replacing with a solid / level substrate with a finish of quartz floor tile or an equivalent non-wax finish floor.	2	ESL	L	550 sf @ \$15 sf w/demo-new sub-floor-floor-base = \$8,250 + MU's					•	•		\$11,740	93.55%	\$22,723

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

#### LEGEND Life Cycle (Age Factor) N - New / Recent Condition Level O - Failed - Not Functional Action Priority I - Immediate (Year 0) - Poor - Failure Anticipated ESL - w/In Expected Service Life - Short Term (Years 1-5) ? - Fair - Functions, Service Required END - Nearing End of Service Life - Long Term (Years 6-20) 3 - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID					1	VALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURIT	TY HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY				AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Year	rs 2028 - 2032) - Long Term Recomm	endations																
Casework	A variety of wood, metal, and plastic laminate casework All in varying condition.	Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	3	ESL	L	Provide the following in (8) staff rooms): (1) 48"x36" open book shelf \$450 per room; (1) 48" tall open book shelf \$600 per room; (1) 36" tall cabinet \$750 per room; (2) 48" double door base cab w/drawers \$275 If x8 = \$2,200 per room; (1) 96"x24" counter at ADA height \$90 w/demo = \$720 per room; (4) 24" wall cabinets 8 If \$125 = \$1,000 per room; TOTALS \$5,720 per room x 8 = \$45,760 + MU's						•	•			\$68,870	93.55%	\$133,298
Nurse and Health		T				1	1				1	1	T	Т	T			4
Floor & Base Finish Materials	Broadloom carpet with resilient rubber wall base. Carpet is in fair condition and showing heavy signs of wear and tear.	Recommend replacing broadloom carpet with carpet tile.	2	ESL	L	1400 sf @ \$6 sf w/demo-new flooring-base = \$8,400 + MU's						•	•			\$12,645	93.55%	\$24,47
Staff Toilets					•	•		•		•			•		•			
Floor & Base Finish Materials	VCT with painted wood base.	Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish	2	ESL	L	800 sf @ \$5.75 sf w/demo-new ceiling = \$4,600 + MU's						•	•			\$6,925	93.55%	\$13,403
Mechanical and Service Spaces																		
Floor & Base Finish Materials	A mix of VCT and painted exposed concrete, all with resilient rubber wall base. VCT is in good condition, painted concrete floor is in poor condition.	Recommend removing all paint from concrete floor, infilling areas of damaged or cracked floor with cementitious self leveler, and providing a floor finish of quartz tile or an equivalent non-waxable finish floor.	2	END	L	1700 sf @ \$13 sf w/repairs-new flooring= \$22,100 + MU's						•	•			\$33,260	93.55%	\$64,375

Total Years 11 - 15

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE A	ADA/ CCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Yea	ars 2033 - 2037) - Long Term Recomme	endations															
BUILDING EXTERIOR																	
Exterior Wall Cladding	D. deathfor any and any anti-		ı	ı		Dudast	1						1	1	Ć400.000	446 550/	¢000 200
General	Budget for general masonry restoration		-	-	L	Budget							•		\$400,000	116.55%	\$866,200
Materials	A mix of brick masonry veneer, pre-cast concrete, and granite. Main façade of the school appears to be in grea shape while the rest of the schools is in varying condition and age.		3	ESL	L	Total of all exterior walls for a four level building with a gross square feet of 173,000, total sf area masonry unclear, suggest mason study to determine actual sf areas needing repointing & other repairs  A total of 3,000 square feet of masonry to be repointed.						•	•		\$33,865	116.55%	\$73,335
Materials		Clean and repoint masonry in specific areas ahead of standard maintenance routine. These areas show heavy signs of dirt / stain build up and deteriorating grout. Specifically the upper half (above the first metal banding) of the masonry chimney stack and the brick veneer directly perpendicular to the chimney. As well as a few isolated areas outside of the band and chorus rooms.	2	ESL	L	A total of 2,600 square feet @\$2 sf clean + \$8 sf repoint = \$10 sf clean & repoint = \$26,000 + MU's						•	•		\$39,130	116.55%	\$84,736
Materials		Recommend restoration of precast concrete that remains in good condition as part of standard maintenance practice	3	ESL	L	Total of all exterior walls for a four level building with a gross square feet of 173,000m total sf of affected precast unknown, suggest mason study for repair recommendations  A total of 600 square feet of precast to be restored						•	•		\$13,545	116.55%	\$29,332
Materials		Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character.	2	ESL	L	A total of 80 linear feet of precast concrete to be replaced. Assume this means window sills, no indication of precast profile given, allow \$50 If = \$4,000 + MU's  It's a variety of precast. Some are window sills and some are ornate building details, such as trim that runs along the perimeter of the building.						•	•		\$6,020	116.55%	\$13,036
Spalling, Staining, Efflorescence	Isolated areas of spalling and efflorescence located on original building (building A) only. Masonry veneer on building B appears to be in good condition.	Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Remove masonry veneer in area of cracked brick, replace lintel and reflash.	2	ESL	L	A total of 1,000 Square Feet of exterior masonry to be removed (due to efflorescence) back to substrate, reflashed, and replaced with new brick to match existing. \$35 sf demonew brick + allowance of 100 lf @ \$15 lf brick flashing = \$36,500 + MU's						•	•		\$54,935	116.55%	\$118,962

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

#### LEGEND Life Cycle (Age Factor) N - New / Recent Condition Level O - Failed - Not Functional Action Priority I - Immediate (Year 0) - Poor - Failure Anticipated ESL - w/In Expected Service Life - Short Term (Years 1-5) ? - Fair - Functions, Service Required END - Nearing End of Service Life - Long Term (Years 6-20) 3 - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

Pars 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations  Windows  Frame Materials  A nix of painted aluminum kindow, aluminum framed windows are in poor / Tailing condition.  Wood Tramed windows are in poor / Tailing condition.  Operable Sash Type and Sash Hardware  Operable Sash Type and Sash Hardware  A nix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  Storm Windows and insect Screens  No storm windows are in poor of provided to population.  Storm Windows and insect Screens  No storm windows linear screens at all operable windows and linear screens at all operable windows and linear screens at all operable windows and the population of the provided to populate windows unders, cannot be submitted windows in both buildings complete, quantity windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be specially windows unders, cannot be understanced and windows to get per ground floor.		116.55	PROBABLE COST
Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations	\$750,000 \$53,460	116.55	% \$1,624,125 % \$115,768
Frame Materials    Sudget for general window replacements   2   END   L   Budget	\$53,460	116.55	% \$115,768
Frame Materials  Budget for general window replacements  A mix of painted aluminum windows, aluminum storefront systems, and wood framed exterior windows. Aluminum framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Uniform framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Uniform framed windows are in poor / falling condition.  Uniform framed windows are in poor / falling condition.  Uniform framed windows are in poor / falling condition.  Uniform framed windows are in poor / fa	\$53,460	116.55	% \$115,768
Frame Materials  A mix of painted aluminum windows, aluminum storefront systems, and wood framed exterior windows. Aluminum framed windows are in good condition. Wood framed windows are in poor / falling condition. Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  Wood framed windows are in poor / falling condition.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows in both buildings complete, quantity windows unclear, cannot be estimated  2 END  L (4) 36'336'' thermally broken aluminum framed windows (2) 36''-X2'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (3) 48''-X48'' thermally broken aluminum framed windows (4) 48''-48'' thermally broken aluminum framed windows (5) 48''-48'' thermally broken aluminum framed windows (6) 48''-48'' thermally broken aluminum framed windows (6) 48'-48'' thermally broken aluminum framed windows (6) 48''-48'' the	\$53,460	116.55	% \$115,76 <b>8</b>
Frame Materials  A mix of painted aluminum windows, aluminum storefront systems, and wood framed exterior windows. Aluminum framed windows are in poor / failing condition.  Wood framed windows are in poor / failing condition.  Wood framed windows are in poor / failing condition.  Wood framed windows are in poor / failing condition.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to  Provide insect screens at all operable  1			
Storefront systems, and wood framed exterior windows. Aluminum framed windows are in good condition. Wood framed windows are in good condition. Wood framed windows are in good condition. Wood framed windows of the same size and operation.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows of the same size and operation.    A mix of double hung and hopper windows. Its been noted several times that windows of the same size and operation.    A mix of double hung and hopper windows. Its been noted several times that windows of the same size and operation.    A mix of double hung and hopper windows. Its been noted several times that windows of the same size and operation.    A mix of dou			
Wood framed windows are in poor / failing condition.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.    A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily for easy open/close operation without jamming    Storm Windows and Insect Screens   No storm windows. Insect screens only provided to   Provide insect screens at all operable   1   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   L   All operable windows in both   OB   DE   OB   DE   OB   DE   OB   OB   OB   OB   OB   OB   OB   O	\$94,06	5 116.55	6 \$203,69
Operable Sash Type and Sash Hardware  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  Adjust, maintain, operable windows to allow noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows to allow to easily as originally designed.  A mix of double hung and hopper windows in both buildings complete, quantity windows unclear, cannot be estimated  2 ESL L All operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable 1 OB L All operable windows in both	\$94,069	5 116.559	6 \$203,69
aluminum framed windows; \$80 sf demo-replace-limited reblocking & Interior jamb repairs for 444 sf windows = 535,520 + MU's  Operable Sash Type and Sash Hardware  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  Adjust, maintain, operable windows to allow for easy open/close operation without jamming  Adjust, maintain, operable windows in both buildings complete, quantity windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable 1 OB L All operable windows in both	\$94,069	5 116.559	6 \$203,69
Operable Sash Type and Sash Hardware  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  Adjust, maintain, operable windows to allow for easy open/close operation without jamming  ESL  L All operable windows in both buildings complete, quantity windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to  Provide insect screens at all operable  1 OB  L All operable windows in both  buildings complete, quantity windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4'x6' window size	\$94,06	116.55	6 \$203,69
Operable Sash Type and Sash Hardware  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  Adjust, maintain, operable windows to allow for easy open/close operation without jamming  Adjust, maintain, operable windows to allow for easy open/close operation without jamming  Adjust, maintain, operable windows in both buildings complete, quantity windows unclear, cannot be estimated  25 ESL  All operable windows in both buildings complete, quantity windows unclear, cannot be estimated  2500 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to  Provide insect screens at all operable  1 OB  L All operable windows in both	\$94,06!	5 116.55	6 \$203,69
Operable Sash Type and Sash Hardware  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  Adjust, maintain, operable windows to allow for easy open/close operation without jamming  Adjust, maintain, operable windows to allow for easy open/close operation without jamming  ESL  L  All operable windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to  Provide insect screens at all operable  1  OB  L  All operable windows in both  Brownia and Insect Screens  No storm windows. Insect screens only provided to  Provide insect screens at all operable  1  OB  L  All operable windows in both	\$94,06!	5 116.55	6 \$203,69
Operable Sash Type and Sash Hardware  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily as originally designed.  A mix of double hung and hopper windows. Its been noted several times that windows do not operate easily jamming  A djust, maintain, operable windows to allow for easy open/close operation without jamming  2 ESL  L All operable windows in both buildings complete, quantity windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to  Provide insect screens at all operable  1 OB  L All operable windows in both	\$94,06.	5 116.559	6 \$203,69
noted several times that windows do not operate easily as originally designed.  for easy open/close operation without jamming  for easy open/close operation without jamming  buildings complete, quantity windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to  Provide insect screens at all operable  1 OB L All operable windows in both	\$94,06	5 116.559	\$203,69
noted several times that windows do not operate easily as originally designed.  for easy open/close operation without jamming  for easy open/close operation without windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable  1 OB L All operable windows in both	354,00	3 110.33	76 3203,036
as originally designed.  jamming  windows unclear, cannot be estimated  250 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable  1 OB L All operable windows in both			
250 operable windows (double hung) and average of 4'x6' window size  Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable 1 OB L All operable windows in both			
Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable 1  OB L All operable windows in both			
Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable 1  OB L All operable windows in both			
Storm Windows and Insect Screens  No storm windows. Insect screens only provided to Provide insect screens at all operable 1  OB L All operable windows in both			
	\$90,300	116.559	% \$195,54
	,,,,,,		7 = 5 0,0 1.
size unclear, cannot be			
estimated			
250 operable windows (double			
hung) and average of 4'x6'			
window size			
Window Treatment (Shades or Blinds)  A mix of window blinds and shades in varying finishes, Recommend replacing all shades with new 3 ESL L all exterior windows complete,	\$108,360	116.559	% \$234,65 <sup>4</sup>
age, and condition. shades to allow for a continuous sf area for window treatment unclear			
uncear united			
300 operable windows (total of			
both buildings) (double hung)			
and average of 4'x6' window			
Exterior Doors (not including Main Entry)  Materials  A mix of painted metal doors and painted wood doors all Replace all wood doors and heavily damaged 1 OB L (4) 36"x84" thermally broken	\$37,625	116.55	% \$81,47
in varying age and condition. Wood doors are obsolete. metal doors with thermally broken painted aluminum framed doors.	,		, ,
aluminum frames and painted aluminum (3) 72"x84" thermally broken			
doors. aluminum framed doors 10 total leaves \$2,500 ea w/demo			
Lintels Steel lintels, isolated areas of corrosion with rust scale Replace all lintels with galvanized steel 2 ESL L (2) 7' galvanized steel lintels	\$3,965	116.55	% \$8,58
build up is visible on steel lintels.   lintels. Remove 12 square feet of masonry   (4) 4' galvanized steel lintels	\$3,303	110.55	50,36
for lintel replacement. Reflash and replace A total of 50 square feet of			
existing masonry.  existing masonry to be removed			
and replaced for lintel work.  Assume 4 x 4 lintel 6#/lf =200 #			
lintel @ \$2 material = ;h1==0			
hours mason labor \$45 hr			
=\$1,485 + 50 sf brick \$25 demo-			
replace = \$750 = = TOTALS \$2.635 ± MUL's			
Fascia, Trim, Soffits &			
Overhangs  Materials Painted cementitious soffit material is showing signs of Remove and repair all loose material. 2 ESL L A total of 2,100 square feet @	\$23,705	116.55	% \$51,33
water damage and paint failure. Repaint all soffits. \$7.50 including lose materials	, -, -, -, -		, , , , ,
=\$15,750 + MU's			

#### **DEERING HIGH SCHOOL Capital Plan Detailed Scope of Work**

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

#### LEGEND Life Cycle (Age Factor) N - New / Recent Condition Level 0 - Failed - Not Functional Action Priority I - Immediate (Year 0) - Poor - Failure Anticipated ESL - w/In Expected Service Life - Short Term (Years 1-5) - Fair - Functions, Service Required END - Nearing End of Service Life - Long Term (Years 6-20) - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ND	7					EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE	ADA/ ACCESSIBILITY	SUSTAIN -		OPERATION & IMPACT ON MAINTENANCE LEARN, ENV.			ESCALATION	* OPINION OF PROBABLE COST
	l		LEVEL	CTCLE	PRIORIT	INFO		SAFEIT	CONPLIANCE	ACCESSIBILITY	ADILITY	BLDG. LIFE	IMAINTENANCE LEARN. ENV.	APPEARANCE	30.5% WARK-UP		PROBABLE COST
Years 16 - 20 (Fiscal Years 2	2033 - 2037) - Long Term Recomme	endations															
Sealants & Expansion Joints																	
Window / Door Perimeter Sealant	Perimeter sealant material unknown. Sealant is failing at	Remove and replace all failing sealant and	1	END	L	3700 If @ \$3.50 rout & reseal									\$19,490	116.55%	\$42,206
	most louver and window locations in both buildings	backrods complete.				=\$12,950 + MU's											
Building Joint Coalant	Duilding injet coalant material unknown Coalant is aging	Decomposed removing and replacing building	2	ECI		FOO If @ CE rout & rocool &									¢2.765	116 559/	\$8,153
Building Joint Sealant	Building joint sealant material unknown. Sealant is aging at all conditions	joint sealant and backrods complete as part	2	ESL	L	500 If @ \$5 rout & reseal & backer rods =\$2,500 + MU's									\$3,765	116.55%	\$8,153
	at all conditions	of standard maintenance practice.				backer 1003 = \$2,500 1 W/O 3											
Roof Assembly & Flashing  Material, Type, Color	Original Building (building A): Dark colored asphalt	Recommend replacing asphalt shingle roofs,	3	ESL	1	Asphalt shingles ( 18,000 SF ) @								I	\$1,061,025	116.55%	\$2,297,650
Material, Type, color	shingles in fair condition. Areas of black EPDM in good	metal standing seam roof, and EPDM roofs	3	LSE	_	\$4.50 demo-new ice & water-									<b>\$1,001,023</b>	110.5570	\$2,237,030
1	condition. Dark colored standing seam metal roof in	(on both buildings).				felt-shingles-trims but blocking											
1	good condition.	-				re-used =\$81,000 + MU's;											
	Addition Building (building B): Black EPDM in good					Metal standing seam ( 6,000 SF	1										
	condition					@ \$12 demo-100% ice & water-											
						standing seam & trims but						_	_				
						blocking re-used = \$72,000 +											
						MU's											
						EPDM (46,000 SF) @ \$12 demo new system & R38 w/trims, but											
						blocking re-used = \$552,000 +											
						MU's											
						Yes, re-use blocking											
Roof Edges and Copings	Original Building (building A): EPDM / brick masonry	Original Building (building A): Recommend	3	ESL	L	Entire perimeter of original									\$68,480	116.55%	\$148,293
	knee walls up to 36" with sheet metal caps. Unsealed	replacing EPDM on knee wall and sheet				building (Building A) roof edge.											
1	laps in good condition	metal cap when roofing replacement work				sf or If knee wall area unclear &											
	Addition Building (building B): Sheet metal. Unsealed	takes place				If sheet metal wall cap unclear,											
	laps in good condition					cannot be estimated						•	•				
1						1,400 linear feet of 30" tall knee											
						wall with sheet metal wall cap.											
1																	
Gutters and Downspouts					I			l l		Į.					l.		
Locations and Materials	Open faced,copper downspouts, one located on each	Recommend replacing copper downspouts	2	ESL	L	(4) 14' copper, open faced									\$2,950	116.55%	\$6,388
	end of roof over side entrances. A total of (4) copper	with new copper downspouts at each side				downspouts. @ \$35 If demo-											
	downspouts. Downspouts are dented and damaged nea	door entrance.				replace =\$1,960 + MU's											
Exterior Stairs and Ladders	bottom																
Locations and Materials	A mix of concrete and granite exterior stairs in varying	Replacing handrails, or provide missing	0	ОВ	L	A total of 80 linear feet of									\$10,235	116.55%	\$22,164
	condition. Stairs have a mix of code compliant and non	handrails, to meet required extensions				replaced painted round pipe											
	code compliant railings (some of the railings do not	beyond the bottom of the stair.				handrail. Presume this means	:										
	extend beyond the bottom of the stair).					ground mounted double line											
1						pipe rail @ \$85 demo & replace											
1						=\$6,800 + MU's											
1						Correct											
ĺ	Maine entrance is not accessible due to lack of exterior	Recommend providing a5' wide by 14' long	0	ОВ	L	(1) 60" x 168" x 14" tall concrete									\$66,975	116.55%	\$145,034
1	ramp.	by 14" tall exterior concrete ramp at main				ramp. dig-bf-foundations-slab-											
		entrance. Provide a chair lift inside the main				ground mount hrails-gravel											
		vestibule to allow for access to the main				backfill-patfch c.i.p. ramp											
		level.				\$12,000 + MU's											
						(1) chair lift at interior of main											
						vestibule \$25,000 + \$7.500											
						enclosure & trims = \$32,500 + MU's											
1						1410 3											
1																	
	<u> </u>	1		i	1	1	1	1		I	1		1	l			

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in theCapital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
ndition Level	Life Cycle (Age Factor)	Action Priority
Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
Excellent - New		

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY	HEALTH &			SUSTAIN -					TRADE COST +		* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recomme	endations																
MECHANICAL																		
Heating Plant	Hurst Firetube Series 500 boilers. Gross output is 2,678	time of building steam to hot water conversion.	4	N	L	(2) 3,500 MBH condensing boilers & Appurtenances + MU's						•	•			\$425,000	116.55%	\$920,338

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in the all prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are opinions of Probable Costs. Refer to Methodology and Basis of Costs in the all prices presented here are opinions of Probable Costs. Refer to Methodology and Basis of Costs in the All prices$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &		ADA/			OPERATION &					
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Vear 0 (Fiscal Vear	2017) - Immediate Recommendations																	
	2017 Illimediate Recommendations																	
ELECTRICAL																		
Service	Underground primary from overhead utility lines to 1000	Connect the grounding electrode system to	2	ESL	I	Carry \$3,000 + MU's										\$4,515	5 0.00%	\$4,5
	kVA utility owned padmount transformer. Underground	the metal underground domestic water														i		
	secondary from padmount transformer to (3) service	entrance in accordance with code														i		
	disconnects located in basement. There is no grounding	requirements. Provide bonding for interior														i		
	electrode system connection to the water main.	metal piping in accordance with code										•	•			i		
	·	requirements.														i		
																i		
																i		
	L		1	1	1		- 1	1	1	1	1	l	1	l	1		1	
																Total Y	ear 0	\$4,51

**EVALUATION CRITERIA** 

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)

PORTLAND HIGH SCHOOL			L	EGEND															
Capital Plan Detailed Scope of Work  Note: All prices presented here are Opinions of Probable Cos Plan section for assumptions, exclusions, qualification.	sts. Refer to Methodology and Basis of Costs in the Capita is and clarifications used to develop these costs.	Condition Level  0 - Failed - Not Functional  1 - Poor - Failure Anticipated / 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained		cent pected Service g End of Servi		Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable													
, , , , , , , , , , , , , , , , , , , ,		4 - Excellent - New				.,									B	BUDGET			
		T		SEE LEGEN		]				EVALUATION (			TRADE COST PLUS	ESCALATION	* OPINION OF		ALLOCATIO		
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH S SAFETY		ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING OPERATION & BLDG. LIFE MAINTENANCE	IMPACT ON AESTHETICS & LEARN. ENV. APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPENSE
Voors 1 E (Eissal Voors 2019	- 2022) - Short Term Recommen	dations																	
SITE	- 2022) - Short Term Recommen	uations																	
Building Entrances	Main and an an an an an an an an an an an an an		_	1	c	Ta	ı				1		\$275.250	24.650/	¢450.005	Ć468.006			
Connection to accessible route and accessibility	Main entrance is not accessible due to monumental stai case	r Provide elevator addition at main entry of the building	-	-	S	Assume:  1. 3-stop passenger elevator  2. 40-ft tall addition, 20'x20' footprint, exterior walls on 3 sides  3. Brick veneer with 150 SF precast decorative panels, 200  SF storefront entrance/windows  4. EPDM roof  5. 400 SF light renovations to provide connection to main corridor at first floor		•	•				\$376,250	24.65%	\$468,996	\$468,996			
Parking			<u> </u>										<u> </u>						
General Layout Description	Staff parking in garage. Pedestrian circulation conflict behind the Church with vehicular parking.	Delineate pedestrian walk and parking along alley.			S	Striping: 120lf@\$1	•						\$180	24.65%	\$224	\$224			
Number of Spaces (Regular & ADA)	No ADA, possibly 2 but signage is unclear - no striping	Paint and stripe ADA parking.	1	END	S	Sign: 2ea @\$125 Striping: 120lf@\$1	•		•				\$557	24.65%	\$694			\$694	
/ehicular & Pedestrian		L	1	ı		I					L .	l l	1				I I	Į.	<u>.</u>
Circulation  Walkway Materials	Brick, Concrete	Make repairs	T		S	1300 s.f.@\$14							\$27,391	24.65%	\$34,143	\$34,143			Т
											•								
Curb Cuts & Detectable Warning Strips		Add detectable warning strips			S	2each: 120sf@\$60	•		•				\$21,672	24.65%	\$27,014				\$27,
Service Area Loading Dock or Leveler	Concrete Dock, Vehicle Parked in dock area	Make repairs			S	2each @\$125	•						\$376	24.65%	\$469			\$469	
Trash & Recycling Containers (# & Size), Trash Compactor (size)	No external				S	2each @\$100					•		\$301	24.65%	\$375			\$375	
Fencing  Locations & Materials	Metal - Poor/damaged	Make repairs			S	300lf@\$30					•		\$13,545	24.65%	\$16,884				\$16,
Site Drainage			<u> </u>										<u> </u>						
Ponding					S	Raise CB grade;2 @\$750					•		\$2,257	24.65%	\$2,813	\$2,813			
STRUCTURAL Foundations / Drainage	A. Stone entry steps have shown evidence of	Reset entry risers	1 2	ESL	c	All entries except south							\$25,680	24.65%	\$32,010	\$32,010		1	
Contactions of Grande	movement.	nececting index	2	LSE	J	connector. about 65, 8 foot treads to reset assuming 75 percent reset					•		923,000	24.03%	<i>\$32,</i> 010	<b>\$32,616</b>			
Foundations / Drainage	D. Entry cast stone spalled and effloresced.	Replace cast stone elements and provide appropriate flashing.	2	ОВ	S	4 stones; see picture					• •		\$6,020	24.65%	\$7,504	\$7,504			
Foundations / Drainage	E. Elevated pediment at newer south entry constructed of cast stone' stones appear to be separating.	Remove and reset; replace connections.	2	END	S	Say 6' stone x 16 wide, two sides					• •		\$3,765	24.65%	\$4,693	\$4,693			
Foundations / Drainage	F. Cast stone header/soffit beam at south entry/red brick building spalled with exposed steel reinforcing.	Shore roof and replace cast stone element. Provide appropriate flashing.	1	END	S	6 foot header beam, shore- demo-replace-flash allow \$3,000 + MU's					• •		\$4,515	24.65%	\$5,628	\$5,628			
Foundations / Drainage	G. Retaining wall at areaway, building north, east side severely displaced and rotated; steel railings failed from corrosion and wall movement.		1	ОВ	S	Estimated 95 feet by 6 foot tall. w/dig-bf retained side-demo-replace wall=guard rail along wall top, assume doweled into existing footing to remain = \$27,500 + MU's					•		\$451,500	24.65%	\$562,795	\$562,795			
Foundations / Drainage	H. Areaway at connector in poor condition with displaced stone surround.	Replace with new anchored stones or concrete	2	END	S	75 feet reset; see picture							\$11,290	24.65%	\$14,073	\$14,073			

PORTLAND HIGH SCHOO	L		L	EGEND																		
Capital Plan Detailed Scope of Work  * Note:	osts. Refer to Methodology and Basis of Costs in the Capital	Condition Level  0 - Failed - Not Functional  1 - Poor - Failure Anticipated  2 - Fair - Functions, Service Required  3 - Good - Functional & Maintained  4 - Excellent - New	Life Cycle (Ap N - New / Re	ge Factor) cent pected Servic g End of Servi e	ice Life	Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable													BUDGET			
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	SEE LEGEN	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -	EXTENDING			AESTHETICS & 50.	DE COST PLUS .5% MARK-UP	ESCALATION	* OPINION OF PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	Y ABILITY	BLDG. LIFE	MAINTENANC	E   LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
Years 1 - 5 (Fiscal Years 2018 Roof Construction	3 - 2022) - Short Term Recommen  1. Two truss stitch rivets noted missing;	dations  Replace two missing rivets with high strength	1 2	ESL	٤	2 bolt locations \$250 ea drill &	T	<u> </u>		T	T	T	T	T	T	\$755	24.65%	\$94	1	T	\$941	
NOOI COISE UCTOII	recommend that bolts be utilized to replace missing rivets. Not part of primary connections and thus likely minimal impact on connection capacities.	bolts.	2	ESL	3	bolt = \$500 + MU's						•	•			\$755	24.03%	,554			\$341	
Roof Construction	High low roof condition may not meet current code for snow loading.	Investigate if roof was reinforced in prior renovations	3	ESL	S	Budget \$50K for investigative work and engineering and \$400k for structural upgrades						•	•			\$450,000	24.65%	\$560,92	\$560,925			
Exterior Wall Construction	B. Efflorescence noted at exterior walls, particularly at attic. Unclear if moisture drive from exterior is causing or if efflorescence is active.	Monitor condition; consider sealing brick masonry with breathable sealer.	2	ESL	S	Say 1650 If x 80 feet tall x 70% sealing = 92,400 sf						•	•			\$139,065	24.65%	\$173,34	\$173,345			
BUILDING INTERIOR																						
General Notes			-			I. 5015/5										44.4.	4 - 40 -	4.0				
Stair Railings	Short stair runs throughout building typically lack proper ADA hand/guardrails.	Remove existing hand/guardralls. Install new ADA compliant rails.	0	OB	S	Approx. 50 LF/floor, or 250 LF total new ADA compliant hand/guardrails.; If single line pile rail vs If floor mount guard rail unclear Assume 50% each = 125 If wall rail \$35 W/demo + 125 If floor mount guard rail \$150 W/demo & 4" spacers = \$23,125 + MU's  OK - 50% each.			•	•						\$34,805	24.65%	\$43,38	4 \$43,384			
Corridors				5110		In 1 1 1 1		, ,		1	1	1	1	1	1	6204.445	24.650/	4254.56	4054564	1	1 1	
Lockers	Painted metal double-tier lockers. Lockers are typically dented, scratched, and nearing the end of their expected service life.		2	END	S	Remove and replace existing metal lockers with approx. 700 ADA compliant double tier plastic lockers. 1,400 openings @ \$135 demo-replace = \$189,000 + MU's				•						\$284,445	24.65%	\$354,56	1 \$354,561			
Drinking Fountains	Provided at each level. Typically provided in niche. Fountain on basement level is not located in alcove, and does not have cane detection device.	Verify bottom if leading edge of fountain is exactly 27" A.F.F. If higher, provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA	0-3	OB-ESL	S	(2) painted round metal cane detection devices. \$250 ea = \$500 + MU's				•						\$755	24.65%	\$94	1		\$941	
Interior Signage	Plactic signage	Provide consistent code compliant signage	1 0	ОВ		Provide plastic ADA compliant	1				1	1	<u> </u>		1 1	¢E 000	24.659/	\$6,33	1 66 222		1 1	
Materials	Plastic signage.	throughout the entire building. Basement level is lacking ADA compliant interior signage.	0	OB	5	room signage for 45 spaces. \$75 ea = \$3,375 + MU's			•	•						\$5,080	24.65%	Ş <b>0</b> ,33	2 \$6,332			
Family & Consumer Science (Home Ec.)  Casework	Plastic laminate casework. Typically showing wear and	Recommend replacing aging casework with	0	ОВ	S	(2) plastic laminate 96"x48"	1				1	1	1			\$39,435	24.65%	\$49,15	6 \$49,156	j		
	tear. Scuff marks, dents, and delamination. Counter mounted sinks not at ADA height and no knee clearance.	more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements.				peninsula type counter with (4) 24" base cabinets and drawer above (mirrored casework layout on each side) \$425 lf 16 lf = \$6,800;. (4) 36" ADA sink apron \$300 ea = \$1,200; (4) 24" Base cabinet with drawer 8 lf \$275 = \$2,200; (20) 24" base cabinets 40 lf \$275 = \$1,1000; (20) 24" wall cabinets 40 lf \$125 = \$5,000; = = TOTALS \$26,200 + MI's				•		•	•	•								
Stairs	Auxiliary room with washer and dryer is not accessible due to stairs.  Accessible hand/guardrails not provided.	Move washer and dryer to accessible space. Install hand/guardrails.	0	ОВ	S	Move (1) washer and (1) dryer. \$1,000 w/new vent & hookup; Install 12 LF hand/guard rails. Assume 6' single line pipe wall rail \$25 & 6' ground mount guard rail \$75 = \$600; = = TOTALS \$1,600 + MU's  Assume 12 LF single line pipe wall rail.				•						\$2,050	24.65%	\$2,55	5		\$2,555	

**Capital Plan Detailed Scope of Work** 

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LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

		i			_	<b>-</b>	-											BUDGET		
T. CO.D.Y.	DESCRIPTION AND OFFICE A COMMENTS	250044512524251	20110	SEE LEGEN			CECUPITY LIEATER	a I		EVALUATION				45071157100.0	TRADE COST PLUS 50.5% MARK-UP	ESCALATION	* OPINION OF	on I	ALLOCATION	
GORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH		ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	AESTHETICS & APPEARANCE	30.3% WARK-UP	LICALATION	PROBABLE COST	CIP	CIP (Major MAINT. Renovation)	. C
	·	-								•					-	•				
irs 1 - 5 (Fiscal Years 20	<mark>018 - 2022) - Short Term Recommer</mark>	dations																		
nology Classroom																				
Sinks (ADA compliance)	No sink. However non-ADA water fountain is provided		0	OB	S	Remove existing non accessible									\$2,335	24.65%	\$2,911	\$2,911		
		ADA compliant water fountain.				drinking fountain. Provide 1 new														
						hi/low drinking fountain with														
						water bottle filler. Install within wall alcove. \$1,550 re-use														
						rough + MU's														
						rough 1 WO 3														
orming Arts - Auditorium				1		<u> </u>	11		1	1	1	1								
Seating Area Layout	Raised, stepped seating. 15 rows, approx. 480 seats.	Refinish concrete flooring below stepped	0	ОВ	S	Remove and replace approx. 100									\$4,515	24.65%	\$5,628	\$5,628		
flat, sloped, aisles)	Handrails along stepped aisles do not have proper	seating sections, paint all. See above.				LF existing handrails with equal														
	extensions at the top and bottom.	Remove and replace existing handrails with				length of ADA compliant														
		ADA compliant handrails.				handrails. Single line wall pipe														
						rail assumed \$35 demo-replace														
						= \$3,500 + MU's														
						Amend estimate: handrails do														
						appear to be compliant.														
						Instead, refinish and repaint	]	1												
			1			approx. 100 LF existing	]		_	1		_								1
						handrails. Existing railing														
						configuration is a top rail, and														
						parallel midrail 1' below.														
						Consider vertical post to top rail														
						terminating at the ground every														
						5 LF.														
ry / Media Center								ı		1		L				I			I .	
Sinks (ADA compliance)	Non-ADA sink provided in staff area.	Remove non-ADA sink and existing casework.	0	ОВ	S	Provide 36" long x 24" wide base									\$6,465	24.65%	\$8,059	\$8,059		
						cab w/plam top & resilient edge														
						banding 3 If \$275 = \$825. Provide 36" sink countertop 3 If														
						\$90 = \$270 w/ADA accessible														
						sink \$1,550 re-use rough.														
						(2) 36" wide wall cabinets with														
						adjustable shelves and lockable														
						doors 6 If \$275 =\$1,650; = = =														
						TOTALS \$4,295 + MU's														
Daniel Handridge	Aliania and la cardia and base Constitute to	Dealess Consequentiant describes to set		00		Describe Constructions				1					62.765	24.650/	Ć4.602	Ć4 C02		4-
Door Hardware	Aluminum lever handles, panic push bars. Compliant at main entry. Doors to back staff areas have non-	Replace 5 non-compliant door knob sets	0	ОВ	S	Provide 5 new compliant aluminum lever type hardware									\$3,765	24.65%	\$4,693	\$4,693		
	compliant door knobs.					sets. \$500 ea = \$2,500 + MU's														
	, , , , , , , , , , , , , , , , , , , ,					, , , , , , , , , , , , , , , , , , , ,														
Door Widths and Clearances	Threshold at main entry doors to library is too high.	Remove threshold and replace with thinner	-	-	S	Provide 6' long metal threshold									\$230	24.65%	\$287	\$287		
	Remove threshold and replace with thinner metal	metal transition threshold.				at library double doors. \$150 +	]	1				1								ĺ
	transition threshold.					MU's	]	1	_			1								
	Door heights into staff rooms are too short. Replace						]	1	•			1								ĺ
	with proper 7' tall doors with wholesale school door replacement.																			
ht Room / Fitness Room					_	- -		1		1	1	1	1						ı	
Door Hardware	Doors have compliant aluminum lever-type handles, as well as non compliant door knob.	Replace 1 non-compliant door knob set.	0	ОВ	S	Provide 1 new compliant aluminum lever type hardware									\$755	24.65%	\$941	\$941		
	wen as non compliant addi knob.					set. \$500 + MU's	]	1	•		1	1								
						55 \$500 · mo 3														
r Rooms						<u> </u>	1 1				1				1					
Level of Privacy - Short Term	Girls LR has separate shower stalls. Privacy curtains are		0	OB	S	Refer to diagrams provided in									\$54,740	24.65%	\$68,233	\$68,233		
	missing. No ADA accessible stall.	curtains				the Locker Room Privacy	]	1			1	1								
	Boy's LR has gang shower configuration.					Accomodations Section of this	]	1				1								
						report.														
						1														
Door Hardware	Compliant aluminum lever-type pull handles, panic	Replace 2 non-compliant door knob sets.	0	ОВ	S	Provide 2 new compliant									\$1,505	24.65%	\$1,876	\$1,876		
	hardware, and non-compliant door knobs.					aluminum lever type hardware	]	1				1								
						sets. \$500 ea = \$1,000 + MU's	]	1	•			1								ĺ
							]	1		1	1	1								

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

PORTLAND HIGH SCHO	OOL		L	LEGEND																	
apital Plan Detailed Scope of Work		Condition Level	Life Cycle (A			Action Priority															
lote:		0 - Failed - Not Functional 1 - Poor - Failure Anticipated	N - New / Re	ecent xpected Service	e Life	I - Immediate (Year 0) S - Short Term (Years 1-5)															
	able Costs. Refer to Methodology and Basis of Costs in the Capital	2 - Fair - Functions, Service Required		ng End of Service		L - Long Term (Years 6-20)															
n section for assumptions, exclusions, qualif	fications, and clarifications used to develop these costs.	3 - Good - Functional & Maintained	OB - Obsolet	ie.		N/A - Not Applicable															
		4 - Excellent - New												Ī				BUDGET			
				SEE LEGEND						VALUATION C					TRADE COST PLUS		* OPINION OF		ALLOCA:		=
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE	ACTION	QUANTITY INFO	SECURITY HEALTH & SAFETY		ADA/				IMPACT ON LEARN. ENV.		50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major	MAINT.	C EXP
		<del></del>	LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	WAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXP
ears 1 - 5 (Fiscal Years 20	018 - 2022) - Short Term Recommend	dations																			
acher Workroom and Staff Areas																					
Sinks (ADA compliance)	Non-ADA sink provided.	Remove existing sink, replace with new	0	ОВ	S	Remove existing. Install new 36		1	1					T	\$2,725	24.65%	\$3,397	7 \$3,397		1	
Simo (Abreomphanee)	Tron ron sinc provided.	counter and ADA compliant sink.			ı	long, 24" deep plastic laminate									ŲZ,, Z3	2	<b>\$3,33</b> 1	Ų3,33.			
					ı	counter with resilient edge									'	1		4 1			
					i	banding \$90 If w/demo = \$270, and counter mounted ADA									'	1		4 1			
					i	compliant stainless steel sink									'	1		4 1			
					i	\$1,550 re-use rough = = =									'	1		4 1			
					i	TOTALS \$1,810 + MU's.									'	1		4 1			
					İ										Į.	1					
																					<u> </u>
rse and Health Other	(1) in-suite single use toilet room, non-ADA compliant	Gut renovation of toilet room to be ADA	1	ОВ	S	75 SF \$5,000 walls remain +	<u> </u>	I		ı					\$7,525	24.65%	\$9,380	0 \$9,380		1	_
Said	(2) in suite single use collectionii, non-ADA compilant	compliant, including all finishes, toilet,	1 *	0.0	I	MU's									ا 22د, ا ډ	24.03%	\$3,360	99,300			
		lavatory and accessories	1		İ				•						·	1 /					
			1		İ										·	1 /					
rium																		4			
Water Fountain		Remove existing water fountains, replace	0	ОВ	S	Remove existing non accessible									\$3,010	24.65%	\$3,752	2		\$3,752	:
	gym. Fountains are dated, leaking, and not ADA	with ADA compliant water fountains.			i	drinking fountain.									'	1		4 1			
	accessible.				i	Provide 1 new hi/low drinking fountain with water bottle filler.									'	1		4 1			
					i	Install (2) cane detection devices			_						'	1		4 1			
					i	on sides of new water fountain.			•						'	1		4 1			
					i	\$1,500 re-use rough + \$500									'	1		4 1			
					i	detectors = \$2,000 + MU's									'	1		4 1			
					ĺ										ļ	1 /					
ading Dock						1															<del></del>
Ramp	Ramp lacks ADA railing extensions.	Provide proper handrails and guardrails at	0	ОВ	S	Remove existing hand/guard rails. Provide approx. 45 LF new									\$6,585	24.65%	\$8,208			\$8,208	1
		loading dock ramp.	1		İ	compliant painted steel									·	1 /					
			1		İ	guardrails/handrails. Wall single									·	1 /					
					i	line rail vs ground mount double									'	1		4 1			
			1		İ	line rail unclear									·	1 /					
					İ	Provide 50 LF ground mount			•						Į.	1					
					İ	handrail and guardrail. Provide									·	1 /					
					İ	25 LF single line wall mount rail.									Į.	1					
			1		İ										·	1 /					
			1		İ										·	1 /					
ECTRICAL		<u></u>						1	1	·											
Life Safety						In															
Fire Alarm	Fire alarm control panel is a recently installed addressable Silent Knight model 5820XL. Occupant	Provide blank covers for old notification appliance backboxes.	2	ESL	S	Carry 35% of complete fire alarn system for 250,580 sf									\$165,000	24.65%	\$205,673	3 \$205,673			
	notification and sprinkler system monitoring have been		1		İ	3y3(CIII 101 230,300 SI									·	1 /					
	updated, but old initiating devices and zone wiring	addressable as part of any major facility			İ		•								·	1 /					
	remain. Each old zone is monitored as an addressable	renovations.			İ										'	1					
	point. Many old notification appliance backboxes are open.				İ										Į.	1					
	5			<del> </del>		0 (10) 11 :: :									***		40.	42111		+ +	4
Emergency Lighting	Emergency battery units with integral and remote incandescent heads. LED illuminated exit signs with	Replace older units as they fail. Provide outdoor emergency lighting at building exits.	2	END		Carry (10) outdoor units and (100) indoor units									\$67,725	24.65%	\$84,419	9 \$84,419			1
	integral battery backup. There is no emergency light at	ostador emergency agricing at bulluring exits.			İ	(200) mador antis									·	1 /					
	the exterior of building exits.				1			_							Į.	1 /					
																					1

**Capital Plan Detailed Scope of Work** 

Nule.

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

		4 - Excellent - New												_							
						_	-											BUDGET		_	
				SEE LEGEN						VALUATION (					TRADE COST PLUS		* OPINION OF		ALLOCATI		
TEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH &						IMPACT ON A		50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP	CIP (Major Renovation)	MAINT.	CITY EXPEN
	<u> </u>		LEVEL	CTCLE	PRIORITI	INFO	JAPETT	COMPLIANCE	ACCESSIBILITY	ADILIT	BLDG. LIFE	IVIAINTENANCE	LEARIN. EINV.	APPEARANCE			COST	I	Renovation		EAPEN
pare 1 - 5 /Fiscal Vears	2018 - 2022) - Short Term Recommen	ndations																			
	2010 - 2022) - Short Term Recommen	idations																			
CURITY														<u> </u>							
Secure Entry Vestibule	Secured entry with buzz-in entry system at second set o		0	OB	S	Provide new 15' wide x 15' tall									\$27,130	24.65%	\$33,818	\$33,818			
	doors. Secured vestibule does not enter directly into	storefront system with double doors				HM interior storefront system															
	admin area, allowing visitors to have access to student	separating lobby from student corridor.				with set of secure double entry															
	areas before checking in.	Provide secure entry system to either side of				doors. 185 HM glazed sidelite-															
		student corridor.				transom \$65 =\$12,025; doors															
						\$3,000 ea wired for security =															
						\$6,000 = = = TOTALS \$18,025 +															
						MU's															
Security Camera System	Network cameras at entrances.	Provide interior security cameras	3	ESL	S	Assume 48 cameras									\$45,000	24.65%	\$56,093	\$56,093			
							•														
Intrusion Alarm System	2011 vintage bosch with wireless motion detectors.	System will need to be replaced within 15	3	ESL	S	Carry full system replacement									\$275,308	24.65%	\$343,171	\$343,171			
	System is integrated with district-wide network.	years				for250580 sf															
							•														

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required - Good - Functional & Maintained OB - Obsolete N/A - Not Applicable

		4 - Excellent - New	1				4										BUDGET	
				SEE LEGEN						EVALUATION				RADE COST PLUS		* OPINION OF	ALLOCATI	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE	ADA/ SUSTAIN - ACCESSIBILITY ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE	IMPACT ON AEST	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP CIP (Major Renovation)	MAINT. CITY EXPENSE
		•	1				1 1				1	,		 				,
Years 6 - 10 (Fiscal Years 20	) <mark>23 - 2027) - Long Term Recomme</mark> i	ndations																
BUILDING INTERIOR																		
General Notes					,	-												
Interior Doors	Typically, interior wood doors and frames throughout school are showing considerable wear and tear and are	Replace all interior doors within the next 10 years.	2	END	L	Replace existing single doors with 425 new wood veneer								\$1,387,990	55.30%	\$2,155,548	\$2,155,548	
	dated.	years.				doors, HM frames.												
						Replace existing double doors												
						with 85 new wood veneer doors												
						HM frames. \$1,550 w/demo per leaf = 595 ea = \$922,250 + MU's												
Locker Rooms						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,												
Level of Privacy - Long Term	Girls LR has separate shower stalls. Privacy curtains are	Renovate gang shower area to provide	0	ОВ	L	Refer to diagrams provided in								\$135,436	55.30%	\$210,332	\$210,332	
	missing. No ADA accessible stall.	individual and ADA compliant shower and				the Locker Room Privacy												
	Boy's LR has gang shower configuration.	changing compartments				Accomodatiions Section of this report.												
	Both LRs lack accessible shower stall.					терот.												
																4	****	
Lockers (Material, Vented, ADA)	Painted metal lockers. A mix of types, including double tier and 6 tier. Typically vented. Lockers are not ADA	Remove all existing lockers, replace with new.	0	ОВ	L	Provide approx. 150 new plastic lockers, mix of double and 6 tier								\$96,394	55.30%	\$149,700	\$149,700	
1	compliant. Lockers are damaged and dented.	new.				vented, and 8 of which must be	,											
	-					ADA accessible.												
										•								
Wall Finish Materials	Painted CMU. Paint is chipping in large portions. Also	Repaint all CMU walls.	2	END	L	Approx. 3,600 SF CMU								\$10,840	55.30%	\$16,835	\$16,835	
	cracking, discolored.					repainting. \$2 sf prep-filler coat = \$7,200 + MU's												
						- \$7,200 + IVIO S						_						
0.15. 5.1.14.1.1.1	a i de la composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della composition della co	0.5:1		END.		2 500 55 51419								45.070	55.200/	60.446	40.445	
Ceiling Finish Materials	Painted GWB. Ceilings are cracked, showing areas wher ceiling was previously patched. Discolored in some	ceilings.	2	END	L <sub>.</sub>	Approx. 2,600 SF GWB repainting. \$1.50 sf prep-repaint								\$5,870	55.30%	\$9,116	\$9,116	
	locations, and even a few areas of mold growth.	cennigs.				= \$3,900 + MU's												
PLUMBING			1		·		1			1	1	1						T
Hot Water System	(2) HTP 119 gal super store, indirect via boiler water, 2011 mfg.	Servicce life 15 years. Replace in 10 years	3	ESL	L	(2) indirect 119 gall								\$15,000	55.30%	\$23,295	\$23,295	
	2011 mig.										•	•						
Sanitary Waste and Vent System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace Cl	2	END	L	Estimated 60K sf @ \$/SF								\$630,000	55.30%	\$978,390	\$978,390	
		sanitary over 30 years old-end of service life									•							
												_						
Storm Drain System	cast iron and PVC	Inspect cast iron for leaks-failures. Replace Cl	2	END	L	Estimated 60K sf @ \$/SF								\$250,000	55.30%	\$388,250	\$388,250	
		sanitary over 30 years old-end of service life									•	•						
Drinking Fountains / Water Coolers	ADA cooler with bottle fill some older fountains (one	Complete updating fixtures	2	END	L	Figure (3) coolers								\$12,000	55.30%	\$18,636		\$18,636
-	by ticket botth)										•							
												-						
MECHANICAL		<u> </u>																<u> </u>
Heating Plant	(4) Hydrotherm KN-30 condensing gas boiers, 3,000MBH		3	ESL	L	(4) Boilers + MU's								\$200,000	55.30%	\$310,600	\$310,600	
	output, 2011 est. mfg. HX for glycol HW was rebuilt in	in 20 years.																
	2013.											_						
Air Conditioning (Yes/No/Limited)	Limited, SnyderGeneral roof top HVAC-1 & 2 units with	Units are beyond the useful service life of 20	2	END	L	RTUS AC + MU's	+ +	+		<del>                                     </del>		+		\$100,000	55.30%	\$155,300	\$155,300	
200000000000000000000000000000000000000	DX R22, serves auditorium and library (?confirm), est.	years. Showing rust and age. Replace with	1 -	1							_	_		7100,000	33.3370	<b>\$255,500</b>	, , , , , , , , , , , , , , , , , , , ,	
	1989 mfg ton ?	new high efficiency units.									•	●						
Air Handling Unit Systems	Rooftop H&V units, McQuay 8 (?) units, est.mfg 1989	Units are beyond the useful service life of 25	2	END	L	Replace rooftop H & V units +								\$375,000	55.30%	\$582,375	\$582,375	
		years. Showing rust and age. Replace with new high efficiency units. HW coils are thin				MU's												
		and failing in these unitsreplace units to																
		upgrade in lieu of coil change.										-						
				1	I	1	1			1	1							
Air Handling Hath Co. 1	Indeed 18 Vivete and 1999	Hatta and bassardable (C.) 1 100 CCC	_	EA10		D1 11 0 1/	1	+		† †				¢200 0	EE 00-1			
Air Handling Unit Systems	Indoor H&V units, est. mfg1989	Units are beyond the useful service life of 25 years.	2	END	L	Replace H & V units + MU's					_			\$280,000	55.30%	\$434,840	\$434,840	
Air Handling Unit Systems	Indoor H&V units, est. mfg1989	Units are beyond the useful service life of 25 years.	2	END	L	Replace H & V units + MU's					•	•		\$280,000	55.30%	\$434,840	\$434,840	

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Condition Level

0 - Failed - Not Functional

1 - Poor - Failure Anticipated

2 - Fair - Functions, Service Required Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) 3 - Good - Functional & Maintained N/A - Not Applicable OB - Obsolete

				SEE LEGEN	n	1				VALUATION	CDITEDIA			TRADE COST PLUS		* OPINION OF	BUDGET	ALLOCATIO	N.	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH &	CODE			EXTENDING	OPERATION &	IMPACT ON AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV. APPEARANCE	<u> </u>		COST		Renovation)		EXPENSE
ears 6 - 10 (Fiscal Vears	2023 - 2027) - Long Term Recommer	dations																		
Pumps	Hydronic pumps P-1 thru P-8 main building loop pumps	Replace with high efficiency VFD pumps. (2)	2	END	-	Replace pumps +MU's		1				1		\$60,000	55.30%	\$93,180		\$93,180	Т	
i umps	mfg. 1989-90. Glycol heating loop and water heating	lead/lag for glycol and (2) for water.		LIND		Replace pumps (Wo s					_	_		\$00,000	33.30%	\$33,100		\$33,100		
	loop.										•	•								
Terminal Unit Systems	Mostly VAV with heating coils, est. 1989 mfg.	Beyond useful service life (15-18 years), replace especially where potential heating	2	END	L	Reeplace VAV units +MU's								\$125,000	55.30%	\$194,125		\$194,125		
		coil errosion.										•								
Terminal Unit Systems	Fintube in areas, hallways, CUHs in vestibules	End of service life	2	END	L	Replace Heating Terminals								\$150,000	55.30%	\$232,950		\$232,950		
						+MU's					•	•								
Exhaust Systems	Most rooftop Efs appear est. 1989 mfg.	End of service life	2	END	L	Replace EF s in kind								\$75,000	55.30%	\$116,475		\$116,475		
											•	•								
Piping System	Mostly 1990s upgraded, some 1970s vintage. Vintage	Inspect aged piping for leaks or failure. Some	3	ESL	L	Replace HW piping systems \$/SI						1		\$4,500,000	55.30%	\$6,988,500		\$6,988,500		
	steam piping system has been removed.	sweated copper piping showing corrosion				+ MU's					_	_								
		and leaks. Expected service life of 30 years.									•	•								
Automatic Temperature Controls	Aged DDC electric (1990s) and newer DDC	Upgrade DDC system-replace all hydraulic	1	END	L	Replace with upgraded DDC \$/SF + MU's								\$1,200,000	55.30%	\$1,863,600		\$1,863,600		
		actuators with new direct drive. End of service life				\$/SF + MU'S						•								
LECTRICAL														<u></u>						
Wiring	Building wire in conduit. The service entrance conduits	The service entrance conductors will reach	3	END	L	Carry \$35,000 + MU's								\$52,675	55.30%	\$81,804		\$81,804		
	enter the building in what was once an interior transformer vault and are routed through the building	the end of their anticipated useful lives within 15 years. We recommend replacing																		
	approximately 20 feet to the service disconnects. NEC	the service entrance conductors when the									_	_								
	requires the service disconnects to be located "nearest	service equipment is replaced.									•	•								
	the point of entrance of the service conductors".																			
Equipment	Service disconnect #1 is an early 1970's vintage GE circui		2	END	L	Carry complete replacement of								\$110,618	55.30%	\$171,789		\$171,789		-
	breaker that has exceeded its anticipated useful life.	condition of equipment contacts and				equipment: \$73,500 + MU's														
	Service disconnects #2 and #3 are 1990 vintage Westinghouse fusible switches that are near the end of	terminations. When the equipment is replaced, the new									_	_								
	their anticipated useful lives.	equipment should be located nearest the									•	•								
		point of entry of the service conductors																		
Distribution System	2 1 1 2 2 1 40701 1 407	lan 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1 m 1		- FND				1					· · ·	4750 000	55.200/	64 404 257		44.404.257		
Panels	Paneboards are a mix of early 1970's vintage GE panelboards and 1990 vintage Westinghouse	All panels will reach the end or their anticipated useful lives within 5 years	2	END	L	Carry complete power distribtuion system replacement								\$769,000	55.30%	\$1,194,257		\$1,194,257		
	panelboards. The 1970's equipment has exceeded its	and operations of the second o				for 250,580 sf						•								
	anticipated useful life.																			
Wiring	Building wire in conduit.	Replace wiring in conjunction with	2	END	L	Carry complete system								\$685,000	55.30%	\$1,063,805		\$1,063,805		
		panelboard updates. All power distribution wiring will reach the end of its anticipated				replacement for 250,580 sf					_	_								
		useful life within 20 years									•	•								
Branch Circuits	Mixture of building wire in conduit and surface metal	Add receptacles and branch circuits to	2	END	L	Carry Devices and branch circuit						<b>†</b>		\$128,000	55.30%	\$198,784		\$198,784		
	raceway, and MC cable. Extension cords are in use in	eliminate the need for extension cords. This	_		=	wiring installation for 15% of								7-2-7-2-2	-	7200,101		7-22,727		
	some areas due to a lack of appropriately located	work should be done in conjunction with				250,580 sf						•								
	receptacles.	power distribution updates.																		
Site Lighting (type & material)	Pedestrian-scale pole lights. Fixtures do not have full-	Update site lighting to LED with full-cutoff	2	END	L	Carry replacement of (2) 12' high								\$9,030	55.30%	\$14,024			\$14,024	
	cutoff optics.	optics.				pole lights					•	•								
Exterior Building Lighting	Mixture LED wall packs and HID wall packs.	Replace HID units with LED as they fail	2	END	L	Carry (11) LED wall packs				· <u></u>				\$9,900	55.30%	\$15,375	<u> </u>		\$15,375	
		All fixtures will reach the end of their anticipated useful lives within 20 years.																		
											•									
														I						
Interior Lighting Classrooms	Fluorescent recessed lens troffers utilizing T8 lamps	Update lighting to LED with high	2	END	1		1					1	T I	1			1	1	- 1	
Ciassiouilis	i dorescent recessed iens troners dunzing ro lamps	performance optics as part of any planned		LIND	L															
		facility renovations.	1								•	•					1			
Offices	Main office has compact fluorescent downlights and wal	Undate lighting to LED with high	2	ECI	1	4						-		1						
Offices	Main office has compact fluorescent downlights and wal sconces. Illumination is lower than IES	performance optics as part of any planned		ESL	L															
	recommendations, measured at approximately 7	facility renovations.	1									•					1			
	footcandles average during our visit.		1	1			1 1	1	1			-	1							
	5 5						l l													

Capital Plan Detailed Scope of Work

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated - Fair - Functions, Service Required	ESL - w/In Expected Service Life END - Nearing End of Service Life	S - Short Term (Years 1-5) L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

		<u>-</u>				-												В	UDGET			
				SEE LEGEN	D						EVALUATION					TRADE COST PLUS		* OPINION OF		ALLOCAT	ION	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON		50.5% MARK-UP	ESCALATION	PROBABLE	CIP	CIP (Major	MAINT.	CITY
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST		Renovation)		EXPENSE
Vears 6 - 10 (Fiscal Vear	rs 2023 - 2027) - Long Term Recommen	dations																				
																		1				
Corridors	Various fluorescent fixtures utilizing T8 lamps,	Update lighting to LED as part of any planned	2	ESL	L																	
	Schoolhouse style pendant fixtures that appear to be	facility renovations.																				
	fitted with medium-base LED lamps are used in some																					
	areas.																					
						Carry complete interior lighting																
						replacement for 241,580 sf													l			
Toilets	Fluorescent fixtures utilizing T8 lamps	Update lighting to LED as part of any planned	2	ESL	L																	
		facility renovations.														\$2,545,000	55.30%	\$3,952,385		\$3,952,385		
												_	_			\$2,545,000	33.30%	\$3,332,303		73,332,30.	1	
				ļ								1										
Mech/Storage	fluorescent strips with T8 lamps	Update lighting to LED as part of any planned	2	ESL	L																	
		facility renovations.																				
Assembly	Auditorium house lighting is mix of Metal halide and	Update lighting and controls throughout	2	ОВ	L																	
	incandescent recessed downlights. Stage work lights are	auditorium area																				
	incandescent. Common area auditorium lighting is																					
	controlled only by circuit breakers. Theatrical dimming											•	•									
	racks are obsolete.																					
																			l			
Gvm	T8 fluorescent high bays Illumination is lower than IES	Update lighting to LED and provide	2	ESL	ı	Carry complete interior lighting										\$94,815	55.30%	\$147,248		\$147,248		
	recommendations, measured at approximately 20	illumination levels per IES recommendations.	_			replacement for 9,000 sf										7-1,0-0		7-11,-10		Ŧ,		
	footcandles average during our visit.	illumination levels per les recommendations.				replacement for 5,000 si																
	nootcandies average duffilg our visit.																		l			
D + C + (0.C · )	6.1 6.2042			501		G 425 000 - MUI				1	-	1		1		452.675	55.200/	ć04 004	404.004		1	
Data System (& Service)	Category 6 2012 vintage cable plant. Some equipment	Provide enclosed cabinets to house	2	ESL	L	Carry \$35,000 + MU's										\$52,675	55.30%	\$81,804	\$81,804			
	· · · · · · · · · · · · · · · · · · ·	infrastructure in shared-use areas.																				
	shared with other program uses such as storage.																					
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				1		l .				1	·			1							1	

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ID						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE	ADA/ E ACCESSIBILIT	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE		ESCALATION	* OPINION OF PROBABLE COST
										•			•	•				
	028 - 2032) - Long Term Recommo	endations																
BUILDING INTERIOR General Notes	_																	
Corridor Floor & Base Finish Materials	Terrazzo floor and base. Floor showing extensive cracking and chipping.	Recommend installing quartz tile over terrazzo.	2	END	L	Approx. 35,000 SF (corridor) terrazzo. \$4.50 prep-new quartz & base =\$157,500 + MU's Approx. 5,800 SF (corridor) VCT, no work indicated  Replace approx. 5,800 SF (corridor) VCT with new quartz tile and rubber base.						•	•			\$298,140	93.55%	\$577,05(
Classroom Ceilings	Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.	Remove 110,000 SF 2x4 ACT ceiling tile, replace with new within the next 10 years	2	END	L	Remove 110,000 SF 2x4 ACT ceiling tile, replace with new 2x4 ACT ceiling tile. \$4.50 demoreplace =\$495,000 + MU's						•	•			\$744,975	93.55%	\$1,441,899
Classroom Floor & Base Finish Materials	Approx. 75% VCT, other 25% is carpet. Typically, floorin materials are in fair shape. However flooring is beginning to show some wear and tear.	Replace all classroom flooring materials within the next 15 years.	3	ESL	L	Approx. 110,000 SF VCT and carpet removal, replacement with equivalent SF of quartz tile. \$5.25 demo-prep-floor = \$577,500 + MU's						•	•			\$869,140	93.55%	\$1,682,220
Base Finish Materials	Rubber base is typically showing considerable wear and tear.	Replace rubber base in the next 5 years.	2	END	L	Approx. 110,000 GSF of classroom space to replace existing rubber base with new, \$0.50 per sf floor area = \$55,000 + MU's						•	•			\$82,775	93.55%	\$160,21
Wall Finish Materials	Typically painted plaster or GWB. Typically plaster is chipping, crumbling. GWB is dented and scuffed.	Patch and repaint all classroom walls.	2	END	L	Approx. 110,000 GSF classroom wall patching and repainting. \$2 sf floor area = \$220,000 + MU's						•	•			\$331,100	93.55%	\$640,844
Visual Display Surfaces	Tackboards, whiteboards, chalkboards.	Tackboards and whiteboards in fair condition. Chalkboards are obsolete and should be removed and replaced with whiteboards.	0	OB	L	Remove approx. 20 LF 5' tall chalkboard in 90 classrooms, replace with equal LF of whiteboard. 9000 sf \$30 demo- replace = \$270,000 + MU's						•	•			\$406,350	93.55%	\$786,490
Window Sills	Wood window sills. Showing considerable wear and teadenting, and discoloration.	r, Refinish all wood window sills.	2	END	L	Refinish approx. 3,000 lf 10" wide wood window sills. \$5 lf =						•	•			\$22,575	93.55%	\$43,694
Main Entrance Floor & Base Finish Materials	Terrazzo floor and base. Generally in fair condition.	Recommend repairing minor chips, cracks.	2	ESL		Repair approx. 5 LF cracking	1			1						\$265	93.55%	\$513
. 1991 & Base I mish Materials	Terrorized from and base. Generally in fair condition.		_	LJL		terrazzo. \$35 sf = \$175 + MU's						•	•			,203	33.33/6	, JJ1:
Entrance Mats	Loose floor mats.	To preserve interior finishes it is our recommendation to replace with more robust walk-off carpet sequence at the main entrance. Provide an area of aggressive grade walk-off material at the exterior of the vestibule. Provide a mild grade walk-off mat product as finish floor in the vestibule. Provide an area of low grade walk-off carpet in the main lobby.		END	L	100 Square Feet of aggressive grade walk-off mat. \$17.50 sf 100 Square Feet of mild grade walk-off mat. \$15 sf 300 Square feet of low grade walk-off mat. \$10 sf = = TOTALS\$6,250 + MU's						•	•			\$9,410	93.55%	\$18,21

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
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1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable
3 - Good - Functional & Maintained	ı	, ,

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -		OPERATION &		AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO	<u> </u>	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Year	rs 2028 - 2032) - Long Term Recomme	endations																
Corridors																		
Wall Finish Materials	Basement Level - Painted brick, CMU. Paint is typically peeling in significant chunks. Ground - Painted GWB/plaster, brick. First, Second, Third - Painted plaster	Repaint all corridor masonry walls in basement. Remaining walls, recommend patching and re-painting as part of standard maintenance practice.	2	END	L	Approx. 6,800 SF masonry wall repainting. \$2 sf prep-filler coat = \$13,600 + MU's						•	•			\$20,470	93.55%	\$39,620
Ceiling Finish Materials	All levels - Painted GWB. Isolated areas where mold is visible on the basement level only. On the third floor, paint is peeling away in significant chunks.	Remove mold growth on GWB basement ceilings. Repaint entire 3rd floor ceiling. Remaining ceilings - recommend patching and re-painting as part of standard maintenance practice.	1-2	END	L	Remove approx. 10 SF mold growth on basement ceiling. Patch and repaint approx. 8,100 SF GWB ceiling. \$1.75 prep- repaint ceiling =\$14,175 + \$250 mold = \$14,425 + MU's						•	•			\$21,710	93.55%	\$42,020
Stairs and Evits								1		1								
Stairs and Exits  Floor & Base Finish Materials	Floor landings are typically VCT, showing heavy wear and tear. Treads and intermediate landings are rubber with textured grip surface. This surface is also wearing heavily. Rubber base, heavily scuffed and damaged, peeling from wall. Rubber riser protection is showing heavy scuffing and marks from traffic.	Recommend replacing stair floor finishes within the next 10 years.	2	END	L	Replace approx. 2,800 SF VCT with quartz tile. \$5.25 demoreplace = \$14,700; Approx 5,200 SF new textured rubber stair tread \$25 w/demo = \$130,000; Approx. 4,000 LF new rubber riser protection, 2000 sf \$15 = \$30,000; Approx. 2,000 LF new rubber wall base. \$3 demo-replace = \$6,000; = = TOTALS \$180,700 + MU's						•	•			\$271,955	i 93.55%	\$526,369
Guardrails (height, sphere)	Guardrails compliant at main stairs.	Guardrails need to be refinished, repainted.	2	END	L	Refinish, repaint approx. 500 LF guardrail and handrail. \$10 If rail =\$5,000 + MU's; scope of single line pipe rail vs ground mount guard rail unclear  Consider 50% each - single line pipe rail vs. ground mount guard rail.						•	•			\$15,050	93.55%	\$29,129
Elevators and Lifts					<u> </u>			1										
Elevator Finish Materials	Painted HM frame and sliding doors, in fair condition. Painted panel wall board, typically scratched and scuffed Stainless steel control panel. Carpet floor, stained and worn from heavy traffic. Metal wall base is dented and scuffed, and missing in some locations.	Remove and replace floor and base finish materials in both elevators. Refinish and repaint panel wall boards in both elevators.	2	END	L	Remove approx. 80 SF elevator carpet. Replace with rubber tread flooring. Remove 60 LF existing metal base, replace with new. Refinish and repaint 600 SF panel wall board. \$7,500 + MU's						•	•			\$11,290	93.55%	\$21,85

EVALUATION CRITERIA

**Capital Plan Detailed Scope of Work** 

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#### LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life Action Priority I - Immediate (Year 0) S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN	ID					<b>EVALUATION</b>	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY HEALTH &		ADA/	SUSTAIN -	EXTENDING			AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO	SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years	s 2028 - 2032) - Long Term Recomm	endations															
General Purpose Classrooms	, ,																
Casework	Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear. Non built-in casework is in a similar condition.	Recommend refinishing existing built-in casework. Also, recommend replacing aging (non built-in) casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves.	2	ESL	L	Provide the following in each room (total of 90 classrooms). Refinish approx. 200 SF wood casework (built-in). \$7.50 sf = \$1,500 per room; Provide: (2) 48" wide tall cabinet units with adjustable shelves and lockable doors. 8 If									\$1,151,325	93.55%	\$2,228,39
						\$275 w/demo = \$2,200 per room; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 12 If \$125 w/demo = \$1,500 per room; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 12 If \$275 w/demo = \$3,300 per room = \$8,500 per room x 90 = TOTALS \$765,000 + MU's					•	•					
Science Classrooms		1			l			1				LL		t_			
Lab Benches	Wood lab benches with lab quality black phenolic tops i poor condition. Lab benches sometimes have wood cabinets beneath. These lab benches are in poor condition, showing considerable wear and tear, denting discoloration, and staining.	science labs complete. Replace with wood benches with black phenolic tops.	2	ESL	L	total (12) Science Classrooms:  (2) double sided lab benches, each 24' long and 48" wide, with 24" base cabinets with 24" single swing door cabinets (with adj shelves) and (4) 24" wide stacked drawers, cont's trough at the center & water-gas service running horiz @ trough w/cont's high shelf above. \$550 If w/epoxy resin top for 48 If per class = \$26,400 per room; (1) 24' long row of base cabinets with 24" single swing door cabinets and (4) 24" wide stacked drawers, 24 If per class \$425 If w/epoxy resin top = \$10,200 per class; 3 sinks (1- ADA), \$1,550 ea re-use rough = \$4,650 per class; Above, 24' long wall-mounted cabinets, 24" wide with adjustable shelves. 24 If \$185 If = \$4,440 per class; (1) 36" wide 96" tall casework shelf with adjustable shelves from bottom to top, \$1,500 ea room = = \$47,190 per room x 12 =\$566,280 + MU's					•	•			\$852,255	93.55%	\$1,649,54
Fume Hoods	Fume hoods built into casework, provided in each science classroom.	Remove existing casework, replace fumehoods.	2	END	L	Provide the following in each of the (12) Science Classrooms: (1) 72" wide 96" tall casework shelf \$1,500 per room, 24" countertop with built-in fume hood above and double door base cabinet below \$7,500 hood & cabinet per room = \$9,000 per room x 12 = = TOTALS \$108,000 + MU's					•	•	•		\$162,540	93.55%	\$314,59

**Capital Plan Detailed Scope of Work** 

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Condition Level	Life Cycle (Age Factor)	Action Priority
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2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
4 - Excellent - New		

SEE LEGEND

	T			SEE LEGENL						EVALUATION							4
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY		CODE ADA/ OMPLIANCE ACCESSIBILITY	SUSTAIN -		OPERATION & MAINTENANCE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
	ı		LE VEL	CICLE	FRIORIT	INTO		SAFEIT CO	OIVIT LIMINGE   ACCESSIBILITY	ADILIT	DLDG. LIFE	INIMINIENANCE	LEARNS, ENV.	AFFEARANCE	JU.J/6 IVIARR-UP		F NUDMBLE CUST
11 15 /Figgs V	- 2020 2022\ Laws Tarre Datas	malatiana															
-	s 2028 - 2032) - Long Term Recomme	naations															
cience Prep Rooms																	
Casework	Large 14' tall original wood casework, 20' long on each	Refinish all original casework.	2	ESL	L	Approx. (12) pieces of casework									\$45,150	93.55%	\$87,388
	prep room side. Casework has a row of base cabinets, as					in (6) prep rooms. Allow 500 sf											
	well as two rows of swinging glass doors with adjustable					per casework x 12 total pcs =											
	shelves. Casework also has sliding wood ladders for top					6,000 sf @ \$5 = \$30,000 + MU's											
	shelf access.																
art Classrooms				l l				<u> </u>		1		1					
Casework	Wood casework is typically built into wall. Existing	Recommend refinishing existing built-in	2	ESL	L	Provide the following in each									\$315,450	93.55%	\$610,553
casemoni	casework is typically dented, discolored, and showing	casework. Also, recommend replacing aging	-	202	_	room (total of 4 classrooms).									ψ <b>01</b> 3),130	33.3370	\$610,555
	heavy wear and tear.	(non built-in) casework with more resilient				Refinish approx. 200 SF wood											
	Other casework is a mix of plastic laminate islands and	plastic laminate casework with resilient edge				casework (built-in) \$5 = \$1,000											
	base cabinets, wood tables, and metal shelving units.	banding, lockable doors, and adjustable				per room; Provide: (4) 48" wide											
	base casinets, wood tables, and metal sherving units.	shelves.				tall cabinet units with adjustable											
		Sileives.				shelves and lockable doors \$750											
						ea = \$3,000 per room; (8) 36"											
						wide wall cabinets with											
						adjustable shelves and lockable											
						doors 24 If \$125 =\$3,000 per											
						room; (8) 36" wide base cabinets											
						with adjustable shelves and											
						lockable doors 24 If \$275 =											
						\$6,600 per room; (4) 22' long					_						
						base storage counter with 10' of											
						vertical storage slots, and											
						remaining 12' with (2) 36" wide											
						base cabinets 88 If \$300 =											
						\$26,400 per room; 8 counter											
						mounted ADA sinks \$1,550 re-											
						use rough = \$12,400 per room; =											
						= = \$52,400 per room x 4 rooms											
						=\$209,600 + MU's											
1																	
Cl D	te contract to the second to t			- FND		Described to City to the Control				-					640.000	02.554	424.255
Storage Rooms	Four art storage rooms each have existing plywood	Remove existing shelving and casework,	2	END	L	Provide the following in each									\$18,060	93.55%	\$34,955
	storage shelves along side and back walls, some with	recommend replacing with more resilient				room (total of 4 storage rooms):											
	plastic laminate countertops and base cabinets below.	plastic laminate casework with resilient edge				Install 30 LF casework, with (10)						1					
	Storage shelves and casework typically in poor condition,					36" wide base cabinets with											
	heavily worn unfinished materials.	shelves.				adjustable shelves and lockable						1					
						doors , plam countertop, \$275 If											
						and 30 LF open wall cabinets					_	1					
						with adjustable shelves \$125 lf =						1					
						\$12,000 + MU's						1					
												1					
<u> </u>																	
Technology Classroom																	
Floor & Base Finish Materials	Carpet floor, rubber base. Both are in poor condition.	Replace carpet and rubber base.	2	END	L	Approx. 415 SF removal of									\$3,750	93.55%	\$7,258
	Carpet is fraying, worn, and stained. Rubber base is					existing carpet, replacement											
	peeling from wall.					with carpet tile. \$6 sf demo-											
						replace = \$2,490 + MU's					_	_					
					· · · · · · · · · · · · · · · · · · ·	-						•					

**EVALUATION CRITERIA** 

**Capital Plan Detailed Scope of Work** 

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# LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New

				SEE LEGEN	D	٦					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY		CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &				ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Voors 11 15 /Fissel Voors	a 2020 2022) Long Torm Decomme	andations																
	s 2028 - 2032) - Long Term Recomme			1		T	T			1			T	1	T		1	
Casework	Wood laminate base cabinets, topped with plastic	Recommend replacing aging casework with	2	END	L	Provide (2) 18 LF of plastic										\$9,810	93.55%	\$18,987
	laminate countertop. Casework showing wear and tear,	- I				laminate countertop with												
	denting, discoloration, and deterioration of finishes.	resilient edge banding, lockable doors, and adjustable shelves.				resilient edge banding. Countertop shall have (4) clear												
		aujustable sileives.				30"locations for chairs. These												
						clear space should be												
						bookended and alternated by (5												
						20" plastic laminate base												
						cabinets with adjustable shelves												
						and lockable doors. 17.70 lf												
						base \$275 + 18.30 If top \$90												
						=\$6,515 + MU's												
Performing Arts - Auditorium		1	1			ı	1	1		1	1	I	1	1	i	1	I	
Floor & Base Finish Materials	Carpet, exposed concrete. Area in front of stage shows	Continue carpet installation. Remove	2	END	L	Remove approx. 2,000 SF										\$33,110	93.55%	\$64,084
1	plywood subfloor, with carpet currently being installed	existing carpet installed on aisles between				existing carpet in aisle and								1				
	over top. Existing carpet on stair aisles between seating					balcony seating, replace with								1				
	, ,, ,	replace with new.				equivalent SF new carpet. \$7.50								1				
	tear.	Refinish concrete flooring below stepped				sf cut up area demo-replace =								1				
		seating sections, paint all.				\$15,000 + refinish approx. 3,500 SF concrete, paint \$2 sf = \$7,000												
						= = = TOTALS \$22,000 + MU's												
						= = 101AE3 \$22,000 · MO 3												
Wall Finish Materials	Painted plaster. Wood trim accent pieces all around.	Refinish, repaint all painted plaster walls.	2	END	L	Approx. 15,000 SF plaster										\$67,725	93.55%	\$131,082
Wall I mish Materials	Paint on plaster walls is peeling in large sections.	remisi, repaire an painted plaster transi	_	2,10	_	patching and repainting. \$3										Ų07,72S	33.3370	<b>\$101,002</b>
						patch & repaint = \$45,000 +												
						MU's												
Cailing Finish Matarials	Painted plaster. Paint on plaster walls is peeling in large	Definish renaint all painted plaster callings	2	END	L	Approx. 8,000 SF plaster					-					\$36,120	93.55%	\$69,910
Ceiling Finish Materials	sections.	Rennish, repaint an painted plaster cennigs.	2	END	L	patching and repainting. \$3										\$30,120	95.55%	\$09,910
	Sections.					patching and repairting: \$3 patch 7 repaint = \$24,000 +												
						MU's												
				==:												40=0.00		4-0.00
Seating Type	Fixed seating, with folding seat. Seats have wood arms	Replace seating within 20 years.	3	ESL	L	Remove, replace approx. 480										\$270,900	93.55%	\$524,327
	with fabric backing/seating. All seating is dated but functional. Areas of staining on fabric.					fixed auditorium seating, replace with new fixed folding seating	1											
	Turictional. Areas of staining of fabric.					units.\$375 ea =\$180,000 + MU's												
Performing Arts - Stage			1				1			1	1		1	1	ı		1	
Floor & Base Finish Materials	Main stage has wood floors, side rooms have VCT. Both	Remove and replace floors.	1	END	L	Replace approx. 300 SF VCT										\$29,465	93.55%	\$57,030
	floors are in poor condition.					flooring with quartz tile. \$5.25												
						demo-replace =\$1,575; Replace approx. 1,800 SF wood												
						stage flooring. \$10 sf demo-												
						replace = \$18,000; = = = TOTALS												
						\$ \$19,575 + MU's												
														1				
Wall Finish Materials	Painted GWB, plaster. Locations where plaster is	Patch and repaint painted GWB, plaster walls	2	END	ı	Approx. 8,000 SF plaster/GWB					<b> </b>		1			\$36,120	93.55%	\$69,910
- an i more more not	crumbling and GWB is dented. Paint typically peeling	and repaire painted GVD, plaster walls	-	2.10	-	patching and repainting. \$3 =								1		\$30,120	33.3370	\$05,510
	away.		1			\$24,000 + MU's					1			1				
														1				
			l								l			j				
Library / Media Center Floor & Base Finish Materials	Carpet floor, wood trim base. Carpet in fair condition,	Refinish wood base, provide rubber wall	٦ .	ESL		Approx. 350 LF 8" wood base	1			1	1		1	1	I	\$4,215	93.55%	\$8,158
HOUL & DASE FILISH MIDDLEHALS	wood base is dented, chipped.	protection base.	2	LOL	L	refinishing. \$5 = \$1,750 + MU's;								1		\$4,215	95.33%	\$6,158
	arous base is defrice, ellipped.	p. occurron buse.				Approx. 350 LF rubber base								1				
						installation. \$3 demo-replace =								1				
						\$1,050 + MU's						_		1				
			1								1							
Wall Finish Materials	Wood wainscot paneling up to 6' AFF. Painted plaster	Patch and repaint plaster walls above.	2	END	L	Patch and repaint plaster,				1	<b>†</b>		1			\$20,320	93.55%	\$39,329
	walls above.	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1			approx. 4,500 SF. \$3 = \$13,500 +					1			1		7-3,320		723,323
						MU's								1				

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$ Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

#### LEGEND Condition Level 0 - Failed - Not Functional Life Cycle (Age Factor) N - New / Recent Action Priority I - Immediate (Year 0) 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required ESL - w/In Expected Service Life END - Nearing End of Service Life S - Short Term (Years 1-5) L - Long Term (Years 6-20) 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

					SEE LEGEN							EVALUATION					BUDGET	
Section   Part	CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION					SECURITY									ESCALATION	* OPINION OF PROBABLE COST
Particular Medical   Control		<u> </u>			J. CLL				EII	JO LIMITEL					AFF	 Solore Mirate Of		
Section Continue Cont	Years 11 - 15 (Fiscal Year	s 2028 - 2032) - Long Term Recomme	endations															
Special and the second control of the second formation	-			2	ESL	L	Refinish circulation desk, 24" x									\$755	93.55%	\$1,461
September 1 September 2 Septem		considerable wear and tear.												•				
Table Cases - County and count of 15 hours below the state of the county	Workroom / Staff Areas	Staff/backrooms have a mix of carpet and VCT floors with	Replace all classroom flooring materials	3	ESL	L										\$240.800	93,55%	\$466,068
Section of the content of the cont	,			2		_										7=10,000		<b>+</b> ,
Policy 2 And Parts Control generals released in control of the production communication and communication and		material is in fair shape. However flooring is beginning	Replace all 2x4 ACT tile.				Complete renovation of 800 SF											
International Conference of the Conference of th		to show some wear and tear.	Complete renovation of space into video				space into full video production											
Sequence Seq		1	production room.				· · ·											
Service A Service Transaction for the following special programmers and progra																		
College From Marchin  Prov. & Saw Frail Youter Us.  Word From Advanced Control																		
Conting Front Nationals   Conting Front Na							+ MU's											
**Roof Base from National American Processing Confession Processin		into video production room with greenscreen.																
Criting Fresh Materials  Disc. Conting Fresh Materials  Disc.	Gymnasium																	
Section of the first Medicarials  Certify (Institute Medicarials)  Certify (Institute Medicarials)  Accounted Institute and disciss above.  Accounted Institute and di	Floor & Base Finish Materials	Wood floor, vented wood cove base. Both are well-	Replace with wood sports floor and	2	END	L	9300 SF								I	\$185.000	93.55%	\$358,068
site. Clarify files the set are resisted as a resolar balls, size as be seen from coater violations in the cetting till grad.  Accounted Treatments  Accounted Treatment Accounted				_		_							•	•		,,		+/
Scanbacker from convertations in the centing all grid.  Accoration i Presentents  Note:  Accoration	Ceiling Finish Materials			1	END	L										 \$60,200	93.55%	\$116,517
Storm According framework for demand appears and storm a			structure and deck above.															
Accounted Treatments  None  Recommend servoring ACT colling (bisother)  Recommend removing ACT colling (bisothe		The state of the s																
Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  Accounted Treatments  None  No		grid.																
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above land provided heaping accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selectivement of joints for accessed: Suffice selective product in strength or suffice accessed: Suffice selective product in suffice for suffice accessed: Suffice selective product in suffice for suffice accessed: Suffice selective product in suffice for suffice accessed: Suffice selective product in suffice for suffice accessed: Suffice selective product in suffice for suffice accessed: Suffice selective product in suffice for suffice selective product in suffice for suffice accessed ac	Acoustical Treatments	None	Recommend removing ACT ceiling (described	2	OB	1	Provide approx (150) 2'x4'x1 5"									\$33.865	93 55%	\$65,546
buffles between ordipions for acoustic shoregists.    Stories a Superior Su	Acoustical Fredericities	None		_	OB	_										\$33,003	33.3370	Ç03,540
Main weight noon—Foam athletic flooring, in good sould weight noon—Foam athletic flooring, in good sould weight noon—Coult, in weight noon—Coult on Saming Fayer, geterroration.  Rubber task is hybridin heaving demonstration.  Rubber task is hybridin heaving demonstration.  Rubber task is hybridin heaving demonstration.  Rubber task is hybridin heaving demonstration.  Rubber task is hybridin heaving demonstration.  Rubber task is hybridin heaving demonstration.  Rubber task is hybridin heaving demonstration.  Rubber task is hybridin heaving demonstration.  Repair deposed concrete.  Repair deposed concrete.  Repair deposed concrete.  Repair deposed concrete.  Repair deposed concrete.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Remove chaliboors, replace with while heading.  Replace carset within the next 30 years.  Repair CAU wells.  Repair CAU wells.  Repair CAU wells.  Repair Captu in his next weight roon.  Repair Captu in his next weight roon.  Repair Captu with the next 30 years.  Repair Captu with the next 30 years.  Repair CAPU wells.  Repair CAPU wells.  Repair CAPU wells.  Repair CAPU within the next 30 years.  Repair CAPU wells.  Repair CAPU within the next 30 years.  Repair CAPU wells.  Repair CAPU																		
Floor & Base Finish Materials  Main weight room - Town athletic flooring, a good condition.  Saming, repret, repret, in very poor condition.  Saming, repret, ceterorisation.  Number base is typically heavily damaged, or missing entirely.  Celling Finish Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaire expecting in the Materials  Fairted exposed concrete.  Repaired expecting in the Materials  Fairted exposed concrete.  Repaired expecting in the Materials  Fairted exposed concrete.  Repaired expecting in the Materials  Fairted exposed concrete.  Repaired expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fair expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the Materials  Fairted expecting with a material expecting in the M							, , , , , , , , , , , , , , , , , , ,											
Floor & Sase Finish Materials  Main weight room - Campet, in every poor condition. Staining, Extragolated Characteristics and selection of the control of th																		
condition. Small weight room - Carpet, in very poor condition. Staining, fraying, deferioration. Rubber base is hysically heavily damaged, or missing entirely.  Ceiling Einish Materials  Painted exposed concrete.  Repaint exposed concrete ceiling  3 ESL  Repaint exposed concrete ceiling  3 ESL  Repaint exposed concrete ceiling  4 SS 3.2 of demo replace base = \$3,400 o MUS  SS 12 of demo replace base = \$3,400 o MUS  SS 12 of demo replace base = \$3,400 o MUS  SS 12 of demo replace base = \$3,400 o MUS  SS 12 of demo replace base = \$3,400 o MUS  SS 12 of demo replace base = \$3,400 o MUS  SS 12 of demo replace base = \$3,400 o MUS  SS 13 of demo replace base = \$3,400 o MUS  SS 13 of demo replace base = \$3,400 o MUS  SS 14 of demo replace base = \$3,400 o MUS  SS 15 of demo replace base = \$3,400 o MUS  SS 15 of demo replace base = \$3,400 o MUS  SS 15 of demo replace base = \$3,400 o MUS  SS 15 of demo replace base = \$3,400 o MUS  SS 15 of demo replace with or selling \$3 of sel		Main weight room. Foam athletic flooring, in good	Poplace carnet in small weight room with	1 1	END	1 1	Approx 400 SE oxisting carnet			l	1	1	1			¢0 120	02 55%	\$15,736
Small weight room. Carpet, in we proced concrete.  Repaint exposed exposed exposed exposed exposed exposed exposed exposed expose	FIOOF & Base FITTISTI Waterials			1	END	L										\$6,130	95.55%	\$15,750
Staining, fraying, deterioration. Rubbe base is typically heavily damaged, or missing entirely.  Celling Finish Materials  Planted exposed concrete.  Repaint exposed concrete celling  3 ESL  L  Repaint approx. 1,200 SF sponded concrete.  Celling Finish Materials  Planted exposed concrete.  Repaint exposed concrete celling  3 ESL  L  Repaint approx. 1,200 SF sponded concrete.  Celling Finish Materials  Planted plaster and GWB, painted CMU.  Planted plaster and GWB, painted CMU.  Planted plaster and GWB, painted CMU.  Repaint CMU walls.  Planted plaster and GWB, painted CMU.  Repaint CMU walls.  Planted plaster and GWB, painted CMU.  Repaint CMU walls.  Repain			more resilient utilicae nooring.															
Rubber base is typically heavily damaged, or missing entirely.  Ceiling Firish Materials  Painted exposed concrete.  Repaint exposed concrete ceiling  3																		
celling Finish Materials  Celling Finish Materials  Painted exposed concrete.  Repaint exposed concrete ceiling  3 ESL  L. Repaint approx. 1,200 55 supposed concrete ceiling, 53 sf = 5,30 n. A.M.Y. Susual Display Surfaces  Chalkboard in small weight room.  Remove chalkboard, replace with whiteboard. Whiteboard.  Whiteboard.  Sa Sign a.M.Y. Sa Sign a.M.Y. Whiteboard.  Sa Sign a.M.Y. Sa Sign a.M.Y. Whiteboard.  Sa Sign a.M.Y. Sa Sign a.M. Sa Sign a.M.Y. Sa Sign a.M.Y. Sa Sign a.M.Y. Sa Sign a.M.Y. Sa Sign a.M																		
Ceiling Finish Materials  Painted exposed concrete.  Repaint exposed concrete ceiling  3 ESL L Repaint approx. 1,200 SF exposed concrete ceiling, \$3 sf = \$3.500 ± ML/S.  Visual Display Surfaces  Chalkboard in small weight room.  Remove chalkboard, replace with whiteboard.  18 of Sand e-ML/S.  Cafeteria  Wall Finish Materials  Painted plaster and GWB, painted CMU.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  2 END  L Approx. 1,000 SF repaint CMU S2 prep-filler coat = \$2,000 ± ML/S.  Approx. 1,800 SF patch and repaint glaster, GWB. \$2.50 sf = \$4.600.  Sitchen and Servery  Floor & Base Finish Materials  Quarry tille and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.							demo-replace base = \$5,400 +											
wisual Display Surfaces  Chalkboard in small weight room.  Remove chalkboard, replace with whiteboard.  Sa Sa Gn = MIX:  Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa S							MU's											
wisual Display Surfaces  Chalkboard in small weight room.  Remove chalkboard, replace with whiteboard.  Sa Sa Gn = MIX:  Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa Sa S	0.77 - 57 - 1.84 1			2	561		D									ÅF 420	02.550/	Ć40.400
Visual Display Surfaces  Chalkboard in small weight room.  Remove chalkboard, replace with whiteboard.  Remove chalkboard, replace with 6 long, 3 high whiteboard.  18 f \$30 demo-replace = \$50 +  Mult's  Remove Chalkboard in small weight room.  Remove chalkboard, replace with 6 long, 3 high whiteboard.  18 f \$30 demo-replace = \$50 +  Mult's  Repaint CMU walls.  Painted plaster and GWB, painted CMU.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Sy,785 93.55%  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  Repaint CMU walls.  Sy,785 93.55%  Repaint CMU walls.  Repa	Ceiling Finish Materials	Painted exposed concrete.	Repaint exposed concrete ceiling	3	ESL	L										\$5,420	93.55%	\$10,490
whiteboard.  Wall Finish Materials  Painted plaster and GWB, painted CMU.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and Servery  (See Food Service Below)  Replace Carpet within the next 5 years. good condition. VCT is in fair condition, VCT is in fair CATUPATION VCT is in VCT IS VCT IS VCT IS VCT IS VCT IS VCT IS VCT IS VCT IS																		
Saf \$30 demo-replace = \$540 +   Same   Saf \$30 demo-replace = \$540 +   Saf \$30 demo-replace	Visual Display Surfaces	Chalkboard in small weight room.	Remove chalkboard, replace with	0	ОВ	L										\$815	93.55%	\$1,577
Cafeteria  Wall Finish Materials  Painted plaster and GWB, painted CMU.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Patch and repaint GWB and plaster walls. Repaint CMU walls.  Date Food Service Below)  Kitchen and Servery  Floor & Base Finish Materials  Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.  Replace VCT within the next 20 years.  Patch and repaint GWB and plaster walls.  2 END L Approx. 1,000 SF peaint CMU S2 prep-filler coat = \$2,000 + MU's Approx. 1,800 SF patch and repaint plaster, GWB, \$2.50 sf = \$4.500 + MU's Approx. 250 SF carpet removal, replacement with carpet tile. S6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with carpet tile. S6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile.			whiteboard.															
Wall Finish Materials  Painted plaster and GWB, painted CMU.  Patch and repaint GWB and plaster walls.  Repaint CMU walls.  2 END  L Approx. 1,000 SF repaint CMU S2 prep-filler coat = \$2,000 + MU's Approx. 1,800 SF patch and repaint plaster, GWB. \$2.50 sf =  Compared to the compared to							18 sf \$30 demo-replace = \$540 +											
Repaint CMU walls.    S2 prep-filler coat = \$2,000 + MU's Approx. 1,800 SF patch and repaint plaster, GWB. \$2.50 sf =					1		INVITE.			!		+			<del>-</del>			
Kitchen and Servery    See Food Service Below    Floor & Base Finish Materials   Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.    Approx. 1,800 SF patch and repaint plaster, GWB. \$2.50 sf =     Approx. 250 SF carpet removal, replacement with carpet tile. \$6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile     Approx. 250 SF carpet removal, replacement with carpet tile. \$6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile     Approx. 250 SF carpet removal, replacement with quartz tile     Approx. 250 SF carpet removal, replacement with quartz tile     Approx. 250 SF vCT removal, replacement with quartz tile     Approx. 2	Wall Finish Materials	Painted plaster and GWB, painted CMU.		2	END	L		·								 \$9,785	93.55%	\$18,939
Approx. 1,800 SF patch and repaint plaster, GWB. \$2.50 sf =   State of the second Service Below   See Food Service Belo			Repaint CMU walls.															
Kitchen and Servery  (See Food Service Below)  Floor & Base Finish Materials  Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.  Replace VCT within the next 20 years.  1-3  END-ESL  Approx. 250 SF carpet removal, replacement with carpet tile. \$6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile																		
Kitchen and Servery  (See Food Service Below)  Floor & Base Finish Materials  Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.  Replace VCT within the next 20 years.  See Food Service Below)  Replace carpet within the next 5 years.  Replace carpet within the next 5 years.  Replace VCT within the next 20 years.  See Food Service Below)  Service Below)  Replace carpet within the next 5 years.  See Food Service Below)  Service Below)  Service Below)  Service Below)  Service Below)  Service Below)  Service Below)  Service Below)  Service Below)  Seplace VCT within the next 5 years.  Service Below)  Service Below																		
Floor & Base Finish Materials  Quarry tile and base, VCT, carpet. Tile and tile base in good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.  Replace vCT within the next 20 years.  1-3 END-ESL  L Approx. 250 SF carpet removal, replacement with carpet tile. \$6 sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile	Kitchen and Servery	(See Food Service Relaw)		<u> </u>			CA FOO - NAUL-						<u> </u>					
good condition. VCT is in fair condition, however flooring is beginning to show some wear and tear. Carpet is in poor condition.  Replace VCT within the next 20 years.  replacement with carpet tile. \$6			Replace carpet within the next 5 years.	1-3	END-ESL	L	Approx. 250 SF carpet removal,								I	\$14,900	93.55%	\$28,839
is beginning to show some wear and tear. Carpet is in poor condition.  sf = \$1,500 + MU's; Approx. 1,600 SF VCT removal, replacement with quartz tile																1		
replacement with quartz tile																1		
							Approx. 1,600 SF VCT removal,									1		
\$5.25 sf = \$8,400 + MU's																		
							\$5.25 sf = \$8,400 + MU's											
				<u> </u>		1			<u> </u>					<u>                                       </u>		 <u> </u>	<u> </u>	

\* Note:

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN - ABILITY		OPERATION & MAINTENANCE				ESCALATION	* OPINION OF PROBABLE COST
		L	LEVEL	CTCLE	PRIORITY	INFO		SAFEIT	COMPLIANCE	ACCESSIBILITY	ADILITY	BLDG. LIFE	IVIAINTENANCE	LEARIN. EINV.	APPEARANCE	30.3% WARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Year	rs 2028 - 2032) - Long Term Recomme	endations																
Teacher Workroom and Staff Areas																		
Ceiling Finish Materials	2x2 ACT tile.	Remove ACT ceiling tile, replace with new	2	END	L	Remove 3,000 SF 2x2 ACT ceiling										\$27,090	93.55%	\$52,433
		within the next 10 years.				tile, replace with new 2x2 ACT												
						ceiling tile. \$6 sf = \$18,000 + MU's												
														<u></u>				
Nurse and Health Floor & Base Finish Materials	VCT flooring - good condition	Replace rubber base	2	END	1	150 LF \$3 = \$450 + MU's	1	1		1	1	1	T		I	\$680	93.55%	\$1,316
11001 & base 1111311 Waterials	Rubber base - poor condition	Replace rubber base		LIND	L	150 El \$5 = \$450 i 1010 3							•			5080	33.3370	\$1,510
Ceiling Finish Materials	2 x 4 ACT - Poor condition	Replace ACT Ceiling	1	END	L	485 sf \$4.50 = \$2,185 + MU's						_	_			\$3,290	93.55%	\$6,368
												•	•					
Student Toilet Rooms			1										1				l	
Wall Finish Materials	Mix of ceramic tile, painted plaster and GWB. Painted	Patch and repaint plaster and GWB	2	END	L	Approx. 5,800 SF plaster/GWB										\$9,410	93.55%	\$18,213
	plaster and GWB is dotted with holes, uneven areas, paint chipping.	bathroom walls.				patching, repainting. \$2.50 sf ave =\$6,250 + MU's						_						
	paint cripping.					uvc = \$0,230 · 1410 3						•	•					
Ceiling Finish Materials	2x4 ACT tile. Typically showing it's age, staining, sagging		2	END	L	Remove 2,500 SF 2x4 ACT ceiling								1		\$16,935	93.55%	\$32,778
		within the next 10 years.				tile, replace with new 2x4 ACT						_						
						ceiling tile. \$4.50 =\$11,250 + MU's						•	•					
						5												
Mechanical and Service Spaces		To a control of	1			D. J. J. S DDC CID (2020)	1			1	1	1	1	1	1	1 450,000	02.550/	\$145.420
Other	Boiler room abatement	Boiler room abatement	-	-	L	Budget from PPS CIP (2020)						•				\$60,000	93.55%	\$116,130
Atrium													+ -	+				
Floor & Base Finish Materials	Ceramic tile floor and base. Numerous broken and	Repair broken ceramic tile.	2	ESL	L	Repair approx 75 SF ceramic										\$2,825	93.55%	\$5,468
	chipped tiles (both floor and base).	Install rubber floor base.				floor tile, base. \$15 = \$1,125;												
	No wall base provided, resulting in wear and tear along walls.					Approx. 300 LF rubber base \$2.50 = \$750 = = = TOTALS							•					
						\$1,875 + MU's												
Stairs	Atrium has compliant hand/guardrails. However paint is	Pofinish ropaint hand/guardrails	2	ESL	L	Refinish, repaint approx. 220 LF								<del>                                     </del>		\$9,935	93.55%	\$19,229
Stairs	chipping away.	interinish, repairt hand/guardrans	2	LJL	L	guard/handrails. \$10 = \$2,200 +										\$5,533	33.33/0	\$15,225
						MU's , assumes If given is actual												
						pipe rail If count regardless of												
						rail configuration												
						Assume railing configuration												
						which considers a top rail, and												
						parallel midrail 1' below, with extensions at the top and												
						bottom connecting these two												
						rails. Consider vertical post to												
						top rail every 3 lineal feet.												
						Lineal feet describes length of such rails detailed above, not LF												
						of actual railing.												
Sealants	Sealant at column bases deteriorating, peeling away.	Remove, replace sealant.	1	END	L	150 If sealant rout-replace \$3.50						_	_	<b>†</b>		\$795	93.55%	\$1,539
						= \$525 + MU's						•	•					
Loading Dock														1				
Ceiling Finish Materials	2x4 ACT ceiling. In poor shape.	Remove, replace ACT ceiling.	2	END	L	Approx. 1,700 SF 2x4 ACT ceiling replacement. \$4.50 = \$7,650 +								1		\$11,515	93.55%	\$22,287
						MU's						•		1				
														1				
														<u> </u>				

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LEGEND									
ondition Level	Life Cycle (Age Factor)	Action Priority							
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			SEE LEGEND		D		EVALUATION CRITERIA BUDGET											
CATEGORY DESCRIPTION AND GENERAL COMMENTS RECOMMENDED AC	RECOMMENDED ACTION		ACTION PRIORITY		SECUR	RITY HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE			TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST		
Years 11 - 15 (Fiscal Years	s 2028 - 2032) - Long Term Recomme	endations																
Classroom G01																		
Tread Finish	Existing rubber treads heavily worn, deteriorating.	Replace rubber treads.	2	END	L	Replace (6) 11" rubber treads, rubber nosings, and 7-3/4" risers. Tread & riser width unclear, assume 36" = 30 sf total area @ \$30 demo-replace = \$900 + MU's						•	•			\$2,260	93.55%	\$4,37
						Assume 60" tread & riser width.												
3rd Floor Lecture Hall																		
Windows	3' x 6' double hung vinyl windows. Wood 2x4s screwed to frame to prevent students from opening windows.	Replace existing windows with new non- operable fiberglass windows.	2	END	L	Remove (5) existing 3' x 6' vinyl windows, replace with new fixed fiberglass windows. 90 sf \$70 demo-replace = \$6,300 + MU's						•	•			\$9,485	93.55%	\$18,35
Acoustic Wall Panels	Existing corrugated and perforated metal wall acoustic panels showing heavy denting.	Remove existing acoustic wall panel. Replace with new	2	END	L	Remove 1,700 SF acoustic wall paneling, replace with equal SF new resilient acoustic wall panels with perforated metal face and acoustic core. Mount these panels 5' AFF, close to ceiling to prevent damage. \$25 sf demo-replace-ptrim = \$42,500 + MU's						•	•			\$63,965	93.55%	\$123,80
Side Storage Rooms	Plaster walls and ceilings in serious state of deterioration. Find source of moisture.	Remove all plaster finishes, replace with GWB. Investigate to find moisture.	1	END	L	Renovate 70 SF storage space, complete. Investigate and resolve moisture problems.						•	•			\$3,765	93.55%	\$7,28
Basement Storage						12 / 2011 SHOMSUCE + IVILLS												
Abandoned Space at Basement Level	Existing storage/sprinkler room space in a state of total disrepair.	If abandoned space is to be used, space must be completely gutted and renovated.	0	ОВ	L	Approx. 3,800 SF complete interior gutting, renovation. \$50 vanilla style space w/electrical included = \$190,000 + MU's						•	•			\$285,950	93.55%	\$553,45

Total Years 11 - 15 \$13,991,904

# PORTLAND HIGH SCHOOL

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4 - Excellent - New		

				SEE LEGEN							EVALUATION			 		BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
ears 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recommo	endations															
UILDING EXTERIOR	, <u> </u>																
xterior Wall Cladding																	
Materials	Mix of yellow and red clay brick masonry; limited area o cracking	f Repair areas of cracked brick veneer and replace damaged face brick	2	ESL	L	200 sf \$35 demo-replace = \$7,000 + MU's						•	•		\$10,535	116.55%	\$22,8
Materials	Pre-cast concrete horizontal bands and window sills	Repoint joints on horizontal bands and sills	2	ESL	L	1200 If \$3.50 If = \$5,250 + MU's						•	•		\$7,905	116.55%	\$17,1
Materials	Significant deterioration of pre-cast concrete pediment at the east entry	Replace pre-cast concrete pediment	1	ОВ	L	100 sf \$75 demo-replace = \$7,500 + MU's						•	•		\$11,290	116.55%	\$24,4
Materials	Pre-cast concrete stair sidewalls at west side entrances were observed to have open joints	Repoint pre-cast joints	2	ESL	L	100 If \$3.50 If = \$350 + MU's						•	•		\$530	116.55%	\$1,1
Materials	Pre-cast concrete stair sidewalls at east entrance have open joints and significantly displaced pre-cast pieces, and disintegration of pre-cast pieces	Recommend reconstruction of precast concrete sidewalls at this entry	1	END	L	100 sf allow \$2,500 + MU's						•	•		\$3,765	116.55%	\$8,1
Materials	Budget for general masonry repairs	Budget for general masonry repairs	-	-	L	Budget						•	•		\$500,000	116.55%	\$1,082,7
Spalling, Staining, Efflorescence	Brick and precast decorative elements are stained and dirty with age	Recommend cleaning of exterior masonry and precast concrete	2	ESL	L	77000 sf \$1.50 = \$115,500 + MU's						•	•		\$173,830	116.55%	\$376,4
Vindows				ı	I			ı		1		l		ı	l		
Frame Materials	Aluminum double-hung window units	Budget for window replacements	2	ESL	L	Budget						•	•		\$750,000	116.55%	\$1,624,1
Frame Materials	Cast Iron (?) intermediate piers between windows at courtyard of Central Wing are corroded	Remove corrosion, prime and paint metal piers	2	ESL	L	45 piers @ 10 sf ea = 450 sf \$10 sf = \$4,500 + MU's						•	•		\$6,775	116.55%	\$14,6
Frame Materials	Large wood framed window assemblies at 2nd and 3rd floors at the west elevations are in poor condition with deterioration and rot	Replace with painted aluminum storefront assemblies	1	END	L	2 assemblies 130 sf ea @ \$85 sf demo-replace = \$22,100 + MU's						•	•		\$33,265	116.55%	\$72,0
Lintels	Steel lintels - many are corroded and significantly deflecting. Temporary measures of sealing the gap between the top of lintel and bottom of brick above is causing damming of water issues within the exterior wal	Recommend replacement of lintels with new galvanized steel lintels	1	END	L	54 - 10' lintels = 3,240 # galv lintel \$2 # = \$6,480 + 540 mason hours \$45 = \$24,300 _ 350 sf brick demo-replace \$25 = \$8,750 + 540 lf flash \$15 = \$8,100 = TOTALS \$\$47,630 + MU's						•	•		\$71,685	116.55%	\$155,2
exterior Doors (not including Main Entry)				!		-						<u> </u>	<u> </u>	1	<u>I</u>		
Materials	Painted hollow metal frames and doors in good condition	Repaint doors and frames	2	ESL	L	3 pairs \$150 w/prep = \$450 + MU's						•	•		\$670	116.55%	\$1,4
Materials	Painted wood frames and painted hollow metal doors at the east and west sides of the Auditorium are in poor condition.	t Replace (6) pairs of doors with aluminum storefront entrance doors and hardware with clerestory windows	1	END	L	6 pairs 70 sf ea = 180 sf transom \$85 demo & replace +12 ea \$2,500 door demo-replace = \$45 300 + MU's						•	•		\$68,176	116.55%	\$147,6
Materials	Painted wood frames, doors, and clerestory windows at west and east entrances (3) total are in poor condition	Replace (3) assemblies with painted aluminum storefront, exit doors and hardware	1	END	L	3 assmblys 80 sf ea = 180 sf transom \$85 demo & replace +3 ea \$2,500 door demo-replace = \$22,800 + MU's						•	•		\$34,315	116.55%	\$74,3
Gym Entrance	Aluminum Storefront entrance and doors - corrosion observed throughout	Replace with new aluminum storefront system, pair of doors, and entry door hardware	1	END	L	130 sf = 90 sf sidelite-transom \$85 w/demo + 2 doors \$2,500 ea = \$12,650 + MU's						•	•		\$19,040	116.55%	\$41,2
Overhead or Coiling Doors	(1) coiling overhead door in good conditional; lintel is rusting	Clean, prime and paint lintel over cooling overhead door	2	ESL	L	20 LF \$7.50 If =\$150 + MU's						•	•		\$230	116.55%	\$4
ascia, Trim, Soffits & Overhangs																	
Materials	Portico ceiling at south entry is stained with mildew	Power wash and repaint ceilings	2	ESL	1	250 SF \$5 sf = \$1,250 + MU's									\$1,885	116.55%	\$4,0

#### PORTLAND HIGH SCHOOL

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				SEE LEGE	ND	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING			AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	E ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANC	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 16 - 20 (Fiscal Years	s 2033 - 2037) - Long Term Recomm	endations																
Sealants & Expansion Joints																		
Window / Door Perimeter Sealant	Perimeter sealants observed to be in various states of	Recommend removing and replacing all	2	END	L	16000 If \$3.50 grout-reseal =						_				\$84,280	116.55%	\$182,508
	condition	perimeter sealants				\$56,000 + MU's						•	•					
Flashing			1		1		1	1			1	l						
Material	Metal flashing at intermediate level ledge and at roof	Recommend replacing flashing with	1	END	L	3000 lf x 12" width \$20 demo-										\$90,300	116.55%	\$195,545
	cornice below parapet is in fair condition; most splice joints are open and are separating	aluminum flashing				replace = \$60,000 + MU's												
	Joints are open and are separating																	
Roof Assembly & Flashing			1	1		T				1		1	1					
Material, Type, Color	Black EPDM. Roof material is in poor condition. Sealed	Recommend replacing entire roof.	2	END	L	68000 sf roof replace \$13 sf demo-memb-prot be-R38-										\$1,330,420	116.55%	\$2,881,025
	and lapped edges are aging and beginning to crack.  Membrane is not adhered in a few locations. Fasteners					walkways-perim trim & flash &												
	are showing through membrane however they are not					new blocking= \$884,000 + MU's												
	yet penetrating it. Debris on roof, and there is clearly a																	
	bird issue with the sheer volume of bird waste on the																	
	roof. There are many locations where insulation is soft					4.50 4.500 4.41										40.000		****
Roof Drains (Covers)	Steel roof drain covers. Many are broken or missing.	Replace missing or broken roof drain covers.	2	END	L	10 covers. \$150 = \$1,500 + MU's										\$2,260	116.55%	\$4,894
Skylights																		
Type (unit or glazed)	Pyramidal polycarbonate skylights. (2) 20' x 16', (1) 40'	x Recommend replacing panels on two smaller	2	END	L	Approx. 2,300 SF skylight										\$432,690	116.55%	\$936,990
	40'. All skylights are glazed. Polycarbonate glazing is	skylights entirely. It appears that work has				replacement, polycarbonate												
	cracking and heavily clouded. Sealants around framing					panels and sealants only. \$125 s												
	are deteriorating, peeling.	skylight, however only at the center of the skylight. Recommend completing work at				demo-replace = \$287,500 + MU's												
		perimeter. Remove and replace all sealants.				IVIO 3												
Exterior Stairs and Ladders		li .																
Granite Steps	Sealant between treads and risers is failing in most	Reseal joints between granite steps	1	END	L	900 LF \$3.50 =\$3,150 + MU's										\$4,745	116.55%	\$10,275
	locations																	
Granite Steps	Granite steps in general are in fair condition; several	Replace cracked granite steps	2	ESL	L	30 If granite steps 12" x 6"										\$5,080	116.55%	\$11,001
	pieces observed to be cracked					profile assumed = 15 cf @ \$225										/		, , , , ,
						cf w/demo =\$3,375 + MU's												
Concrete Steps	Cracking and disintegration of concrete steps at the Gyr	m Concrete restoration at concrete Gym Entry	2	ESL	L	100 SF \$15 \$1,500 + MU's										\$2,260	116.55%	\$4,894
	Entrance	steps											•					
Metal Stairs	(3) sets of metal stairs at east side of the Auditorium and	e Replace metal stairs, landings, and handrails	2	END	L	(3) sets of stairs and handrails, 1										\$67,625	116.55%	\$146,442
Wictal Stall S	open risers with metal grating treads and landings;	with new exterior metal stairs and handrails	_	LIVE	_	flight each, galv assumed, allow						_				\$07,025	110.55%	Ç140,442
	handrails are non-ADA compliant					\$15,000 w/demo = \$45,000 +							•					
						MU's												
Stair Railings	All metal stair railings observed to have varying degrees	Remove corrosion, prime and repaint	2	ESL	L	450 lf, assume 450 lf actual lf rai										\$20,320	116.55%	\$44,003
	of rust and corrosion					to be painted, not 450 lf unknown rail configuration, \$10												
						If = \$4,500 + MU's												
						Assume railing configuration												
						which considers a top rail, and parallel midrail 1' below, with												
						extensions at the top and												
						bottom connecting these two												
						rails. Consider vertical post to												
						top rail every 3 lineal feet.												
						(Lineal feet above describes length of such rails detailed												
			]			above, not LF of actual railing.)												
			]															
		1		1		I .					-1		_1					

## PORTLAND HIGH SCHOOL

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURIT	Y HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 16 - 20 (Fiscal Y	ears 2033 - 2037) - Long Term Recomme	endations															
Guardrail	Metal guardrail along areaways at north elevation are rusted and corroded	Remove corrosion, prime and repaint	2	ESL	L	110 If, assume 110 If actual If rail to be painted, not 110 If unknown rail configuration, \$10 If = \$1,100 + MU's  Assume railing configuration which considers a top rail, and parallel midrail 1' below, with extensions at the top and bottom connecting these two rails. Consider vertical post to top rail every 3 lineal feet. (Lineal feet above describes length of such rails detailed above, not LF of actual railing.)						•	•		\$4,970	116.55%	\$10,763
Auditorium Exit Doors	(3) exterior exits at the west side of the Auditorium have one step down are not ADA compliant	Provide concrete ramp and painted metal handrails	2	ОВ	L	(3) locations with 60 SF concrete ramp and 20 LF painted metal handrails each \$175 sf dig-bf- frost f'dn-slab-rails = 180 sf \$175 sf =\$31,500 + MU's						•	•		\$47,410	116.55%	\$102,666

Total Years 16 -20

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CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY				TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Year 0 (Fiscal Year 2017	) - Immediate Recommendations																
ELECTRICAL																	
Service	Overhead from (3) 100 kVA pole mounted utility-owned transformers to fusible switch located in second floor electric room. No grounding electrode connection is made at the water main.		2	ESL	I	Carry \$5,000 + MU's						•	•		\$7,525	0.00%	\$7,525
Equipment	1200A ITE fusible switch. Existing drawings indicate 1000 amp fuses.	Perform infra-red scanning of the service equipment to assess condition of contacts and terminations.	2	END	ı							•	•		\$2,258	0.00%	\$2,258
Exterior Building Lighting	LED full cutoff wall packs, an LED flood, and some decorative LED wall mounted fixtures. High-pressure sodium lighting is used in second floor parking garage.	Update parking garage lighting to LED.	2	ESL	I	8 fixtures. 9' +/- clg ht						•	•		\$17,300	0.00%	\$17,300

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				SEE LEGEN							EVALUATION						BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HI	EALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILIT	SUSTAIN - Y ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
			LEVEL	CICLE	FRIURITY	INFO		PATEIT	CONTRIANCE	ACCESSIBILIT	ADILIT	DLDG. LIFE	IVIAIIVIEIVAIVCE	LEMNIN. EINV.	AFFEARANCE	30.3% WARK-UP		F RODABLE COST
Years 1 - 5 (Fiscal Years 2018	- 2022) - Short Term Recommen	dations																
SITE																		
Building Entrances																		
Connection to accessible route and accessibility	y Sidewalks. Thresholds at Community Center do not meet		1	ESL	S	suggest \$3,000 allowance +										\$12,040	24.65%	\$15,008
	tolerances. Utility pole hazard	meet ADA tolerances. Remove any unnecessary wiring/move/add protection at				MU's; relocate pole allowance \$5.000 + MU's												
		utility pole.				\$5.000 · MO 3			•	•								
Parking				1							1						1	
Curbing Materials & Wheel Stops		Wheel stops needed where wall ends.	2	ESL	S	5each @\$250		•								\$1,881	24.65%	\$2,345
Number of Spaces	2 ADA with signs, faded markings. Observed 5 cars with	Stripe Aisle to building. Repaint ADA spaces	2	ESL	S	Restripe Lot: 250LF@\$1										\$1,280	24.65%	\$1,596
(Regular & ADA)	ADA Placards.	and aisles.	_			ADA Striping: 5each @\$120										7-7-00		<del>+ -</del> ,5
										•								
Vehicular & Pedestrian																		
Circulation																		
Walkway Materials	Brick. Cumberland crosswalk/sidewalk rough condition.	Some Repair Needed.	2	ESL	S	1550 S.f.@\$14										\$32,658	24.65%	\$40,708
	Guy connection at Alder & Portland creates paving																	
	hazard.																	
Curb Cuts & Detectable Warning Strips	No Panels	Panels needed at crosswalks.	1	ESL	S	5 panels: 100 s.f.@\$60				•						\$45,150	24.65%	\$56,279
Pedestrian Ramp Location & Materials	Concrete - Poor, narrow	Replace ramps.	1	END	S	4 RAMPS @ 250 SF, DETECTABLE				_						\$1,505	24.65%	\$1,876
redestrial Karip Location & Waterials	concrete - roof, harrow	Replace ramps.	1	LIND	3	WARNING PANELS NEEDED.										31,303	24.03%	\$1,870
Service Area									ı									
Loading Dock or Leveler	Shared loading / dumpster screening. Loading at angle.	Underground lot access at Alder could use	2	ESL	S	allow \$5,000 for flashing signage										\$7,525	24.65%	\$9,380
		sign/flasher.				+ MU's												
								•										
Fencing				1			I						l.					
Locations & Materials	Chain Link	Repairs Needed	0	END	S	30lf@\$30										\$1,354	24.65%	\$1,688
													•					
Site Furniture & Accessories																		
Bicycle Racks	1 - Damaged	Needs replacement.	0	OS	S	1each @\$750				1						\$1,128	24.65%	\$1,406
																7-/		7-7.00
STRUCTURAL																		
Foundations / Drainage	Building surrounded by City sidewalks; some minor	Patch repair spalls	2	ESL	S	say 20 sf patch repairs @ \$20 =										\$3,010	24.65%	\$3,752
	foundation spalling noted.			1		\$400 + MU's						_						
						Assume 100 SF							•					
				<u> </u>	<u> </u>					<u> </u>								
Second Floor Construction	A. Prior slab repairs at boiler room have spalled,		2	ESL	S	10 SF @ \$35 = \$350 + MU's				]		_				\$530	24.65%	\$661
	other areas of exposed reinforcing	patch with repair mortar										•						
Roof Construction	B. High low roof conditions susceptible to drifted		3	ESL	S	1,900 SF reinforce with steel										\$5,795	24.65%	\$7,223
	snow likely not included in original design.	recommend reinforcing high low roof				beams attached to existing												
		conditions for drift. Shoveling of drifts recommended in the interim.				columns, 350 lf joist @ 4 #/lf = 1,400 # @ \$2.75 # labor & mtl =												
						\$3,850 + MU's												
				]														

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ID						EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECU	JRITY HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING		IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Voors 1 F /Fiscal Voors 20	18 - 2022) - Short Term Recommen	dations																
			,								,							
Exterior Wall Construction	A. CMU joints with missing or failing mortar;	Repoint masonry joints; replace blocks with	2	ESL	S	200 If joints @ \$1.50 = \$300 +										\$755	24.65%	\$941
	some isolated spalling of CMU blocks	spalling in kind				MU's; 10 blocks @ \$20 sf = \$200	)											
						+ MU's = TOTAL \$500 + MU's						•	•					
Exterior Wall Construction	B. EIFS located at street level, particularly at	Repair EIFS or replace with durable material	2	ESL	S	20 sf repair @ \$20 = \$400 +										\$605	24.65%	\$754
	building Bayside learning entrance, damage from	such as a thin masonry veneer				MU's												
	snow clearing/pedestrians	· ·																
Exterior Wall Construction	C. Exposed masonry at ally/up high- Open joints	Repoint and seal or cover with other	2	ESL	S	400 sf @ \$10 = \$4,000 + MU's										\$6,020	24.65%	\$7,504
Exterior wan construction	and moisture infiltration	materials similar to rest of building.	_	232	,	100 51 @ \$10 \$ 1,000 * 1110 5										¥0,020	2 110370	ψ,,50.
		<u> </u>																
Exterior Wall Construction	D. Granite joints at front of building have loose in	Rake and Repoint	2	ESL	S	300 If @ \$1.50 = \$450 + MU's										\$680	24.65%	\$848
	missing mortar												•					
Exterior Wall Construction	E. Parged section of concrete and masonry with	Patch repairs	2	ESL	S	30 sf @ \$20 = \$600 + MU's										\$905	24.65%	\$1,128
	apparent spalling; minor concrete spalling											_						
												•	•					
Fire Resistance	Non-combustible/concrete construction; at second floor	Fill gypsum hole	0	ОВ	S	10 sf @ \$10 = \$100 + MU's										\$150	24.65%	\$187
	mechanical room appeared duct had been removed																	
	through gypsum fire wall (2 layers on one side, one on																	
	other)																	
Additional Observations	Dainted abines of Constant with an in an displacement	Daniel and a ball d	2	END		C4 -										ć2.27F	24.650/	\$4,207
Additional Observations	Painted chimney- Cracked with minor displacement.	Remove upper outer course and rebuild.	2	END	S	64 sf @ \$35 = \$2,240 + MU's						_	_			\$3,375	24.65%	\$4,207
												•	•					
BUILDING INTERIOR																		
General Notes  Non-ADA compliant door hardware	Mix of doors with compliant hardware and non-	Recommend replacement of all non-	n	ОВ	S	Replace 9 Knobs (typically on	1			1	T					\$6,775	24.65%	\$8,445
Non ADA compilant door naraware	compliant hardware (door knobs); accessible doors need			05	3	service doors) with code										<b>40,773</b>	24.0370	<del>7</del> 0,443
	to have a shape that is easy to operate with one hand	code compliant hardware.				compliant hardware, \$500 per												
	and that does not require tight grasping, tight pinching,	·				leaf assumes exist leaf minimal												
	or twisting of the wrist to operate. Lever-operated					work only rework to accept												
	mechanisms, push-type mechanisms, and U-shaped					hdwr = \$4,500 + MU's												
	handles are acceptable designs.																	
Interior Signage			l	1	l		1	I	l	1	1		I	I	]			
At Code Required Locations?	Provided for classrooms and other rooms and offices,	Provide signage where missing.	0	ОВ	S	Provide approx. 200 ADA										\$22,575	24.65%	\$28,140
·	fairly consistently on the lower level. Other two levels do					compliant signs throughout												
	not have consistent interior signage.					building @ \$75 = \$15,000 +												
						MU's			_									
Stairs and Exits																		
Guardrails (height, sphere)	Guardrails are non compliant in some locations,	Replace guardrail with new compliant	0	OB	S	Approx. 400 LF compliant										\$90,300	24.65%	\$112,559
	particularly where rail turns a corner. In these locations,	guardrail and continuous handrail.				guardrail with continuous												
	the guardrail would not pass the sphere test.					handrail, \$150 lf w.demo =												
						\$60,000 + MU's												
										1	1							

**Capital Plan Detailed Scope of Work** 

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# LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New Life Cycle (Age Factor) N - New / Recent I - Immediate (Year 0) I - Immediate (Year 0) I - Service Life S - Short Term (Years 1-5) L - Long Term (Years 6-20) N/A - Not Applicable

				SEE LEGEN	)	7					EVALUATION	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING			AESTHETICS &		ESCALATION	* OPINION OF
		<u> </u>	LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Years 1 - 5 (Fiscal Years 201)	8 - 2022) - Short Term Recommer	ndations																
Therapy/Break Kitchen/Craft Room																		
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replac with ADA compliant counter and new counter mounted sink.	e 0	ОВ	S	Remove 30" section of existing laminate countertop. Replace with ADA compliant plastic laminate counter with resilient edge banding, new counter										\$7,075	24.65%	\$8,819
						mounted sink, \$90 If countertop w/demo = \$2,700 + MU's \$1,500 sink w/demo & re-use existing rough w/\$500 modification of rough === TOTALS \$4,700 + MU's				•								
Mechanical and Service Spaces		lo 111 111 111 111 111 111 111		00		D	1					ı		1	ı		24.650/	ÅF. 4.0.
Stairs	Concrete stair into mechanical space are in a state of disrepair. No handrails/guardrail provided.	Demolish existing concrete stair, replace wit new cast in place concrete stair, new railing/guardrail.	h o	OB	S	Demolish existing (4'x6' total area) concrete stair (3 risers, 4' x 4' top landing). Replace with new cast in place concrete stair (5'x6' total area, 3 risers, 4' x 4' top landing), new compliant railling/guardrail no new foundation required, presumed new steps rest on existing slab and will be doweled into slab \$2,750 w/demo-new stair & guardrail + MU's			•			•	•			\$4,140	24.65%	\$5,16
Office spaces (2nd, 3rd floors)				1								ı		1	1			
Sinks (ADA compliance)	Employee break rooms do not have ADA counters or sinks.	Replace existing counters, casework, and sinks.	0	OB	S	Approx. (15) 36" wall cabinets @ \$125 w/demo = \$5,625 + MU's; (10) 36" double door with drawers base cabinet @ \$275 w/demo = \$8,250 + MU's; (4) 36" ADA sink apron @ \$300 ea = \$1,200 +MU's; (5) 24" four drawer base cabinet @ \$275 w/demp = \$2,750 + MU's; All doors are lockable and all shelves are adjustable. 11 linear feet of counter at ADA height @ \$90 = \$990 w/demo + MU's = = : TOTALS \$18,815 + MU's				•						\$28,320	24.65%	\$35,30
FIRE PROTECTION						1.												
Cross Connection Prevention	None	Upgrade entrance	3	ESL	S	\$12,000 new entry + MU's	<u> </u>	•	•							\$18,060	24.65%	\$22,512
ELECTRICAL Life Safety																		
· ·	Cilent Voight Model CVE2CO	Hadata assument patification and an in-	1 2	FC! I		Carry 42, 004 of 6 64 35 . A411	1	ı			1	<u> </u>	1	1	T	670.222	24 (50)	ć00.70
Fire Alarm	Silent Knight Model SK5208 conventional zoned control panel. Occupant notification is not ADA compliant on the fourth floor and some areas of the third floor. Four floor pull station is not located in the natural path of egress.	fully addressable system as part of any	2	ESL	S	Carry 42, 094 sf @ \$1.25 + MU's		•	•							\$79,200	24.65%	\$98,723

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	D	<b>1</b>					EVALUATION (	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY		OPERATION & MAINTENANCE		TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 1 - 5 (Fiscal Years	2018 - 2022) - Short Term Recommend	dations															
Emergency Lighting	Fluorescent battery ballasts integral to luminaire on first floor. Emergency battery units with integral and remote heads on other floors. Heads are a mixture of LED and incandescent. There is no emergency lighting at the exterior of exits. LED illuminated exit signs with integral battery backup.	Provide outdoor emergency lighting at	2	ESL	S	\$350 per interior unit + \$1,000 exterior egress unit w/new wiring + MU's ?? Carry 30 indoor & 4 outdoor.		•	•						\$21,800	24.65%	\$27,17
SECURITY																	
Intrusion Alarm System	panel serves the District Office. Bayside Learning has a	Provide commercial grade security alarm panels integrated with the district-wide network.	2	ESL	S	allow \$15,000 for commercial panels & rerouting wiring to cabinet + MU's ???	•								\$22,575	24.65%	\$28,141
Security Camera System	No operational camera system other then video intercom at main entrance described below. Abandoned non-functional cameras remain in place in some interior areas.	Provide digital cameras connected to district servers	0	OB	S	Assume 32 cameras and 8 exterior cameras	•								\$45,000	24.65%	\$56,09

**Capital Plan Detailed Scope of Work** 

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# LEGEND Condition Level 0 - Failed - Not Functional 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New

				SEE LEGENE	<u> </u>			 		EVALUATION C	RITERIA					BUDGET	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	CODE COMPLIANCE	ADA/ ACCESSIBILITY		EXTENDING BLDG. LIFE		IMPACT ON LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
one C. 40 /Final Vacua 3	2022 2027) Lang Tarra Bassara	-d-1:															
·	2023 - 2027) - Long Term Recommer	ndations															
LUMBING Water Service	Municipal 2" less backflow protection	upgrade backflow protection			L	\$3.500 backflow + MU's							<u> </u>		\$5,270	55.30%	\$8,184
Hot Water System	(6) electric 40 gallon water heaters throughout building. Copper piping insulated mostly—bare at most recent water heater replacements.	Insulate piping at recent water heater replacements.	0	ОВ	L	allow \$500 per heater = \$4,000 + MU's					•	•			\$6,020	55.30%	\$9,349
Drinking Fountains / Water Coolers	None in building	Install drinking fountain or water cooler at each occupied floor	0	ОВ	L	3 floors @ \$2,750 ea w/new rough & floor cane detectors = \$8,250 + MU's					•	•			\$12,420	55.30%	\$19,288
IECHANICAL			l.														
Heating Plant	(3) HB Smith 19A 5 section steam boilers, estimated mfg date 1990's to 2000 est. Burners converted to Nat Gas in 2015. Combustion air fan installed. Boiler feed is aged. Boilers have 10 years expected service life	with steam to HW conversion (Years 1-5).	3	END	L	(1) boiler feed unit based on 1,400 #/hr steam.					•	•			\$20,000	55.30%	\$31,060
Heating Plant	(3) HB Smith 19A 5 section steam boilers, estimated mfg date 1990's to 2000 est. Burners converted to Nat Gas in 2015. Combustion air fan installed. Boiler feed is aged. Boilers have 10 years expected service life	with steam to HW conversion (Years 1-5).	3	END	L	(2) new 700MBH condensing gas boilers with appurtenances (exp tank, etc.)					•	•			\$180,000	55.30%	\$279,540
Air Conditioning (Yes/No/Limited)	Yes: Packaged DX cooling RTUs with hydronic duct coils for units replaced in 2014. AHUs have DX cooling coils (HV-1) 1st floor has new DX coil and condensing unit in 2014. HV-1 and RTU-10 are vintage.	Replace HV-2 DX coil and Cond, Unit and replace RTU-10 in kind. Rework RTU-10 ductwork and zoning to match layout of roomspoorly zoned currently.	1	END	L	Replace HV-2 steam coil with HW coil (21 SF area) and replace DX coil & new roof condensing unit (20 tons). Replace RTU-10 in kind &.2 Ton Moldify ductwork \$/SF at 2,000 SF.					•	•			\$175,000	55.30%	\$271,775
Air Handling Unit Systems	(2) main vintage indoor AHUs (HV-1 & 2) provide heating & cooling to the 1st and 2nd floors. HV-1 has been overhauled. Overhaul HV-2.	Replace parts as required to refurbish to new working condition (e.g. Bearings)	2	END	L	Allow (\$5 K) + MU's					•	•			\$8,000	55.30%	\$12,424
Pumps	Pumps at (2) steam to hydronic convertors for AHU VAV: and RTU duct coils. Pumps at AHU HX new in 2014. Pump at existing HX serving 3rd fl is vintage 1980's est.	Replace pump under maintenance	2	END	L	Allow (\$10 K) + MU's					•	•			\$15,000	55.30%	\$23,295
Terminal Unit Systems	Fintube and Unit Heaters (Steam).	Replace steam fintube & Unit heaters with new HW fintube & Uhs	2	END	L	Figure \$3/SF @40K SF +MU's					•	•			\$60,000	55.30%	\$93,180
Exhaust Systems	Toilet exhaust via inline fans to sidewall vents and several range hood non NFPA 96 compliant hoods.	Range hoods should be code compliant with suppressionor remove ranges. Replace toilet exhaust fans & ductwork	0	ОВ	L	(2) small Range hoods with EF figure \$20K. Toilet E Fans & Ductwork figure \$15K.					•	•			\$55,000	55.30%	\$85,415
Piping System	Steam piping at boilers uninsulated. Other areas throughout building have stretches of pipe insulation missing and badly damaged.	Steam piping system at end of service lifereplace all steam with new HW piping system.	0	OB	L	Figure \$/SF @ 30K SF. +MU's					•	•			\$675,000	55.30%	\$1,048,275
Automatic Temperature Controls	Mostly electric DDC updated within past 3 years. Manual control of fintube etc.	Complete updating controls to all DDC.	2	END	L	Figure \$3.5/SF @ 25K SF.					•	•			\$132,000	55.30%	\$204,996

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
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- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

SEE LEGEND

CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY SE INFO	LTH &	CODE ADA/ COMPLIANCE ACCESSIBILIT	SUSTAIN -	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Joans 6 10 (Fiscal Voc	rs 2023 - 2027) - Long Term Recommer	adations						<u> </u>								
LECTRICAL	13 2023 - 2027) - Long Term Recommer	luations														
Distribution System																
Panels	Panels are primarily a mixture of 1987 vintage ITE panelboards a and residential-grade loadcenters manufactured by Square D, GE, and Siemens. An Eaton Panelboard was added in the Bayside Learning Center. Main Distribution Panelboard MDP is fully utilized and missing a portion of its trim cover, leaving conductors within exposed.	Provide cover for MDP. The 1987 panelboards and residential-grade loadcenters should be replaced as part of any planned renovations to the facility.	2	END	L	Carry complete power distribution system replacement for 42,094 sf				•	•			\$169,600	55.30%	\$263,38
Wiring	Feeders are building wire in conduit. Branch circuit wiring methods observed include primarily building wire in conduit and type MC metal-clad cable. Some type NM nonmetallic sheathed cable (Romex) was noted on the fourth floor.	The existing type NM cable should be replaced with type MC cable as part of any planned renovations to the facility.	2	ESL	L	Carry complete branch circuit wiring replacement for 75% of 42,094 sf				•	•			\$86,700	55.30%	\$134,64
Branch Circuits	Receptacles in most areas are located appropriately for the current use of the spaces, but it was noted that extension cords are in use in Classroom 149 due to receptacles not being located according to the current furniture layout.	Add receptacles in Classroom 149 as reqruired to eliminate the need for extension cords.	2	ESL	L	Carry \$5,000 + MU's				•	•			\$7,525	55.30%	\$11,68
Interior Lighting				•					•			•			•	
Classrooms	Recessed fluorescent fixtures with high-performance optics and T8 lamps.		3	N	L					•	•			\$538,400	55.30%	\$836,13
Offices	Mostly recessed fluorescent fixtrure with parabolic diffusers ans 18 lamps. Strip fixtures with T12 lamps are installed in second floor custodial office.	Update lighting to LED as part of any planned renovations	2	ESL	L					•	•					
Corridors	Mixture of downlights with self-ballasted medium-based compact fluorescent lamps, recessed parabolics with T8 lamps, recessed lens troffers with T8 lamps		2	ESL	L	Carry complete interior lighting replacement for 42,094 sf				•	•					
Toilets	Recessed and surface mounted luminaires with Linear fluorescent T8 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L					•	•					
Mech/Storage	Linear fluorescent. Some areas utilize T12 lamps	Update lighting to LED as part of any planned renovations	2	ESL	L					•	•					
Cable (& Service)	Overhead CATV service to second floor elecrical room. The entrance cable is not sleeved in conduit where it penetrates the building exterior wall.	Provide sleeve and sealing for cable	2	ESL	L	Carry \$2,000 + MU's				•	•			\$3,010	55.30%	\$4,67
Data System (& Service)	IDF on 2nd floor is Cat 5e and is housed in an open rack located in the electric room	Provide enclosed cabinet to house data equipment in electric room.	2	ESL	L	allow \$10,000 for cabinet & rerouting wiring to cabinet + MU's ??? Yes				•	•			\$15,050	55.30%	\$23,37

EVALUATION CRITERIA

Total Years 6 - 10 \$3,360,684

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
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- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable
Executer New		

				SEE LEGEN	ND						EVALUATION (	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/	SUSTAIN -				AESTHETICS &	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
		•		CICLL	TRIORIT	ini o		JAILII	COMI LIANCE	ACCESSIBILIT	ADIEIT	DED G. E.I. E	MAINTENANC	E ELFARIAN ENVI	ALLEMANCE	30.370 WARK 01		TROBABLE COST
Years 11 - 15 (Fiscal Year	rs 2028 - 2032) - Long Term Recomme	endations																
BUILDING INTERIOR																		
General Notes General design notes	Budget for 2nd floor renovation	Budget for 2nd floor renovation	-	-	L	Budget from PPS CIP										\$65,000	93.55%	\$125,808
													•					
Main Entrance							1						<u>'</u>	1		4= .0		44.400
Ceiling Finish Materials	GWB soffits, 2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L	150 sf 2x2 @ \$3.25 w/demo., grid remains = \$490 + MU's										\$740	93.55%	\$1,432
		,																
Main Lobby							1											
Ceiling Finish Materials	2x2 ACT. In good condition.	Replace isolated stained tiles as part of standard maintenance practice.	3	ESL	L	300 sf 2x2 @ \$3.25 w/demo., grid remains = \$975 + MU's						_				\$1,470	93.55%	\$2,845
ı		standard maintenance practice.				grid remains = \$575 1 WO S						•	•					
Corridors				1	1	1	1	1 .					T.	1				
Floor & Base Finish Materials	Mix of carpet, VCT. Both have rubber base material.  Carpet and rubber base on lower level corridor floors in	Replace carpet within the next 10 years. Replace VCT within the next 10 years.	2	END	L	Remove and replace approx. 3,800 SF existing carpet with	1									\$88,870	93.55%	\$172,008
1	fair condition. Carpet on second floor is heavily worn	Replace ver within the flext 10 years.				new carpet tile, \$6 sf demo-prep	)-											
	and stained. VCT and rubber base on third floor above is					replace = \$22,800; Remove and												
	nearing the end of its service life.					replace approx. 5,000 SF existing VCT tile with new quartz tile, @	3											
						\$5.75 demo-prep-replace												
						=\$28,750; Remove and replace approx. 2,500 LF existing base												
						with new base @ \$3 demo &												
						replace = \$7,500 === TOTALS												
						\$59,050 + MU's												
Elevators and Lifts																		
Elevator Finish Materials	Painted steel frame, doors. Showing scratches from	Refinish, repaint steel frame and doors.	2	ESL	L	Refinish, repaint approx. 4' x 7'										\$380	93.55%	\$735
	heavy use.					frame, 4' x 7' sliding door, \$250 clean-prep-repaint												
Quiet Rooms													1					
Floor & Base Finish Materials	Carpet floor, rubber base	Base is peeling away or missing in numerous locations.	2	END	L	Replace rubber base, approx. 100 LF @ \$3 w/demo = \$300 +										\$455	93.55%	\$881
		locations.				MU's							•					
Wall Finish Materials	Painted GWB. These rooms have particularly beat up	Patch and repaint all walls.	2	END	L	Patch and repaint approx. 2,000										\$6,020	93.55%	\$11,652
	walls. Holes and large dents in many locations, finish paint peeling away.	Provide wainscoting up to 4' AFF for wall protecion.				SF GWB wall @ \$2 = 4,000 + MU's						•						
Nurse and Health				1			1	1					1	1				
Casework	Plastic laminate base cabinets, counters. Laminate is peeling, counter supports are unfinished.	Recommend replacement of all casework to meet ADA requirements. Replace with	2	END	L	(5) 36" wall cabinets @ \$125 w/demo = \$1,875 + MU's; (2)										\$9,220	93.55%	\$17,845
	pecing, counter supports are unmission.	plastic laminate casework with resilient edge				36" double door with drawers												
		banding, adjustable shelves, and lockable				base cabinet @ \$310 w/demo												
		doors.				w/solid surface (wet area ) top = \$1,860 + MU's; (1) 36" ADA sink												
						apron = \$300; (2) 24" four												
						drawer base cabinet @ \$275												
						w/demo = \$1,100 + MU's. All doors are lockable and all												
						shelves are adjustable. 11 linear												
						feet of counter at ADA height @												
						\$90 w/demo = \$990 + MU's ===												
1						TOTALS \$6,125 + MU's												
		1		<u> </u>			1				1							

**Capital Plan Detailed Scope of Work** 

 $\textit{All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs\ in\ the}$  ${\it Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.}$ 

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ND	7					EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILITY	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
		•		0.012						7.00230121211	71512111	<b>313 (1.1.1</b>		7.1.1.2.11.0.11.02	551575 1117 11111 51		
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recomme	endations															
Sinks (ADA compliance)	Stainless steel sink with gooseneck faucet mounted in plastic laminate counter. Not at ADA height.	Remove section of counter and sink. Replace with ADA compliant counter and new counter mounted sink.	0	ОВ	L	(1) 36" ADA counter with mounted sink (provided with casework above).						•	•		\$0	93.55%	\$0
Privacy Curtains (no. of rest areas)	1 resting cot, no privacy curtain.	Install ceiling mounted privacy curtain around cot.	2	ESL	L	Install ceiling mounted privacy curtain around single 3' x 7' cot. \$350 + MU's						•	•		\$530	93.55%	\$1,026
Student Toilet Rooms																	
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	L	Remove approx. 200 SF vinyl/VCT flooring, replace with ceramic tile @ \$15 w/demo- prep-replace & tile base = \$3,000 + MU's						•	•		\$4,515	93.55%	\$8,739
Wall Finish Materials	Vinyl wainscoting up to 3', painted GWB above. Some toilet rooms don't have this wainscoting. Vinyl wainscoting is already peeling, probably not a permanent solution.	Remove vinyl wainscoting. Install ceramic tile to 4' AFF in all toilet rooms.	2	END	L	Install approx. 400 SF ceramic tile up to 4' AFF as toilet room wall protection @ \$17.50 w/demo-tile backer bd-ceramic & tile base = \$7.000 + MU's						•	•		\$10,535	93.55%	\$20,390
Mirrors	Missing.	Provide wall mounted mirrors in all bathrooms.	0	ОВ	L	Install (4) 18" x 30" wall mounted mirrors @ \$100 = \$400 + MU's						•	•		\$605	93.55%	\$1,171
Door Material (Including Frame & Glazing)	Wood veneer door with narrow lite, painted HM frame. Toilet room doors are showing heavy wear and tear.	Replace wood veneer door with new wood veneer door, refinish and repaint HM frames.	2	END	L	Replace (4) wood veneer doors with new wood veneer doors @ \$500 w/demo-replace-reinstall hdwr-paint; refinish and repaint (4) HM frames @ \$75 = = TOTALS \$2,300 + MU's						•	•		\$3,465	93.55%	\$6,707
Staff Toilets			l		1			1				l .					
Floor & Base Finish Materials	Vinyl/VCT floors are in a state of disrepair. Staining, not easy to clean, and peeling from floor/base.	Replace vinyl/VCT floors with ceramic tile.	2	END	L	Remove approx. 120 SF vinyl/VCT flooring, replace with ceramic tile @ \$15 w/demo- prep-replace & tile base = \$1.800 + MU's						•	•		\$2,710	93.55%	\$5,245
Wall Finish Materials	Wood wainscoting up to 3', painted GWB above. Wood wainscoting is dented, paint is chipping, probably not a permanent solution.	Remove wood wainscoting. Install ceramic tile to 4' AFF in staff toilet rooms.	2	END	L	Install approx. 300 SF ceramic tile up to 4' AFF as toilet room wall protection @ \$17.50 w/demo-tile backer bd-ceramic & tile base = \$5,250 + MU's						•	•		\$7,905	93.55%	\$15,300
Plumbing Fixtures	Floor mounted porcelain toilets. Porcelain sinks mounted in plastic laminate counter. Countertop is peeling, showing damage from moisture.	Replace laminate counters and sinks with wall mounted porcelain sink fixture	2	END	L	Replace (2) laminate counters and sinks with wall mounted porcelain sink fixtures @\$2,000 each w/demo-new wall hanger w/block & patch gyp, re-use rough-new sink & fitting + MU's = \$4,000 + MU's						•	•		\$6,020	93.55%	\$11,652
Mechanical and Service Spaces																	
Floor & Base Finish Materials	Mix of VCT, exposed concrete floor. VCT is in very poor shape.	Remove VCT flooring.	0	END	L	Remove 200 SF VCT flooring, leave as exposed concrete, \$2 sf w/demo-prep-reseal conc = \$400 + MU's						•	•		\$605	93.55%	\$1,171
Other Spaces			I -			T		1		ı	1	ı	1	ı			
Attic (Roof Access)	The fourth floor (attic space) is currently only used for roof access. However the space was previously finished and clearly used for occupancy. Any effort to upgrade this floor would involve a total gut renovation of the entire floor. Floor, wall, and ceiling finishes are all in a state of disrepair. Stairs and doors are non compliant. Fixtures are boarded up.	Demo 2,500 SF, renovate entire floor. All new finishes, new stairs, doors, casework, fixtures, etc	0	ОВ	L	Approx 2,500 sf @ \$150 intense gut-refinish-partitions-doors MEP to space, possible code upgrade to floor loading = \$375,000 + MU's	REVIEW WITH SCHOOL					•	•		\$564,375	93.55%	\$1,092,348
Office spaces (2nd, 3rd floors)						<u> </u>			<u> </u>			-					

**Capital Plan Detailed Scope of Work** 

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	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

				SEE LEGEN	ID				E	VALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY		SUSTAIN - ABILITY			AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Years 2	028 - 2032) - Long Term Recomm	endations														
Floor & Base Finish Materials	Typically carpet with rubber base. Carpet is nearing the end of its useful life.	Replace carpet with new carpet tile within the next 10 years.	2	END		Approx. 41,500 SF existing carpet removal, replacement with carpet tile @ \$6 w/demo-prep-replace & new base = \$249,000 + MU					•	•		\$374,475	93.55%	\$724,796
Ceiling Finish Materials	2x2 ACT. ACT is beginning to show its age, discolor, and sag.	Replace all 2x2 ACT tiles within the next 10 years.	2	END	L	Approx. 41,500 SF 2x2 ACT tile @ \$6 w/demo & new grid & tiles =\$249,000 + MU's					•	•		\$374,475	93.55%	\$724,796

Total Years 11 - 15 \$2,946,547

**Capital Plan Detailed Scope of Work** 

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LEGEND	
Life Cycle (Age Factor)	Action Priority
N - New / Recent	I - Immediate (Year 0)
ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
END - Nearing End of Service Life	L - Long Term (Years 6-20)
OB - Obsolete	N/A - Not Applicable
	Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life END - Nearing End of Service Life

SEE LEGEND

CATECORY				SEE LEGENI					,	EVALUATION					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE ADA/ COMPLIANCE ACCESSIB		EXTENDING BLDG. LIFE	OPERATION & IMPACT ON MAINTENANCE LEARN. ENV.	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
(ears 16 - 20 (Fiscal Years 2	2033 - 2037) - Long Term Recomme	endations														
UILDING EXTERIOR	2000 2007 Eong Term Recomme															
Exterior Wall Cladding																
Materials	Painted CMU, in good condition. Only isolated areas of	Painted CMU - minor areas to touch up.	2	ESL	1	Approx. 15 SF CMU painting @								\$45,950	116.55%	\$99,505
Materials	chipping paint.	Provide regular maintenance for metal panel.		202	-	\$2 filler coat = \$30 + MU's;								ψ 13,330	110.5570	Ų33,303
	Corrugated metal wall panel, surface fastened. Isolated	Repoint precast concrete panels.				Approx. 500 SF of repointing										
	areas of deteriorating paint, broken end closures.	Patch areas of deteriorating EIFS and repaint.				large 2' x 3' precast concrete										
	Precast concrete panels, isolated areas of cracking,	Patch cracking concrete, light pressure wash				panels @ \$3 sf = \$1,500 + MU's;										
	particularly at outside corners. Mortar wearing away in					Approx. 2,500 SF of patching,										
	locations. EIFS showing cracking at edges, deterioration at corners,	repaint.				repainting EIFS @ \$5 sf = \$12,500 + MU's; Patch approx.										
	and denting.	Remove existing sections of cracking brick				50 LF minor concrete cracking @										
	Exposed structural concrete. Showing widespread	and mortar, and replace. Remove existing				\$15 crack stich = \$750 + MU's;										
	staining and minor cracking. Parge coat deteriorating in	, .				Light pressure wash and parge										
	many areas.					approx. 2,000 SF concrete,										
	Exterior wood paneling (alley side). Paint is wearing					repaint all \$5 sf = \$10,000 +					•	•				
1	away. Exterior wood attic paneling is showing heavy					MU's; Refinish, repaint approx.										
	staining.					600 SF exterior wood paneling										
	Painted brick, showing heavy staining, deteriorating paint. Brick chimney showing significant cracking.					@ \$5 = \$3,000 + MU's; Remove and replace 50 SF of cracking										
	paint. Brick chilling showing significant cracking.					brick, mortar and replace @ \$25										
						sf = \$1,250 + MU's; Remove and										
						repaint 500 SF brick @ \$30 sf =										
						\$1,500 + MU's = = = TOTALS										
						\$30,530 + MU's										
Windows											1					
Sills	Concrete sills below alley-side windows, showing heavy	Light pressure wash concrete sills.			L	Light pressure wash approx 10								\$30	116.55%	\$65
1	staining.	0 1				LF 6" concrete sill @ \$2 = \$20 +										,
	Painted aluminum sill					MU's										
Lintels	Painted steel lintels. On alley side, lintels are showing	Remove existing lintels and 3 courses of brick	2	END	L	Remove 14 LF existing lintel and								\$1,915	116.55%	\$4,147
	heavy rusting, paint chipping away.	above, replace with new lintel and brick.				10 SF brick above. Provide new										
						galvanized steel lintel properly										
						flashed, new brick above.										
						Assume 120 # galv lintel @ \$2 mtl + 14 hrs mason labor @ \$45					•	•				
						+ 10 sf brick remove-replace @										
						\$30 = \$1,270 + MU's										
Exterior Doors - Main Entrance Frame Materials	School main entry - Painted aluminum thermally broken	School main entry - Isolated repair of existing	2	ESL	L	Remove and replace 5 LF								\$755	116.55%	\$1,635
	system, in fair condition. Bottom edge of aluminum	aluminum system. Remove and replace	-	-5-	-	existing aluminum system								<i>\$.33</i>	_10.5570	Ç2,333
1	system of abutting door 'sidelite' is broken.	bottom and side mullion cover pieces and				mullion covers and 4 SF infill										
	Office main entry - Aluminum thermally broken system,	infill panel.				panel, replace with new, allow										
	in good condition.					\$500 + MU's										
1																
Exterior Doors (not including Main Entry)		1	<u> </u>						<u> </u>		1		I			
Overhead or Coiling Doors	Overhead door at garage is in poor condition.	Replace overhead door.	2	END	L	Remove existing 8' x 10'								\$3,390	116.55%	\$7,341
						overhead door, provide and										
						install new door, assume elect										
						op Allow \$2,250 + MU's										
						ОК										
Fascia, Trim, Soffits &		L							<u> </u>		1					
Overhangs																
Materials	Overhang at school main entry. Wood construction,	Refinish wood, repaint overhang.	2	END	L	Refinish, repaint approx. 175 SF								\$1,320	116.55%	\$2,858
	paint is chipping and peeling away.					wood overhang @ \$5 = \$875 +										
						MU's										
	1	1	1				1		ı I	1	1	1				

**EVALUATION CRITERIA** 

**Capital Plan Detailed Scope of Work** 

\* Note:

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#### LEGEND Condition Level 0 - Failed - Not Functional Life Cycle (Age Factor) N - New / Recent ESL - w/In Expected Service Life Action Priority I - Immediate (Year 0) 1 - Poor - Failure Anticipated 2 - Fair - Functions, Service Required 5 - Short Term (Years 1-5) - Long Term (Years 6-20) END - Nearing End of Service Life 3 - Good - Functional & Maintained 4 - Excellent - New OB - Obsolete N/A - Not Applicable

				SEE LEGEN							EVALUATION C						BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE COMPLIANCE	ADA/ ACCESSIBILIT				IMPACT ON	AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
	<b>'</b>		LLVLL	CICLL	THIOHIT	inito		SALLII	COM LIANCE	ACCESSIBILIT	ADILITI	DEDG: EII E	VIAITETATICE	ELFARTE LIVE	ATTEMORICE	30.3% WARK 01		TROBABLE COST
ears 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recomme	ndations																
ealants & Expansion Joints																	_	
Window / Door Perimeter Sealant	Sealants around door and window perimeters are aged	Remove and replace existing sealant.	2	END	L	Approx. 1,800 LF sealant										\$9,485	116.55%	\$20,54
	and cracking. In some locations, peeling away entirely.					removal, replacement @ \$3.50 lf rout & replace = \$6,300 + MU's												
						Tout & replace = \$6,500 + 1010 S												
Building Joint Sealant	Sealants between materials transitions, corners, and	Remove and replace existing sealant.	2	END	L	Approx. 1,500 LF building										\$11,290	116.55%	\$24,44
	around foundation are aged and cracking. In some					sealant removal, replacement @												
	locations, peeling away entirely.					\$5 w/backer rod required =												
						\$7,500 + MU's												
Roof Assembly & Flashing  Material, Type, Color	TPO, white.	Budget for replacement at end of service life	3	ESL	L	22,388 SF										\$404,327	116.55%	\$875,570
material, Type, color	, mines	baager or replacement at end or service me	3	202	_	22,555 5.										ψ 10 1,32 <i>7</i>	110.5570	Ç073,37
Roof Drains (Covers)	Multiple roof drain covers are either damaged, missing,	Replace and clean all roof drain covers.	1	ESL	L	Replace and clear approx. 5 roof										\$1,130	116.55%	\$2,447
	or clogged.					drains, roof drain covers, allow \$150 ea = \$750 + MU's												
						\$150 ea = \$750 + MO \$												
Roof Ponding	Multiple roof locations where TPO membrane is bubbling	More extensive roofing investigation	2	END	L	Approx. 3,500 SF roof needs										\$52,675	116.55%	\$114,06
	up, causing roof ponding in numerous locations. Roof	required. Likely TPO will need to be removed				further investigation, removal of												
	substrate is crunching.	in multiple locations to examine the				TPO membrane and likely												
	Roof mechanical pads to not have crickets at edges, so	subsurface. Likely				removal/reinstallation of												
	some ponding is occurring at roof mechanical equipment platforms.					tapered installation, roof												
	piatrorms.	insulation. Remove TPO membrane around roof				crickets, allow \$10 sf demo- replace membrane w/tapers &						•	•					
		mechanical equipment where ponding is				flashing = \$35,000 + MU's												
		occurring, install tapered insulation crickets																
		at edges.																
Gutters and Downspouts					<b>!</b>		!!			<u> </u>	ļ	ļ						
Splash Block or Tied to Storm Drainage	No splash block at gutter termination.	Provide splash block at gutter termination	0	ОВ	L	Install (1) splashblock on roof at						_	_			\$380	116.55%	\$823
						gutter termination, \$250 + MU's						•						
exterior Stairs and Ladders				1	1						1			ı				
Locations and Materials	Exterior roof ladder to high roof. Ladder is old, rusted,	Remove existing rusty roof ladder, replace	1	END	L	Remove existing ladder, replace										\$1,810	116.55%	\$3,920
	and not safe.	with new.				with new 14' roof ladder, \$1,200 w/demo + MU's												
						W/ delilo : Nio 3												
Locations and Materials	Exterior metal roof stair is old, rusted, and not safe.	Remove existing metal roof stair unit.	1	END	L	Remove existing metal roof stair										\$8,280	116.55%	\$17,930
		Replace with new.				unit. Replace with new stair												
						unit. New stair to have 5 risers,												
						4' x 5' top landing, compliant												
						railings and guardrail, \$5,500 w/demo + MU's												
						.,												
Locations and Materials	Dilapidated metal roof egress stair attached to alley side	Remove metal egress stair.	0	ОВ	L	Remove dilapidated metal roof										\$980	116.55%	\$2,122
	of building.					egress stair on side of building,												
						\$650 demo only + MU's												
		1	<u> </u>	1	1	1	1		<u> </u>	1	1			ı	I			
																	16 -20	\$1,177,419

Total Years 16 -20 \$1,177,419

**Capital Plan Detailed Scope of Work** 

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
? - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable										
- Excellent - New												

			SEE LEGEND							EV	ALUATION C	CRITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	-	SECURITY		CODE						AESTHETICS &		ESCALATION	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST
Year 0 (Fiscal Year 2017) - Imr	Year 0 (Fiscal Year 2017) - Immediate Recommendations																	
																\$0	0.00%	\$0

Total Year 0

Capital Plan Detailed Scope of Work

\* Note

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND

Condition Level
0 - Failled - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required
3 - Good - Functional & Maintained
4 - Excellent - New

LEGEND

Action Priority
1 - Immediate (Year 0)
5 - Short Term (Years 1-5)
5 - Short Term (Years 1-5)
L - Long Term (Years 6-20)
N/A - Not Applicable

																	BUDG	T		
				SEE LEGEN						EVALUATION C					TRADE COST PLUS		* OPINION OF		CATION	
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE ADA/ COMPLIANCE ACCESSIBILITY		EXTENDING	OPERATION &	IMPACT ON LEARN. ENV.	AESTHETICS &	50.5% MARK-UP	ESCALATION	PROBABLE COST	CIP CIP (Majo Renovatio		EX
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE   ACCESSIBILITY	ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE			COST	Kenovatio	n) [	EX
Page 1 - 5 (Fiscal Vegrs 2	018 - 2022) - Short Term Recommen	dations																		
	010 - 2022) - Short Term Recommen	dations																		
ITE arking	_																			
Paving Materials	Bituminous - Good, small areas of failed paving	Repair paving as necessary	2	ESL	S	(5800 SF), shim gravel and patch									\$13,093	24.65%	\$16,32	\$16,320		
						3" thickness						_								
						5800S.F. @\$1.50						•								
Number of Spaces	26 total spaces including (1 ADA - non-compliant)	Should be 2 ADA spaces given total number of	1	ESL	S	2 ea ADA spaces @ \$125 ea +									\$1,810	24.65%	\$2,25	\$2,256		
(Regular & ADA)		spaces, repaint ADA spaces with compliant aisle dimensions.				\$350 ADA sign ea space = \$1,200 + MU's														
		aisie differisions.				T IVIO 3														
Parking Striping Condition	Faded - Good	Repaint parking.	2	END	S	520 If striping @ \$1.50 = \$780 +						•			\$1,175	24.65%	\$1,46	\$1,465		
						MU's														<u> Ш</u>
encing  Locations & Materials	Chain link with Security wire.	Restore at pond.	2	ESL	S	(55 LF)	l								\$4,140	24.65%	\$5,16	\$5,161		Т
	The second with second with the second with th	The state of the s	_	200	Ĭ	55If @\$50									Ų+,1+0	23370	\$3,10	75,202		
								•												1
xterior Building Signage		<u> </u>	1	ı		L	l	1	<u>l</u>	ı					<u>l</u>	<u> </u>			I	—
Location and Materials	Sign from previous owner.	Remove/replace sign	0	ОВ	S	1 @\$1000									\$1,000	24.65%	\$1,24	7	\$1,247	Ί
												•								
												•								
TRUCTURAL																				
First Floor Construction	Main floor slab-on-grade; forklifts in use; some	Rout and re-fill joints to limit damage from	1	END (joints	S	2,000 LF Joints route and fill with									\$12,040	24.65%	\$15,00	3	\$15,008	3
	embedded wood in slab and joints without joint fillers	hard wheel forklift traffic.		only)		semi rigid joint filler, \$4 If to rout & refill \$8,000 + MU's														
						& reiiii \$8,000 + MO S						•								
Consol Class Construction	Carrent at a second and formand from the land	Conferme and and and and	2	ESL		Budget \$2,800 for analysis							-		\$4,215	24.65%	\$5,25		\$5,254	_
Second Floor Construction	Several storage mezzanines (wood frame). Live load capacities of mezzanines unknown.	Perform engineering analysis and post mezzanine live load capacities	3	ESL	S	Budget \$2,800 for analysis									\$4,215	24.65%	\$5,25	1	\$5,254	1
																				—
Exterior Wall Construction	A. Masonry belt adjacent to main entry has	Repoint existing joints	2	ESL	S	300 LF repointing, \$7.50 sf repoint = \$2,250 + MU's						•			\$3,390	24.65%	\$4,22		\$4,226	1
Additional Observation	missing mortar and could use repoint.  Entry stairs with cracking and spalling on walking surface	s Patch renair snalls rout and seal cracks	2	ESL	S	15 If spalls, \$10 sf infill & blend =									\$455	24.65%	\$56	,	\$567	7
Additional Observation	and knee walls; repair to eliminate tripping hazards	s r den repair spans, rode and sear cracks	_	Loc	3	\$150 + MU's; 30 If cracks, \$5 If									ŷ+33	24.03%	<b>\$30</b>		7507	
						rout out and repair = \$150 +														
						MU's = = TOTALS \$300 + MU's					-	-								
Additional Observation	Temporary Canopy at rear of building appears unstable	Remove temporary canopy	1	ND (joints onl	S	Size unclear, allow \$1,000 +		1					<del>                                     </del>		\$1,505	24.65%	\$1,87		\$1,876	_
Additional Observation	and will likely take significant sliding/drifted snow from	nemove temporary canopy	1	אט (ןטווונג טווו	3	MU's; foundation removal									\$1,505	24.05%	\$1,87	1	\$1,876	1
	high roof.					excluded (unknown)														
											-	_								
ECURITY			L					1		LL			<u> </u>				_			
Intrusion Alarm System	ADT Residential-grade security alarm control panel	Provide commercial grade security alarm	2	ESL	S	Assume door contacts on 16									\$23,500	24.65%	\$29,29	\$29,293		
me asion via m system	7.6.1 Hesiaeridai grade security diarii control pane.	panels integrated with the district-wide	-	202	3	openings and 10 motion									\$25,500	2 110370	Q23,23.	,		
		network.				detectors														
Security Camera System	N/A	Provide web-based security camera system		1	S	Assume 16 cameras		1							\$14,400	24.65%	\$17,95	\$17,950		+
Security Cumera System		. Totale web based security carriera system			,	, issume to connectus									714,400	24.00/6	717,55	, Ç17,550		
	ı	1	1	1		1		1	ı											
															Total Yea	. 4 -	Ć400 C2	\$72,444	\$0 \$28,177	7

Capital Plan Detailed Scope of Work

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

LEGEND Life Cycle (Age Factor)
N - New / Recent
ESL - w/In Expected Service Life
END - Nearing End of Service Life Action Priority
I - Immediate (Year 0)
S - Short Term (Years 1-5)
L - Long Term (Years 6-20) Condition Level
0 - Failed - Not Functional
1 - Poor - Failure Anticipated
2 - Fair - Functions, Service Required OB - Obsolete - Good - Functional & Maintained N/A - Not Applicable 1 - Excellent - New

				SEE LEGENI	)		EVALUATION CRITERIA  UANTITY SECURITY   HEALTH & CODE   ADA/   SUSTAIN -   EXTENDING   OPERATION &   IMPACT ON   AESTHE					TRADE COST PLUS		* OPINION OF		ALLOCATIO	ON				
EGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY H		CODE COMPLIANCE AC		SUSTAIN - ABILITY		OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	50.5% MARK-UP	ESCALATION	PROBABLE COST		CIP (Major N enovation)	MAINT.
				1 1			· · · · · · · · · · · · · · · · · · ·														
ars 6 - 10 (Fiscal Years 2	<mark>2023 - 2027) - Long Term Recomme</mark> r	ndations																			
CHANICAL																					
Air Handling Unit Systems	Administration AHU (4 years service life left)Lack of fresh air (OA).	Replace Admin AHU with 5 ton split DX, gas heat with OA ventilationreplace ductwork (2,000 SF)	2	END	L	Replace AHU with ductwork \$/SF + MU's						•	•			\$80,000	55.30%	\$124,240	\$124,240		
Terminal Unit Systems	Gas fired unit heaters	Replace with new horizontal condensing gas fired Uhs (Figure 10 @ 120 MBH)	1	END	L	(10) heaters w/gas piping + MU's						•	•			\$120,000	55.30%	\$186,360	\$186,360		
Exhaust Systems	No central exhaust for toilets	Install (1) 500 CFM rooftop fan	1	ОВ	L	(1) EF ductwork + MU's						•	•			\$10,000	55.30%	\$15,530	\$15,530		
Automatic Temperature Controls	Limited to T stats for Uhs and AHU MUA has DDC	Add DDC for AHU and EF (25 DDC points)	2	ОВ	L	DDC upgrade \$/SF + MU's						•	•			\$45,000	55.30%	\$69,885	\$69,885		
ECTRICAL																					
Site Lighting (type & material)	Shoebox style pole mounted fixtures utilizing High- pressure sodium lamps.	Update site lighting to LED fixtures that utilize full cutoff optics	2	END	L	Carry 3 pole lights						•	•			\$27,000	55.30%	\$41,931			\$41,931
Exterior Building Lighting	Mixture of LED and metal halide wall packs	Update building mounted lighting to LED fixtures as metal halide units fail	2	END	L	Carry (5) wall packs						•	•			\$4,500	55.30%	\$6,989			\$6,989
Interior Lighting		_LL				1		l l					1								
Process Areas	Mix of recessed food service grade lens troffers and Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps.		3	ESL	L							•	•			\$270,900	55.30%	\$420,708		\$	\$420,708
Toilets	Fluorescent with T8 lamps	Update to modern LED luminaires with high-	3	ESL	L	Carry complete interior lighting replacement for 21,180 sf						_									
Mech/Storage	Fluorescent with T8 lamps in mechanical rooms. Receiving and warehouse areas have been updated to LED with occupancy sensors.	Update areas with fluorescent luminaires to LED.	3	ESL	L							•	•								
Data System (& Service)	Building is not equipped with fiber optic connectivity from the utility. Data rack is open type in a shared location.	Provide enclosed cabinet to house data equipment.	2	ESL	L	Carry complete telecommunications infrastructure for 21,180sf						•	•			\$31,876	55.30%	\$49,503	\$49,503		
		<u>. I</u>				1	<u> </u>						1	1		Total Years	s 6 - 10	\$915,145	\$445,518	\$0 \$	\$469,627

**Capital Plan Detailed Scope of Work** 

\* Note

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LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable										
4 - Excellent - New												

				SEE LEGEN	ID					<b>EVALUATION C</b>	RITERIA					BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY HEALTH & SAFETY	CODE	ADA/	SUSTAIN - ABILITY	EXTENDING BLDG. LIFE	OPERATION & MAINTENANCE		AESTHETICS & APPEARANCE	TRADE COST + 50.5% MARK-UP	ESCALATION	* OPINION OF PROBABLE COST
	l		LEVEL	CTCLE	PRIORITY	INFO	SAFELL	COMPLIANCE	ACCESSIBILIT	ADILIT	BLDG. LIFE	IVIAINTENANCE	LEARIN. EINV.	APPEARANCE	30.3% WARK-UP		PROBABLE COST
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recomme	endations															
BUILDING INTERIOR																	
General Notes																	
Interior Walls	Painted CMU and GWB	Recommend repaint all CMU and GWB Walls	2	ESL	L	Base on (1) story at 21,180 SF footprint; \$2 sf floor area prep & repaint = \$42,360 + MU's					•	•			\$63,755	93.55%	\$123,398
Main Entrance																	
Wall Finish Materials	Painted GWB and fiberglass wall panels	Repaint walls	2	ESL		80 SF @ \$1.50 sf prep & repaint									\$180	93.55%	\$348
wan i mish waterials	Tallica GWB and inscrigious wan panels	repaire waiis	_	LSE		+ MU's									<b>7100</b>	33.3370	<b>Ş</b> 340
Door Hardware	Stainless steel, non-ADA compliant exterior pull hardware	Replace exterior door pull hardware	2	ОВ	L	(1) pair of door pulls @ \$150 ea x 2 = \$300 + MU's			•						\$455	93.55%	\$881
Main Lobby / Reception			I	1			I	1						l	L		
Wall Finish Materials	Painted GWB	Repaint walls	2	ESL	L	200 SF @ \$1.50 prep & repaint + MU's					•	•			\$530	93.55%	\$1,026
Interior Signage		1	I	1		I.		L						ı	L	ı	
Materials	None	Provide ADA compliant signage	-	-	L	25 Signs @ \$75 ea + MU's									\$2,825	93.55%	\$5,468
Locker Room					ļ.		<b>!</b>						<del> </del>	<u> </u>			
Ceiling Finish Materials	2x4 ACT - numerous stained tiles	Replace ACT ceiling	1	END	L	150 SF tiles & grid; \$4.25 per sf demo & replace + MU's					•	•			\$960	93.55%	\$1,858
Lockers	Painted metal vented lockers - worn	Replace lockers with vented solid plastic lockers	1	END	L	(20) full height 6" wide lockers; \$275 ea locker demo & replace = \$5,500 + MU's					•	•			\$8,280	93.55%	\$16,026
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	L	(2) doors; \$125 grind & repaint frame + \$300 new door leaf & reinstall hdwr & \$50 paint door leaf = \$475 x 2 door = \$950 + MU's					•	•			\$1,430	93.55%	\$2,768
Staff Room		•	•	•	•	•	•	•	•					•			
Door Material (Including Frame & Glazing)	Hollow metal frame and wood veneer doors - corrosion at bottom of frames and door leafs are worn	Repaint frames and replace wood veneer doors	1	END	L	(2) doors; \$125 grind & repaint frame + \$300 new door leaf & reinstall hdwr & \$50 paint door leaf = \$475 x 2 doors = \$950 +					•	•			\$1,430	93.55%	\$2,768
Administration Office Area																	
Door Material (Including Frame & Glazing)	Painted hollow metal frames and mix of hollow metal and wood veneer doors	Repaint frames and doors	2	ESL	L	(4) frames, (2) doors; \$75 prep & repaint door leaf & \$75 prep & repaint frame = \$450 + MU's					•	•			\$680	93.55%	\$1,316
Staff Toilets		1	<u>I</u>	1	<u> </u>	I	I		l	1		1	<u> </u>				
Floor & Base Finish Materials	VCT flooring and rubber base - both are stained and worn	Replace VCT flooring and rubber base	1	END	L	300 SF, \$5 demo-prep-new floor & base = \$1,500 + MU's					•	•			\$2,260	93.55%	\$4,374
Toilet Partitions	Painted metal toilet partitions in poor condition and corrosion	Replace toilet partitions with solid plastic toilet compartments	1	END	L	(4) stalls @ \$1,250 demo & replace = \$5,000 + MU's; (2) ADA stalls @ \$1,500 demo & replace = \$3,000 + MU's					•	•			\$12,040	93.55%	\$23,303
Accessories	Accessible toilet compartments missing grab bars	Provide ADA grab bars	1	ОВ	L	(2) ADA Stalls @ \$400 set w/new wall blocking & patch = \$800 + MU's			•						\$1,205	93.55%	\$2,332

**Capital Plan Detailed Scope of Work** 

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LEGEND											
Condition Level	Life Cycle (Age Factor)	Action Priority									
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)									
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)									
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)									
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable									
4 - Excellent - New											

				SEE LEGEN	D					EVALUATION	CRITERIA				BUDGET	
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND. LEVEL	LIFE CYCLE	ACTION PRIORITY	QUANTITY INFO	SECURITY	HEALTH & SAFETY	CODE ADA/ COMPLIANCE ACCESSIBILIT	SUSTAIN - Y ABILITY		OPERATION & IMPA MAINTENANCE LEAR			ESCALATION	* OPINION OF PROBABLE COST
Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recom	mendations														
Receiving																
Wall Finish Materials	Painted GWB - areas of holes and damage	Patch holes in walls and repaint	2	ESL	L	120 SF@ \$10 sf = \$1,200 + MU's, no new blocking behind damage provided					•	•		\$1,810	93.55%	\$3,503
Wall Finish Materials	Fiberglass wall panels - some damaged panels	Replace damaged fiberglass wall panels	2	ESL	L	150 SF @ \$17.50 sf demo & replace + MU's					•	•		\$3,950	93.55%	\$7,645
Storage Rooms			ı	1			I	1		I	I					N
Floor Finish Materials	Mix of sealed and unsealed concrete floors	Seal all concrete floors	2	ESL	L	6,000 SF @ \$2 sf includes light shot blast to clean + MU's					•	•		\$18,060	93.55%	\$34,955
Staging Area																
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	END	L	600 SF @ \$12 sf to clean & recoat + MU's					•	•		\$10,840	93.55%	\$20,981
Wall Finish Materials	Fiberglass wall panels - some areas of wear	Replace worn out fiberglass wall panels	2	END	L	150 SF @ \$17.50 sf demo & replace + MU's					•	•		\$3,950	93.55%	\$7,645
Door Material (Including Frame & Glazing)	Hollow metal doors and frames - paint is worn	Repaint doors and frames	2	ESL	L	(2) pairs of doors, 3070 assumed, \$150 prep & repaint 3070 + MU's					•	•		\$455	93.55%	\$881
Wash Area									l l	1	ı	l l	I I		1	
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	1,100 SF @ \$12 sf clean & recoat + MU's					•	•		\$19,870	93.55%	\$38,458
Prep Areas			1				l			1					I	
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	3,000 SF @ \$12 sf clean & recoat + MU's					•	•		\$54,180	93.55%	\$104,865
Service Corridor and Hose Wash Area													I	1		
Floor Finish Materials	Epoxy flooring and base in fair condition	Recoat epoxy flooring and base	2	ESL	L	500 SF @ \$12 sf clean & recoat + MU's					•	•		\$9,030	93.55%	\$17,478
Wall Finish Materials	Fiberglass wall panels - some damage with holes	Replace damaged fiberglass wall panels	2	ESL	L	250 SF @ \$17.50 sf demo & replace + MU's					•	•		\$6,585	93.55%	\$12,745
Other	Corrosion on (1) exposed steel column	Remove corrosion from column, prime, and repaint	2	ESL	L	40 SF @ \$10 sf scrape-prep- repaint = \$400 + MU's					•	•		\$605	93.55%	\$1,171
Walk-in Cooler and Freezer		-							l l	<u> </u>	I	1	I .	1	1	
Floor & Base Finish Materials	Sealed concrete floor - fair condition, stained	Reseal concrete floors	2	ESL	L	2,600 SF @ \$2 includes light shotblast & seal + MU's					•	•		\$7,830	93.55%	\$15,155
Door Material (Including Frame & Glazing)	Plastic doors with painted stl angle frame - some corrosion on frame	Prep and repaint steel angle door frame	2	ESL	L	40 LF assumes 12" total width @ \$10 sf scrape-pre-repaint + MU's					•	•		\$605	93.55%	\$1,171

#### **CENTRAL KITCHEN Capital Plan Detailed Scope of Work**

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LEGEND												
Condition Level	Life Cycle (Age Factor)	Action Priority										
0 - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)										
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)										
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)										
3 - Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable										
4 - Excellent - New												

				SEE LEGEN	ND		EVALUATION CRITERIA									BUDGET		
ATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATION &	IMPACT ON	AESTHETICS &	TRADE COST +	ESCALATION	* OPINION (
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIFE	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE C
ears 16 - 20 (Fiscal Years	2033 - 2037) - Long Term Recomm	endations																
UILDING EXTERIOR																		
cterior Wall Cladding																		
Spalling, Staining, Efflorescence	Areas of mildew on north elevation	Power wash clean north elevation	2	ESL	L	8,500 SF @ 1.50 per sf = \$12,750							-			\$19,190	116.55%	\$4:
						+ MU's												
cterior Doors - Main Entrance										I							1	
Frame Materials	Painted hollow metal door and frame - some corrosion	Remove corrosion and repaint door and	2	ESL	L	(1) pair of doors and frame @										\$755	116.55%	\$1
	noted on door and frame	frame		-		\$250 per 3070 remove hdwr &												·
						scrape-grind & paint = \$500 +						•	•					
						MU's												
cterior Doors (not including Main Entry)																		
Materials	Painted hollow metal doors and frames - paint is worn	Repaint exterior doors and frames	2	ESL	L	(11) doors and frames @ \$150										\$2,485	116.55%	\$5
						per 3070 prep & repaint =												
						\$1,650 + MU's						_						
ealants & Expansion Joints																		
Window / Door Perimeter Sealant	Material unknown. Joint sealant is in good condition.	At end of service life, remove and replace all	3	ESL	L	500 LF @ \$3.50 per If remove &										\$2,635	116.55%	\$5
		sealants				recaulk = \$1,750 + MU's												
cterior Stairs and Ladders																		
Locations and Materials	Exterior metal handrails/guardrails are corroded	Remove corrosion, prime, and repaint	2	ESL	L	50 LF assumes single line wall										\$755	116.55%	\$1
		handrails/guardrails				rail @ \$10 If prep & repaint =												
						\$500 + MU's												
ther Observations																		
Shed	There is a dilapidated wood shed with cooking grill on	Remove shed in its entirety	1	OB	L	No foundation removal										\$1,130	116.55%	\$2
	the north side of the building; presence of the shed is					included; allowance of \$750												
	causing mildew on adjacent metal wall panels					demo & disposal + MU's												

**Capital Plan Detailed Scope of Work** 

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an abandoned 75-kVA transformer in the electric room

that appears to have once fed a chiller that has been

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
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- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained	OB - Obsolete	N/A - Not Applicable
- Excellent - New		* "

				SEE LEGEN	ND	7					EVALUATION	CRITERIA				BUDGET				
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION		SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDIN				TRADE COST +	ESCALATION	* OPINION OF		
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILIT	Y ABILITY	BLDG. LIF	MAINTENANCE	LEARN. ENV.	APPEARANCE	50.5% MARK-UP		PROBABLE COST		
rears 16 - 20 (Fiscal Ye	ears 2033 - 2037) - Long Term Recomme	endations																		
ELECTRICAL																				
Life Safety																				
Fire Alarm	2013 vintage Siemens FC901 control panel. System	Fire alarm system will need to be replaced	3	ESL	L	Carry complete system										\$39,900	116.55%	\$86,403		
	complies with ADA and current codes and standards.	within 20 years				replacement for 21,180 sf		_	_											
Emergency Lighting	Emergnecy battery units with integral and remote heads	. Replace older units as they fail.	2	ESL	L	Carry \$9,000 + MU's										\$13,545	116.55%	\$29,332		
	Many units utilize LED heads, but some older units that	Provide outdoor emergency lighting at																		
	are original to the building remain. There is no	building exits.						•	•											
	emergency lighting at the exterior of exits.																			
Service	Uderground Primary from overhead utility lines to utility	-	3	ESL	L	Carry complete replacement for														
	owned padmount transformer. Underground secondary					800A 480/277V 3-phase service														
	from transformer to main circuit breaker of Panelboard	Service entrance and equipment will need to										•				\$55,400	116.55%	\$119,969		
	MDP.	be replaced in approximately 20 years				<u> </u>										, ,400	110.55%	\$115,50		
Wiring	(2) 5" primary conduits. Service entrance to building		3	ESL	L															
	appears to be (2) 4" conduits.																			
Equipment	1998 vintage Cutler Hammer Main Distribution	As a maintenance item, the MDP circuit	2	ESL	L	Carry \$1,000 + MU's										\$1,505	116.55%	\$3,259		
	Panelboard (MDP). One circuit breaker is marked "spare	·																		
	and six others are currently in the off position, but are	reflect only current equipment.																		
	marked to indicate that they feed utilization equipment																			
	such as aeration blowers and chillers. We suspect that											•								
	some of these circuit breakers are actually unused.																			
Panels	Branch-circuit panels are generally a mix of late 1990's	Remove abandoned equipment and	2	ESL	L	Carry 60% of value for complete										\$51,200	116.55%	\$110,874		
	vintage Cutler Hammer panelboards and 2013 vintage	associated wiring as a maintenance item.				power distribution system														
	Square D panelboards. There is a loadcenter in the					replacement for 21,180 sf														
	electric room that appears to be abandoned, as well as	Approximately 60% of panels will need to be																		

replaced within 20 years.

		TDICT	ITERAC
$I \vdash \bowtie \land I$	1 11 5	1 12 11	<b>ITEMS</b>

**Capital Plan Detailed Scope of Work** 

\* Note:

	LEGEND	
ondition Level	Life Cycle (Age Factor)	Action Priority
- Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
- Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
- Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
- Good - Functional & Maintained - Excellent - New	OB - Obsolete	N/A - Not Applicable

Variable   Variable	All prices presented here are Opinions of Probable O Plan section for assumptions, exclusions, qualificati	Costs. Refer to Methodology and Basis of Costs in the Capital ons, and clarifications used to develop these costs.	2 - Fair - Functions, Service Required 3 - Good - Functional & Maintained 4 - Excellent - New		ng End of Service te		L - Long Term (Years 6-20) N/A - Not Applicable												
Vear O (Fiscal Year 2017) - Immediate Recommendations					SEE LEGEN	D	7												
Year 0 (Fiscal Year 2017) - Immediate Recommendations	CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION					SECURITY									* OPINION OF PROBABLE COST		
Vears 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations		<u> </u>						•	•							•			
Vears 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations	Vear 0 (Fiscal Vear 2017) - In	nmediate Recommendations																	
Years 1 - 5   Fiscal Years 2018 - 2022   - Short Term Recommendations	Tear o (Fiscar Fear 2017)	Timediate Recommendations			T I		T	T	1			Τ							
Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations																	9		
Value   1-5   Fiscal Years 2018 - 2022   - Short Term Recommendations											1					1			
Court Plane Agence   Pow PFS IP Float Inc. 2013   Seator Prox by State   Seator Prox or PS IP Float   Seator Prox or PS IP Float   Seator Prox or PS IP Float   Seator Prox or PS IP Float   Seator Prox or PS IP Float   Seator Prox or PS IP Float   Seator PS IP															Tota	l Year 0			
Supplied	Voors 1 E /Fiscal Voors 2019	2022) Chart Tarm Pasamman	dations																
Display   These System	-	s - 2022) - Short Term Recommen	uations																
Sing Food Device   From PRSS C PD (File) was 2018   Sing Food Device		From BBS SIB (Fiscal Voar 2019)	District Phone System			c	Budget from BBS CIR (2019)		1	Π	I	1	1	1		T	\$225,00		
Report Service   From PRS PF Price 2 700   Price 2 700	·					3			+								\$890,0		
Network Subtract					+			+	+							1	\$890,0		
Remonstry Stool Devices					+ -			+	+								\$55,0		
Network Switches						_											\$100,0		
High School Devices   Tro-PPS-SP (Final Tree 2020)   High School Devices   S Busget (from PPS-CP (2020)   High School Devices   S Busget (			·				· · · · ·		+								\$100,00		
Elementary School Devices																	\$890,00		
Deterotory School Devices   Senior PPS SP (Filed New 2021)   Universiting School Devices   S Budget from PPS CP (2021)   Senior Senior SP (2021)   Senior Senior SP (2021)   Senior SP (2021)   Senior SP (2021)   Senior SP (2021)   Senior SP (2021)   Senior SP (2021)   Senior SP (2021)   Senior SP (2021)   Senior SP (2022)   Senior SP																	\$890,00		
Network Switches   From PPS SP   Fload From 2022   Dementary School Devices   S   Budget from PPS CP   2022   Dementary School Devices   S   Budget from PPS CP   2022   Dementary School Devices   S   Budget from PPS CP   2022   Dementary School Devices   S   Budget from PPS CP   2022   Dementary School Devices   S   Budget from PPS CP   2022   Dementary School Devices   S   Budget from PPS CP   2022   Dementary School Devices   S   Budget from PPS CP   2022   Dementary School Devices   S   Budget from PPS CP   2023   Dementary School Devices   S   Budget from PPS			-														\$100,00		
Elementary School Devices   From PPS SP (Piscal Vari 2022)   Sementary School Devices   S   Budget from PPS CP (2022)		· · · · · · · · · · · · · · · · · · ·	-			S											\$100,00		
Network Switches																	\$55,00		
Facilities - School MVAC			·														\$65,00		
Energy Management Control Upgrades								1											
Registerers School Maintenance Engineering for Roofs Engineering f	Facilities - School HVAC			•	'		•	•	•	l			•	•					
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Major Capital School Construction   From PPS SIP (Fiscal Year 2018)   Major Capital School Construction   S   Budget from PPS CIP (2018)   S									+								\$40,00		
Pave Multiple School Campuses   From PPS SIP (Fiscal Year 2020)   Pave Multiple School Campuses   S   Budget from PPS CIP (2020)   S   Pave Multiple School Campuses   From PPS SIP (Fiscal Year 2020)   Pave Multiple School Campuses   S   Budget from PPS CIP (2020)   Engineering for Roofs   From PPS SIP (Fiscal Year 2021)   Engineering for Roofs   S   Budget from PPS CIP (2020)									+							-	\$500,00		
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Replacement School Bus From PPS SIP (Fiscal Year 2022) Replacement School Bus Budget from PPS CIP (2022)  Total Years 1 - 5 S6  Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations  Total Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations			,		+	· ·		+	+			+				<b>+</b>	\$150,00		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations  Total Years 6 - 10 (Total Years 2023 - 2027) - Short Term Recommendations			· ·			,		+	+								\$508,06		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations  Total Years 6 - 10	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							1	1							1	<b>\$353,00</b>		
Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations  Total Years 6 - 10	1	<b>'</b>			1	1	<u> </u>			ı	ı		1	1					
Total Years 6 - 10															Total Y	ears 1 - 5	\$6,337,06		
Total Years 6 - 10																			
Total Years 6 - 10	Years 6 - 10 (Fiscal Years 202	23 - 2027) - Short Term Recomme	ndations																
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Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations															Total Yo	ears 6 - 10	Ş		
Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations																			
	Years 11 - 15 (Fiscal Years 20	028 - 2032) - Long Term Recomme	endations																
																	\$		
																	\$		

Total Years 11 - 15

## **GENERAL DISTRICT ITEMS**

**Capital Plan Detailed Scope of Work** 

\* Note

All prices presented here are Opinions of Probable Costs. Refer to Methodology and Basis of Costs in the Capital
Plan section for assumptions, exclusions, qualifications, and clarifications used to develop these costs.

	LEGEND	
Condition Level	Life Cycle (Age Factor)	Action Priority
) - Failed - Not Functional	N - New / Recent	I - Immediate (Year 0)
L - Poor - Failure Anticipated	ESL - w/In Expected Service Life	S - Short Term (Years 1-5)
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	L - Long Term (Years 6-20)
3 - Good - Functional & Maintained 4 - Excellent - New	OB - Obsolete	N/A - Not Applicable

			SEE LEGEND				EVALUATION CRITERIA									BUDGET
CATEGORY	DESCRIPTION AND GENERAL COMMENTS	RECOMMENDED ACTION	COND.	LIFE	ACTION	QUANTITY	SECURITY	HEALTH &	CODE	ADA/	SUSTAIN -	EXTENDING	OPERATING	IMPACT ON	AESTHETICS &	* OPINION OF
			LEVEL	CYCLE	PRIORITY	INFO		SAFETY	COMPLIANCE	ACCESSIBILITY	ABILITY	BLDG. LIFE	EFFICIENCY	LEARN. ENV.	APPEARANCE	PROBABLE COST

<b>Years 16 - 20 (Fiscal Years 2033 - 2037)</b>	Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations														
												\$0			
												\$0			

Total Years 16 - 20

# Appendix - Abbreviations

ACT Acoustic Ceiling Tile

ADA American's with Disabilities Act
BTUH British Thermal Units per Hour
CCTV Closed Circuit Television Camera

CFH Cubic Feet per Hour

CIP Capital Improvement Plan
CMU Concrete Masonry Unit

CPT Carpet

EIFS Exterior Insulated Finish System

GFI Ground Fault Interrupter

GPM Gallons per Minute
GSF Gross Square Feet
GWB Gypsum Wall Board

HVAC Heating, Ventilation, Air Conditioning

IGU Insulated Glass Unit
IP Internet Protocol
LCC Lead Coated Copper

LF Linear Feet

LFRS Lateral Framing Resistance System

LULA Limited Use/Limited Access Lift

NFPA National Fire Protection Association

OHE Overhead Electrical
PIV Post Indicator Valve
PPS Portland Public Schools
PSF Pounds per Square Foot

SF Square Feet

VCT Vinyl Composition Tile