# Facilities Assessment of School Buildings

City of Portland and Portland Public Schools

## CAPITAL PLAN PRESENTATION

November 29, 2016

# PRIORITIES

| | |
|---|---|
| 1. Immediate Items | Year 0 |
| 2. Life Safety, Code, ADA, Security | Years 1 - 5 |
| 3. MEP Systems | Years 6 - 10 |
| 4. Interior Finishes | Years 11 - 15 |
| 5. Building Envelope | Years 16 - 20 |

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Maintenance Items

# CAPITAL SPENDING PLAN

| | Immediate Recommendations | Short Term Recommendations | Long Term Recommendations | | | |
|---|---|---|---|---|---|---|
| | Year 0<br>2017 | Years 1 - 5<br>2018 - 2022 | Years 6 - 10<br>2023 - 2027 | Years 11 - 15<br>2028 - 2032 | Years 16 - 20<br>2033 - 2037 | TOTALS |
| **Elementary Schools** | | | | | | |
| Cliff Island | $78,260 | $184,923 | $110,224 | $55,036 | $125,761 | $554,205 |
| East End Community | $59,600 | $394,626 | $543,076 | $7,059,349 | $7,418,537 | $15,475,189 |
| Longfellow | $132,597 | $2,789,969 | $6,771,176 | $2,789,810 | $2,365,473 | $14,849,025 |
| Lyseth | $6,023 | $1,936,873 | $8,661,179 | $1,872,279 | $2,421,194 | $14,897,547 |
| Ocean Avenue | $0 | $96,241 | $13,281 | $1,259,943 | $1,085,706 | $2,455,171 |
| Peaks Island | $88,795 | $675,474 | $1,768,375 | $796,613 | $775,595 | $4,104,852 |
| Presumpscot | $755 | $888,701 | $3,063,247 | $1,050,202 | $1,033,918 | $6,036,824 |
| Reiche | $33,905 | $2,347,145 | $13,943,037 | $4,574,506 | $2,431,142 | $23,329,735 |
| Riverton | $940 | $1,215,099 | $6,770,825 | $2,540,377 | $5,307,738 | $15,834,979 |
| **Elementary Schools Subtotal** | **$400,875** | **$10,529,051** | **$41,644,421** | **$21,998,115** | **$22,965,065** | **$97,537,527** |
| **Middle Schools** | | | | | | |
| King | $276,125 | $1,377,356 | $10,792,822 | $4,054,302 | $2,418,928 | $18,919,533 |
| Lincoln | $40,859 | $1,824,068 | $9,123,347 | $4,672,448 | $4,556,994 | $20,217,716 |
| Moore | $0 | $1,324,115 | $10,876,606 | $4,940,480 | $4,904,587 | $22,045,788 |
| **Middle Schools Subtotal** | **$316,984** | **$4,525,539** | **$30,792,775** | **$13,667,230** | **$11,880,509** | **$61,183,037** |
| **High Schools** | | | | | | |
| Portland Arts & Technology (PATHS) | $169,702 | $6,480,694 | $22,182,276 | $8,303,498 | $2,345,323 | $39,481,493 |
| Deering | $93,210 | $3,776,921 | $23,038,444 | $10,718,267 | $6,370,674 | $43,997,516 |
| Portland | $491,480 | $2,882,423 | $21,464,351 | $14,024,246 | $8,199,137 | $47,061,637 |
| **High Schools Subtotal** | **$754,392** | **$13,140,038** | **$66,685,071** | **$33,046,011** | **$16,915,134** | **$130,540,646** |
| **Other Buildings** | | | | | | |
| District Office / Bayside Learning | $20,000 | $577,336 | $3,368,177 | $2,946,547 | $1,177,419 | $8,089,480 |
| Central Kitchen | $0 | $100,621 | $1,083,033 | $452,520 | $80,395 | $1,716,569 |
| **Subtotal** | **$20,000** | **$677,958** | **$4,451,210** | **$3,399,067** | **$1,257,814** | **$9,806,049** |
| **General District Items** | | | | | | |
| General District Items (from PPS 5-yr CIP) | **$0** | **$6,337,065** | **$0** | **$0** | **$0** | **$6,337,065** |
| **TOTAL** | **$1,492,251** | **$35,209,651** | **$143,573,477** | **$72,110,422** | **$53,018,522** | **$305,404,323** |

# CLIFF ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **SITE** | | | | | | | | | | | | | | | | |
| **Courtyards & Exterior Gathering Spaces** | | | | | | | | | | | | | | | | |
| Locations, Materials and Characteristics | Exposed grounding rod at entry. Concrete foundation on playground. OHE dangerously close to playground equipment. | OHE to be relocated away from playground. Pathway needed to playground. Wood chips recommended on playground. | 0 | END | I | OHE reroute: 300 lf @$100<br>1 Pole @$5000<br>Wood Chips: 3600 s.f.@$2.50 | | ● | | | | | | | | $66,220 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Flagpoles | Proximity to OHE. | Relocate flagpole away from OHE. | 1 | END | I | 1 @ $5000 | | ● | | | | | | | | $7,525 |
| **Plantings, Trees and Shrubs** | | | | | | | | | | | | | | | | |
| Locations, Types and Densities | Number of damaged/failing trees in close proximity to building. Piles of lumber/debris. | Tree removal needed. Protect grounding rod from electrical box | 0 | OB | I | 2 each $1500 | | ● | | | | | ● | | | $4,515 |
| | | | | | | | | | | | | | | | **Total Year 0** | **$78,260** |

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| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Pedestrian Ramp Location & Materials | ADA ramp into school is good - wood with rail, rail needs minor repair. | Gravel/defined path from ramp to roadway needed. Repair handrail. | 2 | ESL | S | 100 s.f.@$20 | | ● | | ● | | | | | | $3,752 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | None | Fencing needed between playground and Church Road. | 0 | OS | S | 150 lf@$50 | | ● | | | | | | | | $14,069 |
| **Site Topography** | | | | | | | | | | | | | | | | |
| Characteristics | Visible ledge. | Provide path from building to playground to avoid tripping hazard. | 0 | OS | S | 250 s.f.@$20 | | ● | | | | | | | | $9,380 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | Teacher informed that the storage shed is infested. Oil tank located at rear of building, no screening. | Eradicate infestation in storage shed and repair/improve security. Add screening around oil tank. | 1 | END | S | Fence: 40lf @$100<br>Replace Shed Door: 1 @$1000 | | ● | | | | | | | | $9,380 |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| Ponding | Plugged culvert. | Clean out culvert, install rip rap forebay at inlet side. | 1 | END | S | 1 LS@ $2500 | | | | | | | ● | | | $4,689 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Roof Construction | Roof structured not accessed; based on drawings rafter framing. High low roof condition likely does not meet current code for snow loading. | Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim. | 3 | ESL | S | Low roof 120 SF | | ● | | | | | | | | $3,378 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors** | | | | | | | | | | | | | | | | |
| Frame Materials | A mix of painted wood doors and painted metal doors, both with wood frames. Wood doors and frames are in poor condition | Recommend replacing all doors and frames with thermally broken aluminum framed doors with painted aluminum doors. Front door to be half glass configuration with insulated, clear glazing. Both doors to have ADA / code compliant hardware, aluminum, with crash bar egress devices. | 0 | OB | S | (2) 36"x84" aluminum exterior doors with thermally broken aluminum frames (1 door to be half glazed with clear, insulated glazing with Low-E coating). (2) aluminum, code/ADA compliant hardware with crash bar egress device. | | | | ● | | ● | ● | | | $10,321 |
| 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 | OB | S | See above | | | | ● | | ● | ● | | | $0 |
| Door Widths and Clearances | Front door is compliant. Rear door width is good, threshold and swing clearance do not meet ADA requirements. | Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold | 0 | OB | S | (1) ADA compliant exterior door threshold | | | | ● | | ● | ● | | | $280 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | | Recommend proving an ADA/code compliant, painted metal handrail at front entry stairs. | 0 | OB | S | A total of 15 linear feet | | | ● | ● | | | | | | $848 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Main Entrance** | | | | | | | | | | | | | | | | |

# CLIFF ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Door Hardware | Non-ADA, dated door hardware in poor condition | Door hardware is to be replaced when new exterior main entrance door is installed | 0 | OB | S | (1) code compliant, aluminum, push/pull hardware with emergency egress crash bar. | | | ● | ● | | | | | | $1,035 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Counter mounted sink (Non-ADA) | Provide new plastic laminate casework and sink to meet ADA requirements | 0 | OB | S | (1) 60"x24" plastic laminate counter with resilient edge banding, at ADA height<br>(1) 30" plastic laminate ADA sink apron<br>(1) 30" base cabinet with drawer<br>(1) stainless steel counter mounted sink with ADA compliant controls<br>(2) 30" plastic laminate wall cabinets | | | | ● | | | | | | $6,687 |
| Door Hardware | Aluminum, ADA compliant hardware. No crash bar at exterior door | Provide emergency egress crash bar at exterior door | 0 | OB | S | (1) aluminum emergency egress crash bar at exterior door | | | | ● | | | | | | $941 |
| Door Widths and Clearances | Exterior door to ramp: Door width is good, threshold and swing clearance do not meet ADA requirements. | Clear items away from door to allow for clear ADA approach access. Provide an ADA compliant threshold | 0 | OB | S | (1) ADA compliant exterior door threshold | | | | ● | | | | | | $280 |
| **Toilet Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT in poor condition | See below for recommended action | 1 | END | S | See below for quantities | | | | | | ● | ● | | | $0 |
| Wall Finish Materials | Painted GYP walls in good condition | See below for recommended action | 3 | ESL | S | See below for quantities | | | | | | ● | ● | | | $0 |
| Ceiling Finish Materials | 2x4 ACT in poor condition | See below for recommended action | 1 | END | S | See below for quantities | | | | | | ● | ● | | | $0 |
| Toilet Partitions | None | See below for recommended action | _ | _ | S | See below for quantities | | | | | | ● | ● | | | $0 |
| Plumbing Fixtures | Floor mounted water closet in fair condition | See below for recommended action | 2 | ESL | S | See below for quantities | | | | | | ● | ● | | | $0 |
| Mirrors | None | See below for recommended action | _ | _ | S | See below for quantities | | | | | | ● | ● | | | $0 |
| Accessories | Toilet paper dispenser in non-ADA location. All other typical accessories are missing | See below for recommended action | 0 | OB | S | See below for quantities | | | | ● | | | | | | $0 |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | Non-ADA compliant bathroom. No maneuvering clearances, no fixture clearances, no grab bars, and non compliant heights of accessories. | See below for recommended action | 0 | OB | S | See below for quantities | | | | ● | | | | | | $0 |
| 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 | | | | ● | | | | | | $0 |
| 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. | See below for recommended action | 0 | OB | S | See below for quantities | | | | ● | | | | | | $0 |
| Door Widths and Clearances | Non-ADA compliant approach clearances. | See below for recommended action | | | S | | | | | ● | | | | | | $0 |

# CLIFF ISLAND ELEMENTARY SCHOOL

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| Other observations | One of the two bathrooms is not used as a restroom at all, instead its used for storage. The other restroom is in poor condition and is not ADA compliant. | Recommend renovating the two existing bathrooms to provide (1) fully ADA compliant, unisex restroom and (1) storage area. Both spaces to have new finishes complete. | 0 | OB | S | A total of 100 square feet of interior renovations. Renovations to provide (1) 64 square foot, ADA compliant bathroom; and (1) 36 square foot storage area. Both areas to have quartz tile flooring, painted 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 veneer door in a painted hollow metal frame. | | | | ● | | | | | | $23,453 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Door Hardware | Door has non-compliant hardware (door knob); 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 non-compliant door hardware with functioning, code compliant hardware. | 0 | OB | S | (1) ADA/code compliant hardware for 36" door | | | | ● | | | | | | $941 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |
| Fire Service | NA | Install NFPA 13 automatic sprinkler system | | | S | Base on 1,017 GSF | | ● | ● | | | | | | | $56,093 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Branch Circuits | 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. | Add receptacles to eliminate the need for extension cords.<br>Keep electrical cords at least six inches away from electric baseboard heaters to avoid damage to the cords. | 2 | ESL | S | Carry $8,000 + MU's | | ● | | | | | | | | $15,008 |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | 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 doe not comply with ADA. | Update to fully addressable ADA compliant fire alarm system | 1 | OB | S | Carry $8,000 + MU's | | ● | ● | | | | | | | $15,008 |

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| Emergency Lighting | An emergency battery unit with integral incandescent heads is located in the classroom. Incandescent internally-lluminated 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. | Provide outdoor emergency lighting as part of any planned renovations to the facility. Replace existing exit signs with LED units that include integral battery backup. | 1 | OB | S | Carry $3,000 + MU's | | ● | ● | | | | | | | $5,628 |
| **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 | OB | S | (1) buzz-in/ video / intercom entry device | ● | | | | | | | | | $3,752 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$184,923** |

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| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Hot Water System | 20 gallon (?) electric water heater | Replace in kind | 3 | END | L | (1) 20 gal heater. | | | | | | ● | ● | | | $1,553 |
| Plumbing Fixtures | 20 years + vintage | Upgrade with new fixtures (Tank toilet-Lav-kitchennette sink) | 2 | END | L | (3) fixture values $1,500 ea. | | | | | | ● | ● | | | $10,483 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | None--floor mounted Laser 730 fuel fired vented heater rated 87% efficiency. | Replace with condensing LP gas furnace (50MBH). | 3 | ESL | L | (1) furnace ducted w/controls. | | | | | | ● | ● | | | $46,590 |
| Air Handling Unit Systems | No--no means of providing ventilation air (OA) | Install small Heat Recovery Ventilator (200 cfm) with electric duct coil to exhaust the toilet room, kitchennette, etc. and provide fresh air to all occupied spaces. | | OB | L | (1) ERU w/coil | | | | | | ● | ● | | | $11,648 |
| Terminal Unit Systems | Existing electric baseboard abandoned. | Remove if verified abandoned | 0 | OB | L | $/SF Demo. | | | | | | ● | ● | | | $3,883 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Service | Overhead single-phase. The service entrance cable and main circuit breaker are 200-amp rated, but meter enclosure appears to be rated only 100 amps.<br><br>Routing of of service entrance cable to line side of meter enclosure permits water to infiltrate the cable, potentially causing excessive corrosion within the meter enclosure | Update service to provide 200-amp rated meter enclosure. Replace service entrance cables and route such that weatherhead can be mounted verticallly. | 1 | END | L | Carry complete 200A 240/120V single-phase service entrance and panel | | | | | | ● | ● | | | $4,193 |
| Wiring | Type SE service entrance cable | | 2 | END | L | | | | | | | ● | ● | | | |
| Equipment | Residential/light-commercial grade Crouse-Hinds loads that appears to be 1980's vintage | Replace load center with modern panelboard. | 2 | END | L | | | | | | | ● | ● | | | |
| 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. | 1 | END | L | Carry $5,000 + MU's | | | | | | ● | ● | | | $11,686 |
| 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 renovations. | 1 | OB | L | Carry complete replacement for 1,017 sf | | | | | | ● | ● | | | $20,189 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 6 - 10** | **$110,224** |

# CLIFF ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Entrance Mats | None, a more aggressive broadloom carpet is installed at the front entrance, 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 | L | 60 Square Feet of aggressive grade walk-off mat.<br>50 Square Feet of mild grade walk-off mat.<br>50 Square feet of low grade walk-off mat | | | | | | ● | ● | | | $6,707 |
| Ceiling Finish Materials | 2x4 ACT in fair condition | Recommend replacing with new 2x4 ACT ceiling complete. | 2 | ESL | L | A total of 40 square feet | | | | | | ● | ● | | | $406 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of VCT and broadloom carpet in good condition | Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor. | 1 | END | L | A total of 100 square feet | | | | | | ● | ● | | | $1,674 |
| | | Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice | 3 | ESL | L | A total of 600 square feet | | | | | | ● | ● | | | $10,490 |
| Ceiling Finish Materials | 2x4 ACT in fair condition | Recommend replacing with new 2x4 ACT ceiling complete. | 2 | ESL | L | A total of 650 square feet | | | | | | ● | ● | | | $6,629 |
| Casework | Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition | Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. | 2 | ESL | L | (1) 36" plastic laminate tall cabinet with adjustable shelves, (3) 144" rows of wall mounted shelves on shelving standards (one row with coat hooks<br>(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<br>(2) 120"x24" plastic laminate counter with resilient edge banding. | | | | | | ● | ● | ● | | $23,216 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet in fair condition | Recommend replacing with carpet tile | 3 | ESL | L | A total of 75 square feet | | | | | | ● | ● | | | $1,316 |
| 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 | | | | | | ● | ● | | | $765 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet in good condition | Recommend replacing broadloom carpet with carpet tile as part of standard maintenance practice | 3 | ESL | L | A total of 65 square feet | | | | | | ● | ● | | | $1,142 |
| Ceiling Finish Materials | 2x4 ACT in fair condition | Recommend replacing with new 2x4 ACT ceiling complete. | 2 | ESL | L | A total of 65 square feet | | | | | | ● | ● | | | $668 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT in poor condition with resilient wall base | Recommend replacing VCT in the next 2 years with quartz floor tile or an equivalent non-wax finish floor. | 1 | END | L | A total of 75 square feet | | | | | | ● | ● | | | $1,258 |

# CLIFF ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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 | | | | | | ● | ● | | | $765 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 11 - 15** | **$55,036** |

# CLIFF ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Foundations / Drainage | Relatively flat site; stone foundation has some holes that should be patched. | Patch stone foundation holes. | 3 | ESL | L | 2 SF | | | | | | ● | ● | | | $823 |
| Exterior Wall Construction | Mix of vinyl siding and wood clapboards; some holes and loose vinyl siding | Repair vinyl siding | 2 | ESL | L | 15 SF vinyl siding. | | | | | | ● | ● | | | $249 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Vinyl siding, white, in fair condition. Large areas of siding that need to be replaced due to damage from playground equipment. Small area of painted wood siding in poor condition located on gable end wall above bathroom roof). | Due to buildings close proximity to playground and playground equipment, we recommend replacing all vinyl siding with a more resilient exterior finish material. Replace vinyl siding with resilient fiber cement siding panels complete. | 2 | ESL | L | A total of 2,600 square feet of fiber cement siding panels | | | | | | ● | ● | | | $67,791 |
| Materials | | Remove wood siding and replace with vinyl siding in the short term. Replace complete with fiber cement siding panels, with the rest of the school, in the long term. | 0 | OB | L | A total of 225 square feet | | | | | | ● | ● | | | $5,869 |
| **Windows** | | | | | | | | | | | | | | | | |
| Frame Materials | Painted wood frame in poor condition. Majority of windows have large areas of failing paint (chipped / peeling) and glazing compound is cracked and chipping away in most windows. | Recommend removing all windows complete and replacing them with fiberglass double hung windows. Each window to have insect screens and insulated glazing with a low-E coating. | 2 | OB | L | (10) 36"x60" fiberglass double hung windows with insect screens and clear/ insulated glazing with low-E coating.<br>(2) 48"x30" fiberglass fixed windows with clear/ insulated glazing with low-E coating.<br><br>NOTE: Window sizes are per existing openings | | | | | | ● | ● | | | $33,251 |
| Glazing Type and Color | Single pane, non-insulated | Provide clear, insulated glazing with Low-E coating in new windows as described above. | 2 | OB | L | See above for quantities | | | | | | ● | ● | | | $0 |
| Storm Windows and Insect Screens | Aluminum framed storm window systems have been installed over the wood framed windows. In fair condition. | Remove existing and replace as part of the fiberglass window replacement described above. | 2 | OB | L | See above for quantities | | | | | | ● | ● | | | $0 |
| | Insect screens on some windows, in fair condition. | Remove existing and replace as part of the fiberglass window replacement described above. | 2 | OB | L | See above for quantities | | | | | | ● | ● | | | $0 |
| Window Treatment (Shades or Blinds) | A mix of roller / pull down shades and curtains in varying age and condition | Recommend replacing with roller/pull down shades of consistent finish and condition | 2 | ESL | L | See above for quantities | | | | | | ● | ● | | | $0 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |

# CLIFF ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Materials | Painted wood fascia boards with painted woof soffit trim at gable ends. Metal fascia along roof eave with vinyl soffit trim. Wood on fascia is in good condition but paint throughout. Metal fascia is in good condition but vinyl soffit trim is falling off the roof in many areas. | Recommend stripping and repainting all wood fascia and soffit trim at gable ends complete. | 1 | END | L | A total of 100 linear feet | | | | | | ● | ● | | | $3,259 |
| Materials | | Recommending replacing vinyl soffit trim with PVC trim boards and soffit vents. | 2 | ESL | L | A total of 120 linear feet | | | | | | ● | ● | | | $6,843 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Flat or Sloped Geometry | Main roof - 6:12 pitch (gable ends) asphalt shingles in good condition<br>Roof over office addition - 5:12 pitch (gable ends) asphalt shingles in good condition<br>Roof over bathroom addition - 3:12 pitch (shed roof) black EPDM in good condition<br>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. | | | | | | ● | ● | | | $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.<br>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 | | | | | | ● | ● | | | $1,635 |
| Locations and Materials | | Recommend sanding and repainting entire rail at rear entry ramp. | 2 | END | L | A total of 65 linear feet | | | | | | ● | ● | | | $2,122 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 16 -20** | **$125,761** |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF 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. | Evaluate capacity of block, provide adequate bearing. | 1 | OB | 1 | 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.<br><br>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 approximately 7.11sq of existing masonry with new grouted masonry at both end of each lintels (16 locations) | | ● | | | | ● | ● | | | $59,600 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Year 0** | **$59,600** |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Number of Spaces (Regular & ADA) | 4 ADA on street, possibly 1 in staff lot (not painted). Faculty lot full, observed parking along fire lane. | Additional ADA space required. ADA spaces to be painted. Additional parking required. | 0 | OS | S | $350 ADA sign + $125 restriping = $475 + MU's<br>Create 2 additional ADA spaces (80sy @$35) | | ● | | ● | | | | | | $12,287 |
| Accessible Parking Signage | Yes - at street. None at faculty lot. | Install ADA parking signs at staff lot. | 0 | OS | S | Quantity signage unclear (2), $350 per sign + MU's | | ● | | ● | | | | | | $440 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Walkway Materials | Brick, Concrete, Bituminous, Gravel | Brick to be adjusted where heaved from frost. Loam and seed around visible edging (brick) and where large drop (bit.). | 2 | ESL | S | (700 SF BRICK SIDEWALK @$15/sf)<br>(300 SF LOAM & SEED @$0.75/sf) | | ● | | | | | ● | | | $20,120 |
| 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 PANELS BRICKS@$60) | | ● | | ● | | | ● | | | $22,512 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Chain link, some damage | Repair damaged sections | 2 | ESL | S | Run lf (12 FT) and fence height unclear (6 FT),<br>REPLACE 12LF OF 6' HIGH CHAIN LINK FENCE @$30/LF | | | | | | | ● | | | $674 |
| **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. | Evaluate capacity of block, provide adequate bearing. | 1 | OB | S | 8 lintels noted (16 locations). Survey all other windows<br>Lintels vary in lenght from 9 ft to 24ft. Average height of CMU above the lintels is 6ft.<br><br>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) | | ● | | | | ● | ● | | | $74,291 |
| 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 | | | | | | ● | ● | | | $1,876 |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Additional Observations | Chimney: there is a CMU chimney on the high roof. The chimney is approximately 4.5ftx4.5ftx11ft tall. The chimney has effervescence, cracks through the blocks and pieces of the cornice falling.<br>The ramp at the loading dock has some spalls at the corner, some crack visible around the post based.<br>Further the railing and nearby bollard had sign of rusting. | Repair the chimney<br>Patch cracks . Paint railingfbollard with protective coating. | 2<br>2<br>2 | ESL<br>ESL<br>ESL | S<br>S<br>S | 1 chimney 200 sf surface @ $25 sf + MU's<br>1 ramp ~ 6 location crack repairs $300 to rout & grout + MU's<br>Railing top & mid rail assumed & vert 48" o.c. x 30' run assumed = 90 lf total pipe @ $10 lf prep & repaint + MU's .. Bollard $150 prep & repaint + MU's = = = TOTALS $6,050 + MU's | | | | | | ● | ● | | | $11,349 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Spalling, Staining, Efflorescence | CMU showing large sections of efflorescence and staining. | Power wash areas of staining, investigate long term solution to staining of panel above. | 2 | ESL | S | Approx. 1,500 SF efflorescence to 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 | | | | | | ● | ● | | | $98,492 |
| Spalling, Staining, Efflorescence | CMU showing large sections of staining. | Recommend further investigation into the cause of the staining (possible deterioration of metal panel finish from above?) | 2 | ESL | S | Budget for investigative study | | | | | | ● | ● | | | $9,972 |
| **Windows** | | | | | | | | | | | | | | | | |
| Sills | CMU block sills. All sills are stained. Likely, finish of metal panel window is staining block below. Sills are properly flashed, and flashing in good condition.<br>High windows have aluminum sill integral to aluminum window system. In good condition. | Light power wash all CMU sills, investigate long term solution to staining of aluminum window frame above. | 2 | ESL | S | Approx. 700 LF, 4" (front), 6" (top) CMU sills @ $2 lf prep & clean = $1,400 + MU's | | | | | | ● | ● | | | $2,630 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Exterior Building Lighting | Mix of LED and metal halide (MH) wall packs | Add lighting west of main entrance. Update lighting to LED with full cutoff optics as metal halide units fail. All existing outdoor lighting will need to be replaced within 20 years. | 2 | ESL/END | S | For Immediate, carry adding (2) LED wall packs. | | | | | | ● | ● | | | $3,366 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Intrusion Alarm System | DSC intrusion alarm with motion detectors | Intrusion detection system should be updated to a system that is integrated with the district-wide network system. | 2 | ESL | S | Assume:<br>Contacts at 10 doors<br>60 motion detectors | ● | | | | | | | | | $100,717 |
| Security Camera System | Honeywell analog system | Provide digital cameras connected to district servers | 1 | END | S | Assume 32 cameras and web-based DVR system | ● | | | | | | | | | $35,899 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 1 - 5** | **$394,626** |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | Aluminum exterior storefront system. In good condition. HM service doors, paint is faded and chipping. | Refinish and repaint all exterior HM doors and frames. | 2 | ESL | L | 9 (3' x 7') HM doors & frames $150 ea 3070 prep & repaint + MU's = $1,350 + MU's | | | | | | ● | ● | | | $3,160 |
| **Other Observations** | | | | | | | | | | | | | | | | |
| CMU Block chimney | CMU block veneer chimney. Efflorescence occurring on all sides, possibly due to lack of masonry weeps at bottom. Concrete cap is spalling and failing. | Remove masonry veneer at areas showing signs of efflorescence to discover the cause of the problem and correct the issue. Add masonry weeps at bottom of chimney. Rebuild and reflash concrete cap at top of chimney. | 2 | ESL | L | Approx. 200 SF of efflorescence to repair @ $25 sf demo & replace + MU's; Consider 20 LF of 6" tall, 1' wide concrete cap, reflash @ $75 lf + MU's = = = TOTALS $6,500 + MU's | | | | | | ● | ● | | | $15,196 |
| Foundation insulation | 5' section of foundation insulation showing near loading dock behind gym storage. | Recommend protecting insulation board, covering with earth. | 2 | ESL | L | Cover 5 LF foundation insulation with 6" soil = 1/20 cy material place & compact $50 + MU's | | | | | | ● | ● | | | $116 |
| **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 | | | | | | ● | ● | | | $454,563 |
| Site Lighting (type & material) | Metal Halide "shoe-box" pole lights | Update lighting to LED with full cutoff optics as metal halide units fail. | 3 | ESL | L | Carry (5) LED pole lights | | | | | | ● | ● | | | $35,098 |
| Exterior Building Lighting | Mix of LED and metal halide (MH) wall packs | Add lighting west of main entrance. Update lighting to LED with full cutoff optics as metal halide units fail. All existing outdoor lighting will need to be replaced within 20 years. | 2 | ESL/END | L | For Long Term, carry replacing 25 LED wall packs | | | | | | ● | ● | | | $34,943 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 6 - 10** | **$543,076** |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **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 all 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 | | | | | | ● | ● | | | $337,900 |
| **Main Lobby** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Terrazzo tile floor, rubber base. Some isolated cracking from building settlement or slab shrinkage. Otherwise in good condition. | Continue maintenance of cracked tile. Short term fix, continue to fill in areas of cracking with mortar. Long term fix, remove cracked tiles to inspect subsurface slab conditions, repair, and then replace tile. | 2 | ESL | L | Approx. 15 LF of cracking in terrazzo tile, $10 lf to rout & repair cracks = $150 + MU's | | | | | | ● | ● | | | $435 |
| Wall Finish Materials | CMU block, in good condition.<br>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. | | | | | | ● | ● | | | $6,561 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | First Floor - VCT flooring. In good condition. Rubber base, in good condition.<br>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 lf new rubber base @ $2.50= $2,250 + MU's | | | | | | ● | ● | | | $6,561 |
| Wall Finish Materials | CMU up to 3', upper floor CMU walls are scuffed 6" up from floor level.<br>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.<br>Repaint all GWB.<br>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<br>See general notes for quantities (patching & repainting GWB), 900 lf run & 6' ht above cmu assumed = 5,400sf @ $1.50 prep & repaint = $8,100 + MU's.<br>Approx. 900 LF of 10" wood cap trim to repaint @ $3 lf prep & repaint = $2,700 + MU's = = =<br>TOTALS $12,150 + MU's | | | | | | ● | ● | | | $35,391 |
| **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 lf prep & repaint = $1,000 + MU's | | | | | | ● | ● | | | $2,913 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| 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 lf rubber base, $3 lf remove & replace = $450 + MU's | | | | | | ● | ● | | | $1,316 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| 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 | | | | | | ● | ● | | | $16,026 |
| 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 lf prep & repaint = $700 + MU's | | | | | | ● | ● | | | $2,042 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted CMU up to 7'-0", GWB above. GWB protected by wall protection boards, in good condition. Paint on CMU walls beginning to show wear, scuffs, chipping. | Repaint CMU walls. | 2 | END | L | Approx 2,500 sf cmu repainting; $2 sf clean prep & repaint w/block filler = $5,000 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $65,255 |
| **Cafeteria** | | | | | | | | | | | | | | | | |
| 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 lf rubber base replacement; $3 lf remove & replace = $1,050 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $2,477 |
| **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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $368 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 |
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| 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 | | | | | | ● | ● | | | $1,026 |
| **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 | | | | | | ● | ● | | | $38,710 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | (2) HB Smith 28HE dual fuel hydronic boilers (1800 MBH) | Maintenance | 3 | ESL | L | General Note: Replacement cost (less HVAC piping & ductwork) of all HVAC systems (10 years service life left in most cases) $/SF @ 73K SF. + MU's | | | | | | ● | ● | | | |
| Air Conditioning (Yes/No/Limited) | Yes | Maintenance | 3 | ESL | L | | | | | | | ● | ● | | | |
| Cooling Plant | NA | | | | L | | | | | | | ● | ● | | | |
| Air Handling Unit Systems | Yes: Packaged and split rooftop units with VAV | Maintenance | 3 | ESL | L | | | | | | | ● | ● | | | $4,238,745 |
| Pumps | Boiler blend pump, Boiler injection to heating loop pump, and main building loop pumps lead/lag (VFD) | Maintenance | 3 | ESL | L | | | | | | | ● | ● | | | |
| 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 | Interior lighting fixtures will reach the end of their anticipated useful lives in approximately 10 years. | 3 | ESL | L | Carry complete interior lighting replacement for 72,620 sf | | | | | | ● | ● | | | |
| Offices | T8 fluorescent parabolics | | 3 | ESL | L | | | | | | | ● | ● | | | |
| Corridors | Compact fluorescent (CF) recessed & surface mount | | 3 | ESL | L | | | | | | | ● | ● | | | |
| Toilets | T8 fluorescent lens troffers | | 3 | ESL | L | | | | | | | ● | ● | | | $1,797,886 |
| Mech/Storage | T8 fluorescent strips & wrapaounds | | 3 | ESL | L | | | | | | | ● | ● | | | |
| Assembly | lens troffers, CF pendants, incandescent | | 3 | ESL | L | | | | | | | ● | ● | | | |
| Gym | T5 fluorescent high-bays | | 3 | ESL | L | | | | | | | ● | ● | | | |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | FCI addressable | The fire alarm system will reach the end of its anticipated useful life within 10 years. | 3 | ESL | L | Carry complete system replacement for 72,620 sf | | | | | | ● | ● | | | $264,389 |
| Emergency Lighting | Battery units/ halogen & LED DC heads | Replace existing battery units as they fail | 2 | END | L | allow $350 per emergency light replacement, re-use existing wiring + MU's<br>Carry replacement of 40 Units | | | | | | ● | ● | | | $40,781 |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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| 4 - Excellent - New | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Intercom/Paging System | Dukane intercom | Provide paging and intercom integrated with VOIP phone system. | 3 | ESL | L | 58,000 gsf assumed to be covered, allow $1 per sf = $58,000 + MU's | | | | | | ● | ● | | | $168,950 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 11 - 15** | **$7,059,349** |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Colored CMU, metal panel. Some very isolated areas where masonry CMU is compromised. Cracking through mortar, blocks that are ready to fall out. | Metal panel is in good condition, no action req'd.<br>Replace areas where CMU is compromised (near cafeteria entrance). | 1 | END | I | Approx. 20 SF of masonry block replacement, colored cmu split or scored face assumed, $25 sf demo & replace + MU's | | | | | | ● | ● | | | $1,635 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Window and door sealants are currently in good condition. | No immediate action required, however the next 10 years will likely see the failure of these sealants. | 3 | ESL | S | 4,500 LF window/door sealant removal, replacement @ $3.50 lf remove & recaulk = $15,750 + MU's | | | | | | ● | ● | | | $51,333 |
| Building Joint Sealant | Building sealant is currently in good condition. | No immediate action required, however the next 10 years will likely see the failure of these sealants. | 3 | ESL | S | 2,500 LF building sealant removal, replacement @ $5 lf remove & recaulk & backer rod = $12,500 + MU's | | | | | | ● | ● | | | $40,744 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Age | 10 years (2006), Black EPDM | Budget to replace at end of service life | 3 | ESL | L | 50,000 SF | | | | | | ● | ● | | | $1,955,447 |
| Roof Drains (Covers) | Steel roof drain covers. Generally clean and well-maintained. Covers in the green roof portion need special attention to prevent soil from going down drain. | Continue maintenance. Recommend clearing covers in green roof portion of building. | 2 | ESL | S | Approx. 4 drains need clearing, and regular maintenance, allow $250 per drain + MU's to clear surrounding area & provide mesh perimeter drain screen | | | | | | ● | ● | | | $3,259 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | Concrete ramp at loading dock - isolated areas of cracking, spalling especially around railing posts | Patch and repair cracks and around railing posts. | 2 | ESL | S | Approx. 10 LF cracking.<br>Patch approx. 10 (4" x 4") post locations. Allow 10 lf crack @ $10 + $75 ea post location = $1,000 + MU's | | | | | | ● | ● | | | $3,259 |
| **Other Observations** | | | | | | | | | | | | | | | | |

# EAST END COMMUNITY ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Site walls/storage | CMU block veneer site wall at building rear - block is breaking in areas. Aluminum coping capping wall is damaged. Wall showing efflorescence and staining all around. Wood shed inside site wall showing signs of deterioration. | While not an immediate concern, consider demolishing site wall and wood shed, replace with more permanent outdoor storage shed. | 2 | ESL | L | Demolish 20 LF CMU veneer wall, assume 10' ht = 200 sf @ $5 = $1.000 + MU's; Pour an additional 20 LF concrete foundation, $180 lf 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 lf set @ $20 lf = $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 | | | | | | ● | ● | | | $79,041 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Domestic distribution piping | Copper pping | Expect service life-is 30 years-replace in 20 | 2 | END | 5 | $/SF @ 70K SF | | | | | | ● | ● | | | $2,815,150 |
| Sanitary Waste and Vent System | PVC | Expected service life is 30 years; replace in 20. | 3 | ESL | 5 | $/SF @ 70K SF | | | | | | ● | ● | | | $1,591,643 |
| Storm Drain System | PVC | Expected service life is 30 years; replace in 20. | 3 | ESL | 5 | $/SF @ 70K SF | | | | | | ● | ● | | | $682,133 |
| Plumbing Fixtures | Good operating condtion low flow | Expected service life is 30 years; replace in 20. | 3 | ESL | 5 | Figure 100 fixtures use same roughins @500 ea. + MU's | | | | | | ● | ● | | | $162,413 |
| Drinking Fountains / Water Coolers | Yes | Expected service life is 20 years; replace in 10 | 3 | ESL | 5 | (4) Water Coolers | | | | | | ● | ● | | | $32,483 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 16 -20** | **$7,418,537** |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Roof Construction | Central section roof:<br>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 | I | 1 location | | ● | | | | ● | | | | $455.00 |
| 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 | OB | I | ~1,000 LF | | ● | | | | | | | | $26,337.00 |
| 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 | I | ~ 70 locations lintel lengths unknown, carry $125 lf + MU's to demo lintel, provide new w/mason labor, remove 18" brick above & replace & provide flashing | | ● | | | | ● | ● | | | $75,000.00 |
| 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 | OB | I | 7 locations | | ● | | | | | | | | $15,805.00 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Brick masonry veneer- Precast Concrete. Isolated areas of precast concrete are breaking away, or have already broken away, and have caused damaged to the masonry below or discoloring of the wall below. This represents a fall hazard. | Remove cracked or broken precast concrete and replace with new precast concrete in the same shape to maintained buildings character. | 2 | ESL | S | A total of 100 linear feet of precast concrete to be replaced. | | ● | | | | ● | ● | | | $15,000.00 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Year 0** | **$132,597** |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | | |

** Note:*
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Curbing Materials & Wheel Stops | None Internal | Install wheel stops where parking is adjacent to ADA ramp. | 0 | OB | S | 6 @$250 | | ● | | ● | | | | | | $2,813.97 |
| 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 | | ● | | ● | | | ● | | | $1,364.92 |
| Accessible Parking Signage | Only 1 sign | Install additional signage, 1 per ADA space. | 1 | END | S | 5 ADA sign@ $350 = $1,750 + MU's | | ● | | ● | | | | | | $3,284.53 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Pedestrian Ramp Location & Materials | Crosswalk/Speed Table at Stevens, concrete with comp. paver. Lip at base of Ramp. Food carts stored on ramp landing | Repair pavement at sidewalk transition to reduce lip to 1/4" or less. Install additional storage space for food carts if needed. | 2 | ESL | S | Grind 36" lop $100 + MU's | | ● | | ● | | | | | | $186.98 |
| 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 | | ● | | | | | | | | $941.11 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 1-10yd solid, no screening<br>1-6yd recycle | Relocate out of ADA parking and install screening. | 1 | ESL | S | 10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | ● | | ● | | | ● | | | $10,788.46 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | 1 Big Belly Trash between schools, limited lighting | Install lighting at side and rear of building. | 2 | ESL | S | 3 lights @ $5,000 ea | ● | | | | | | | | | $28,139.74 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Roof Construction | A. Wing roofs do not appear to be design for drifting snow. | Roof is technically 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. | 3 | ESL | S | 5,300 SF of roof | | ● | | | | ● | | | | $49,716.65 |
| Roof Construction | Central section roof:<br>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. | 3 | ESL | S | 2,000 SF of roof $5 sf + MU's | | ● | | | | ● | ● | | | $18,759.83 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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| 4 - Excellent - New | | |

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Accessible entrance | Front entrance is not accessible | Provide a 12'x5' concrete ramp with code compliant painted metal round pipe rails to allow front entrance to be accessible. Provide chair lift inside front entrance. | 0 | OB | S | A total of 60 square feet of concrete (ramp). A total of 30 linear feet of painted metal round pipe handrail. (1) ADA 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 | | | | ● | | ● | ● | | | $84,419.21 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General 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-compliant door hardware with functioning, code compliant hardware. | 0 | OB | S | 18 Knobs (typically on service doors), service doors suggests HM, $500 per leaf minimal modification of leaf t accept hardware =$9,000 + MU's | | | | ● | | | | | | $16,883.84 |
| Sinks (ADA compliance) | Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance) | Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors.. | 0 | OB | S | Provide the following in each classroom ( 25 classrooms): (1) 72" x 24" plastic laminate counter with counter mounted stainless steel sink at ADA height. 150 lf 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 lf @ $275 w/demo = $20,625 + MU's = = = TOTALS $79,125 + MU's | | | | ● | | ● | ● | | | $148,439.45 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Door Configuration (Vestibule?) | Vestibule, secured entrance. No ADA push button | Recommend providing ADA push button access | 0 | OB | S | ADA push button sequence for two double doors. Allow $2,500 w/new wiring tie-in + MU's | | | ● | ● | | | | | | $4,693.07 |
| **Corridors** | | | | | | | | | | | | | | | | |
| 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 | Recommend installing closers on all doors in corridor and provide safety glazing on all doors. Schedule hardware work with the replacement of the interior doors. | 2 | OB | S | 90 closers @ $300 = $27,000 + MU's, door glazing excluded<br><br>Provide a price for safety glazing on (80) of the doors. Size of glazing to be 24" x 42" | | ● | ● | | | ● | ● | | | $50,651.53 |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Wall Projecting Objects | Insulated mechanical pipe in basement projecting from wall at about 60" AFF | Provide cane detection at pipe | 0 | OB | S | (1) painted round metal cane detection devices. $250 + MU's | | ● | ● | | | | | | | $473.67 |
| Wall Projecting Objects | Drinking fountains are not located in alcoves and do not have cane detection devices. | Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements | 0 | OB | S | (2) painted round metal cane detection devices. Two for each fountain. 4 total @ $250 = $1,000 + MU's | | ● | ● | | | | | | | $1,875.98 |
| Drinking Fountains | Only one fountain outside of gym area | Provide fountain on each level | 0 | OB | 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 + MU's | | | ● | ● | | | | | | $10,321.02 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| At Code Required Locations? | Some 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 | | ● | ● | ● | | | | | | $7,036.49 |
| | Second exit signs are missing above the second set (the exterior doors) of all exits. | Provide second exit sign at each exterior egress door | 0 | OB | S | (5) illuminated exit signs. $1,000 w/new wiring = $5,000 + MU's | | ● | ● | ● | | | | | | $9,379.91 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Handrails (height, extensions, profile) | Clear finish metal handrails. No extensions at the top or bottom of stairs (handrails continue across landings). Round 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. | 0 | OB | S | 14 lf total @ $50 = $700 + MU's | | ● | ● | ● | | | | | | $1,315.06 |
| **Elevators and Lifts** | | | | | | | | | | | | | | | | |
| Elevator | None | Provide elevator to allow access to all levels | 0 | OB | S | Addition for LULA elevator, allow $1.3M w/addition enclosure + MU's | | | ● | ● | | | | | | $1,620,450.00 |
| **Kindergarten Toilet Rooms** | | | | | | | | | | | | | | | | |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | The kindergarten toilet rooms are not Accessible; no room for maneuvering clearances and missing grab bars. One kindergarten classroom is missing a designated toilet. | Recommend upgrading toilet rooms in a 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 short term. | 2 | ESL | S | Interior renovation for a 64 square foot ADA compliant bathroom, $10,000 + MU's | | | ● | ● | | | | | | $18,759.83 |
| Door Widths and Clearances | 28" 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 | | | ● | ● | | | | | | $8,445.04 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |

# LONGFELLOW ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Sinks (ADA compliance) | two wall mounted sinks (Non-ADA). One is plastic and the 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 | | | ● | ● | | | | | | $7,765.70 |
| Kilns | Kiln (not enclosed) | Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations. | 0 | OB | S | 80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 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 | | ● | | | | | | | | $23,452.90 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| 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 $25,000 + MU's for lift & stage cut-out-reframe to accommodate | | | | ● | | | | | | $46,899.56 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Wall Pads | None | Recommend providing wall pads behind each backstop in future renovations | 0 | OB | S | A total of 20 linear feet of 6' tall wall pads @ $8.50 sf =$1,020 + MU's | | ● | | | | ● | ● | | | $1,913.38 |
| Drinking Fountains | None | Recommend providing drinking fountain within Gym area in future renovations | 0 | OB | S | (1) high-low ADA compliant drinking fountains $2,250 w/new rough + MU's | | | | ● | | | | | | $4,225.64 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| Casework | Residential grade (wood and plastic laminate) - Non-ADA | Recommend replacement of all non-ADA casework with more resilient plastic laminate casework with resilient edge banding and lockable doors. | 0 | OB | S | (1) 84"x24" plastic laminate counter with resilient edge banding at ADA height = 7 lf @ $90 w.demo = $630, (1) 18" base cabinets with drawer @ $275 w/demo =$415, (1) 30" ADA sink apron for knee clearance @ $300, (1) 24" four drawer base cabinet = 2 lf @ $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 | | | | ● | | | | | | $5,054.56 |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Sinks (ADA compliance) | Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance) | Recommend relocating sink to new plastic laminate counter set at ADA height as described above. | 0 | OB | S | Relocate existing sink into new casework. See casework notes above $500 relocate & adjust rough + MU's | | | | ● | | | | | | $941.11 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Wall mounted china sink, non ADA (to high) | Provide sink that meets ADA requirements in future renovations | 0 | OB | S | (1) wall mounted sink at ADA height in nurses suite bathroom, $2,000 w/new chair carrier & re-use exist rough + MU's | | | | ● | | | | | | $3,751.97 |
| Door Widths and Clearances | two of the four doors are less then the 32" clear width required | Provide doors with a min. clearance of 36" in future renovations | 0 | OB | S | (2) 36"x84" wood veneer doors with painted hollow metal frames $2,000 ea demo-reframe-new door-frame-hdwr = $4,000 + MU's | | | | ● | | | | | | $7,503.93 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| Conference Room | Conference room (Counter mounted sinks with stainless steel gooseneck faucet. Non-ADA (no knee clearance) | Recommend replacement of non-ADA sink with ADA compliant sink and plastic laminate casework | 0 | OB | S | (1) 72" x 24" plastic laminate counter with counter mounted stainless steel sink at ADA height. 6 lf @ $90 w/demo + $1,500 sink re-use rough = $2,040 + MU's<br>(1) 36" wide ADA sink apron $300 + MU's<br>(2) 18" wide base cabinets with lockable doors = 3 lf @ $275 w/demo = $825 + MU's = = = TOTALS $3,165 + MU's | | | | ● | | | | | | $5,939.57 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Plumbing Fixtures | The water closets are predominately floor mounted vitreous china with manual flush valves.<br><br>Urinals are wall hung vitreous china with manually operated flush valves.<br><br>Lavatories are floor mounted semi-circle sinks<br><br>No ADA compliant fixtures are provided | Recommend providing ADA compliant fixtures in a future renovation | 0 | OB | S | (4) 60"x60" painted enamel ADA compliant bathroom stalls @ $1,150 = $4,600, (2) wall mounted urinals at ADA height $2,000 w/adjust rough = $4,000, (4) floor mounted water closets at ADA height @ $1,250 & re=use rough = $5,000 = = = TOTALS $13,600 + MU's | | | | ● | | | | | | $25,515.86 |
| Accessories | Missing grab bars required for ADA fixtures | Provide wall mounted stainless steel grab bars | 0 | OB | S | (4) wall mounted stainless steel grab bar @ $150 = $600 + MU's | | | | ● | | | | | | $1,128.08 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Accessories | Missing grab bars required for ADA fixtures | Provide wall mounted stainless steel grab bars | 0 | OB | S | (1) wall mounted stainless steel grab bars @ $150 + MU's | | | ● | | | | | | | $280.46 |
| Door Widths and Clearances | Door width is less than the required min, of 32" clear. | Provide door with a min. clearance of 32" in future renovations | 2 | END | S | (1) 32"x84" wood veneer door with painted hollow metal frame $2,000 + MU's demo-reframe-new door & frame w/hdr | | | ● | ● | | | | | | $7,491.47 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Type of Sprinkler System | NFPA 13 automatic wet system hallways , stage, dry system (?) | New NFPA 13 automatic system for entire building | 2 | ESL | S | $/SF @ 43K SF | ● | | ● | | | | | | | $317,041.04 |
| **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 | | | | ● | | | | | | $2,817.09 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety - Fire Alarm | Conventional FCI | Update to addressable ADA compliant | 1 | OB | S | Carry Complete system for 42,767 sf | | ● | ● | | | | | | | $100,343.25 |
| Life Safety - 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. | Replace older units as they fail. Provide outdoor emergency lighting at building exits. | 2 | ESL | S | Carry replacement of (20) indoor units and addition of (8) outdoor units | | ● | ● | | | | | | | $28,139.74 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| 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 third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors | 0 | OB | S | 300 Square Feet of complete interior renovations. Allow $6,000 interior buzz double doors + $4,000 floor & ceiling & pint = $10,000 + MU's | ● | | | | | | | | | $18,759.83 |
| Intrusion Alarm System | DSC control panel initiated by motion sensors in corridors | Provide a security alarm control panel that is integrated with the district-wide network. | 2 | ESL | S | allow $20,000 + MU's<br><br>Also include door contacts for 18 openings | ● | | | | | | | | | $45,964.69 |
| Security Camera System | None | Provide web-based security camera system with DVR | | | S | (32) cameras | ● | | | | | | | | | $35,899.20 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 1 - 5** | **$2,789,969** |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Paving Materials | Bituminous Pavement in Parking Lot in Poor condition | Recommend pavement overlay. | 2 | END | L | 26,000 s.f @$1.25/sf | | | | | | | ● | | | $75,961.11 |
| Parking Striping Condition | Poor | Repaint parking lines | 1 | END | L | 2200 lf @ $0.50 | | | | | | | ● | | | $2,570.22 |
| **Site Topography** | | | | | | | | | | | | | | | | |
| Characteristics | Flat at front. 4:1 slope at rear | Slope stabilization needed. | 2 | ESL | L | 3800 sf @$1.00 | | | | | | | ● | | | $8,881.61 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Additional Observation | B. Large retaining wall at the back of the poetry garden (1 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. | Remove the spalls, clean and repair | 2 | END | L | 5 locations (1 with rebar exposed) | | | | | | ● | ● | | | $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 visible behind it. | Repair | 1 | END | L | 1 location (south steps) | | | | | | | ● | | | $706.62 |
| 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 at their interface with the building (also exposing reinforcement). | Coat exposed reinforcement with protective concrete and repair concrete. | 2 | END | L | 7 repair locations. | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | 2 | END | L | 5 locations | | | | | | ● | ● | | | $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. | 2 | ESL | L | 1 flag pole | | | | | | | ● | | | $877.45 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Cold Water System | No backflow protection | Install backflow protection per municipal requirements | | | L | allow $3,500 + MU's | | | | | | ● | ● | | | $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 | S | | | | | | | ● | ● | | | $46,745.30 |
| Domestic Distribution System | Mostly original copper with lead solder--end of service life | Replace with new copper distribution system with insulaton | 2 | END | L | Figure $/SF @ 43K SF | | | | | | ● | ● | | | $1,202,022.00 |

# LONGFELLOW ELEMENTARY SCHOOL

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| Sanitary Waste and Vent System | Mostly original Cast Iron--end of service life | Replace Sanitary system | 2 | END | L | Figure $/SF @ 43K SF | | | | | | ● | ● | | | $700,403.00 |
| Storm Drain System | Mostly original Cast Iron--end of service life | Replace Storm system | 2 | END | L | Figure $/SF @ 43K SF | | | | | | ● | ● | | | $300,505.50 |
| Natural Gas | NA | New Natural Gas system | | | L | 3" Piping to mech room (100') | | | | | | ● | ● | | | $7,765.00 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | Steam from Deering High via underground--pumped 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) | | | | | | ● | ● | | | $605,670.00 |
| Air Handling Unit Systems | Unit ventilators | Convert to HW fin tube and ERU ventilation at time of steam to HW building conversion. | 2 | END | L | Figure $/SF @ 43K SF for fintube. Figure (3) 5,000 cfm ERU rooftop units. Figure $/SF for ductwork (uninsulated) | | | | | | ● | ● | | | $976,837.00 |
| Piping System | Asbestos insulation on steam piping in areas; beyond service life | Replace with HW piping and insulation | 2 | END | L | $/SF @ 43K SF | | | | | | ● | ● | | | $1,202,022.00 |
| Automatic Temperature Controls | Pneumatic w/some DDC | Replace pnuematic with upgraded DDC; at time of steam toHW conversion. | 2 | END | L | $/SF @ 43K SF | | | | | | ● | ● | | | $300,505.50 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Service | Utility XFMR vault in building | Upgrade service - provide padmount XFMR | 1 | OB | L | Carry complete new service entrance for 42,767 sf | | | | | | ● | ● | | | $173,936.00 |
| Panels | mostly past anticipated life, a couple of residential-grade loadcenters have been added | replace throughout | 1 | OB | L | Carry complete power distribution system replacement for 42,767 sf | | | | | | ● | ● | | | $267,737.20 |
| Exterior Building Lighting | Mix of LED and metal halide (MH) wall packs | replace MH with LED as MH units fail | 2 | ESL/END | L | Carry (18) LED wall packs | | | | | ● | ● | ● | | | $25,158.60 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Old louvered fluorescents | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | OB | L | Carry complete interior lighting replacement for 42,767 sf | | | | | ● | ● | ● | ● | | $849,491.00 |
| Offices | T8 fluorescent wraparounds | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | OB | L | | | | | | ● | ● | ● | ● | | |
| Corridors | Old louvered fluorescents | Update lighting to LED as part of any planned facility renovations. | 3 | OB | L | | | | | | ● | ● | ● | ● | | |
| Toilets | T8 fluorescent wraparounds | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | ● | ● | ● | ● | | |
| Mech/Storage | T8 fluorescent wraparounds | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | ● | ● | ● | ● | | |
| Gym | T8 fluorescent high bay pendant luminaires | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | ● | ● | ● | ● | | |

# LONGFELLOW ELEMENTARY SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |

| | |
|---|---|
| **Total Years 6 - 10** | **$6,771,176** |

# LONGFELLOW ELEMENTARY SCHOOL

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Interior doors | A mix of wood veneer doors with stained wood frame and painted metal doors with painted metal frames. Doors are worn and approaching end of life | Recommend replacement of all interior doors and wood frames with new wood veneer doors and painted hollow metal frames | 2 | END | L | (100) single door 36"x84" (20) double door 72"x84" , $1,500 per opening w/demo & new lockset & closer = 140 leaves =$210,000 + MU's | | | | | | ● | ● | | | $611,714.78 |
| Interior Wall Finish Materials | Painted gyp / plaster | Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. | 1 | END | L | Total of all walls for a three level building with a gross square feet of 61,600 @ $2 sf floor area = $123,200 + MU's | | | | | | ● | ● | | ● | $358,880.41 |
| Interior wall base | Typically original wood base with resilient rubber wall base applied over it in all rooms except Art and Toilet Rooms. Original wood base is showing signs of heavy wear and tare, resilient base is in fair shape. | Remove wood and resilient base complete. Replace wood trim with more resilient PVC trim. | 2 | END | L | All interior walls with the exception of the Art room in the ground floor and the Toilet Rooms throughout., allow 65 cents per sf floor area = $40,040 + MU's | | | | | | ● | ● | | | $116,633.23 |
| Interior Window Sills | Wood window sills in poor condition | Replace all window sills with plastic laminate sill with resilient edge banding | 1 | END | L | 24 linear feet of plastic laminate window sills with resilient edge banding in each room, a total of (30) rooms. 720 lf @ $20 w/demo = $14,400 + MU's | | | | | | ● | ● | | | $41,951.96 |
| **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 | L | 50 Square Feet of aggressive grade walk-off mat. $17.50 sf recycled rubber matt = $875 + MU's 150 Square Feet of mild grade walk-off mat. @ $15 = $2,250 + MU's 80 Square feet of low grade walk-off mat @ $10 = $800 + MU's | | | | | | ● | ● | | | $11,438.81 |
| **Main Lobby** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition - Wall tile base | | 2 | END | L | 200 sf abatement @ $5 w/prep for new = $1,000 + MU's, new floor @ $3.75 = $750 + MU's, tile base remains<br><br>Correct | | | | | | ● | ● | | | $5,100.04 |
| Ceiling Finish Materials | Painted plaster in good condition. Paint on ceiling in basement peeling and falling off. | Recommend providing 2x4 ACT ceiling in basement to conceal infrastructure and to provide a better acoustic environment in the corridor. | 2 | END | L | 1,400 sf @ $3.50 =$4,900 + MU's | | | | | | ● | ● | | ● | $14,274.31 |
| **Corridors** | | | | | | | | | | | | | | | | |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Floor & Base Finish Materials | Levels 1 and 2:appears to be 9x9 vinyl asbestos tile with large areas of tile in rough condition. | Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor. | 2 | END | L | 6700 sf .. Abate & prep for new @ $5 & $3.75 sf new + $0.50 sf new wall base = $9.25 for 6700 sf =$61,975 + MU's | | | | | | ● | ● | | ● | $180,533.76 |
| Floor & Base Finish Materials | Basement level: Painted concrete floor in poor condition with no wall base. | Replace painted concrete floor in basement with quartz floor tile or an equivalent non-wax finish floor. | 2 | END | L | 1400 sf .. clean prep for new @ $.75 & $3.75 sf new + $0.50 sf new wall base = $5 for 1400 sf =$7,000 + MU's | | | | | | ● | ● | | ● | $20,390.49 |
| Floor & Base Finish Materials | | Provide Resilient wall base at lower level corridor walls | 0 | OB | L | All walls lower corridor = 260 lf @ $3 = $780 + MU's | | | | | | ● | ● | | | $2,274.21 |
| Wall Finish Materials | Ceramic tile up to 60" / Painted gyp - Painted GYP in basement (no wall tile) | Recommend re-painting as part of standard maintenance practice | 3 | ESL | L | | | | | | | ● | ● | | | $0.00 |
| Ceiling Finish Materials | Painted plaster - Painted GYP in basement | Replace areas of older / failing plaster with new plaster to match the majority of the corridor. | 3 | ESL | L | 200 square feet of old plaster to be replaced. w/wire lath assumed, $15 sf demo & replace & paint = $3,000 + MU's | | | | | | ● | ● | | | $8,738.78 |
| Ceiling Finish Materials | | Remove peeling paint and provide 2x4 ACT ceiling tile in basement to reduce noise and conceal all exposed pipes and conduits. | 2 | END | L | A total of 1,400 square feet @ $5 paint cleanup & new ACT w/grid = $7,000 + MU's | | | | | | ● | ● | | | $20,390.49 |
| Lockers | Wood cubbies of assorted finishes and condition | Replace assorted cubbies with more resilient plastic laminate cubie systems for a longer lasting product and consistent finish. | 2 | ESL | L | (1) 48"x96" plastic laminate open cubbie with resilient edge 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 | | | | | | ● | ● | | | $36,416.43 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of what appears to be 9x9 Vinyl Asbestos Tile (in good condition), rubber stair tread, metal stair tread, and VCT. Wall base in wood with resilient base on top. | Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor. Schedule all floor finish renovations to take place at the same time | 2 | END | L | 400 sf abate & prep @ $5 + $3.75 sf new floor + $0.50new wall base = $9.25 sf = $3,700 + MU's | | | | | | ● | ● | | | $10,780.74 |
| Floor & Base Finish Materials | | Replace metal stair tread with rubber stair tread material at all treads and landings. Schedule all floor finish renovations to take place at the same time | 2 | OB | L | 400 sf @ $25 demo & replace = $10,000 + MU's | | | | | | ● | ● | | | $29,129.28 |
| Ceiling Finish Materials | Painted plaster | Recommend re-painting as part of standard maintenance practice. | 3 | ESL | L | 400 sf @ $1.50 prep & paint = $600 + MU's | | | | | | ● | ● | | | $1,751.63 |
| **Kindergarten Classrooms** | | | | | | | | | | | | | | | | |
| Visual Display Surfaces | Tack bar - tack board - chalk board | Replace chalkboard with white boards | 3 | ESL | L | A total of 24 feet of chalkboard to be replaced. 4' height assumed = 96 sf @ $30 = $2,880 + MU's w/demo = | | | | | | | ● | ● | | $5,477.47 |
| **Kindergarten Toilet Rooms** | | | | | | | | | | | | | | | | |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Ceiling Finish Materials | Painted GYP | Patch, sand, paint large hole in ceiling of each Kindergarten bathroom | 2 | END | L | Total of 15 sf, allow $750 + MU's | | | | | | | ● | ● | | $2,187.12 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet w/ small areas of what appears to be 9x9 vinyl asbestos tile that appear to be in rough shape | Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor. | 2 | END | L | 230 square feet in each classroom. A total of (20) 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 | | | | | | ● | ● | | | $123,949.42 |
| Floor & Base Finish Materials | | Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice | 3 | ESL | L | 650 square feet in each classroom. A total of (20) classrooms $6 sf demo-prep-replace for 13,000 sf = $78,000 + MU's | | | | | | ● | ● | | | $227,208.35 |
| Ceiling Finish Materials | Painted plaster - 2x4 ACT in classrooms in the basement. | Replace 2x4 ACT ceilings with new 2x4 ACT ceilings | 2 | ESL | L | A total of 2,300 square feet of 2x4 ACT to be replaced in the classrooms, includes new grid @ $4.50 demo & replace = $10,350 + MU's | | | | | | ● | ● | | | $30,155.09 |
| Casework | Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition | 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 (a total of 20 classrooms): (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 lf @ $20 = $720 per class, (1) 48" wide plastic laminate tall open shelf unit with adjustable shelves @ $500 ea, (2) 36" wide wall cabinets = 6 lf @ $125 = $725 per class, (4) 60" wide x 36" tall open shelf units with adjustable shelves = 20' book shelf @ $145 lf = $2,900 per class , (2) 120"x24" plastic laminate counter with resilient edge banding = 20 lf top @ $90 w/demo = $1,800 per class = = = TOTALS $7,395 per class x 20 = $147,900 + MU's. | | | | | | ● | ● | ● | | $430,822.95 |
| Visual Display Surfaces | White boards, chalk boards and some rooms have marker board laminate applied over chalk boards | Recommend replacement of all chalkboards, and chalkboard with white board laminate, with better quality white boards | 2 | OB | L | 30 linear feet of chalkboard per classroom. A total of (20) rooms 4' ht assumed = 120 sf per class @ $30 sf demo + replace = $72,000 + MU's | | | | | | ● | ● | ● | | $209,730.78 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT - No base at CMU or GYP walls | Provide resilient rubber wall base | 0 | OB | L | 150 lf @ $2.50 = $375 + MU's | | | | | | ● | ● | | | $1,093.56 |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| | | Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations | 3 | ESL | L | 1200 sf @ $5.75 demo-prep-new floor & wall base = $6,900 + MU's | | | | | | ● | ● | | | $20,100.17 |
| Ceiling Finish Materials | 2x4 ACT | Recommend replacing ceiling in the future with new 2x4 ACT ceiling complete | 3 | ESL | L | 1,200 square feet of 2x4 ACT, includes new grid @ $4.50 demo & replace = $5,400 + MU's | | | | | | ● | ● | | | $15,735.62 |
| Casework | Mixed casework of wood veneer, plastic laminate, and metal of varying finishes and condition | Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. | 2 | ESL | L | A total of 24 linear feet of plastic laminate tall open shelving units with adjustable shelves, 6 ea 48" wide @ $500 ea'. (1) 120"x24" 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 lf @ $275w.demo = $1,100 ; (1) 36" plastic laminate tall cabinet with adjustable shelves @ $750 = = = TOTALS $7,400 + MU's. | | | | | | ● | ● | ● | | $21,561.47 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Painted GYP / plaster | Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice. | 2 | ESL | L | 450 sf @ $1.50 prep & repaint = $675 + MU's | | | | | | ● | ● | | | $1,964.53 |
| **Performing Arts - Music Rooms** | | | | | | | | | | | | | | | | |
| Flooring | | Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice | 3 | ESL | L | 400 square feet @ $5 demo & replace = $2,000 + MU's | | | | | | ● | ● | | | $5,825.86 |
| Casework | A mix of wood and plastic laminate casework of varying finishes and condition | Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. | 3 | ESL | L | (4) 36" tall open shelf units with adjustable shelves @ $500 ea = $2,000, (1) 96"x24" plastic laminate counter with resilient edge banding = 8 lf @ $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 lf @ $90 w.demo = $450; (2) 30" plastic laminate base cabinets with drawers @ $275 w/demo = $1,375 = = = TOTALS $9,295 + MU's. | | | | | | ● | ● | ● | | $27,077.65 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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| 2 - Fair - Functions, Service Required | END - Nearing End of Service Life | L - Long Term (Years 6-20) |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Flooring | | Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice | 3 | ESL | L | 1700 square feet @ $5 w/demo-prep-replace = $8,500 + MU's | | | | | | ● | ● | | | $24,764.72 |
| Ceiling Finish Materials | 2x4 ACT | Recommend replacing ceiling with new 2x4 ACT ceiling complete | 3 | ESL | L | 1700 square feet @ $4.50 w/demo-replace = $7,650 + MU's | | | | | | ● | ● | | | $22,287.28 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x2 ACT | Replace all broken ceiling tiles. Recommend replacing ACT ceiling with a more abuse resistant ceiling in future renovations | 2 | END | L | 2500 sf; grid remains; $3 sf demo-replace tiles only = $7,500 + MU's.<br>No, provide new grid | | | | | | ● | ● | | | $21,851.80 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| | | Recommend replacing VCT floor tile with quartz floor tile or an equivalent non-wax finish floor in future renovations | 3 | ESL | L | 400 sf @ $5.25 demo-prep-new vct-new wall base = $2,100 + MU's | | | | | | ● | ● | | | $6,116.18 |
| Ceiling Finish Materials | 2x4 ACT | Replace the ceiling complete | 3 | ESL | L | 400 sf @ $4.50 demo-replace =$1,800 + MU's | | | | | | ● | ● | | | $5,245.21 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| Flooring | | Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice | 3 | ESL | L | 400 square feet @ $5 demo & replace = $2,000 + MU's | | | | | | ● | ● | | | $5,825.86 |
| Ceiling Finish Materials | Painted plaster | Replace ceiling with plaster to match the rest of the school. | 2 | END | L | 400 square feet @ $15 demo & replace w/plaster on metal lath = $6,000 + MU's | | | | | | ● | ● | | | $17,477.57 |
| Casework | Wood of varying finishes and condition | Recommend replacing all casework with lockable casework of consistent finish and condition. | 3 | ESL | L | (1) 36" wide tall storage cabinet with adjustable shelves $750 ea, (2) 36" wide by 48" tall open shelving units with adjustable shelves @ $450 ea = = = TOTALS $1,650 + MU's | | | | | | ● | ● | | | $4,809.72 |
| Privacy Curtains (no. of rest areas) | One enclosed rest area with no curtains | Provide privacy curtains in cot area. | 0 | OB | L | (1) ceiling mounted curtain track with curtain. 10 linear feet $350 + MU's | | | | | | ● | ● | | | $1,025.82 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| Flooring | | Replace broadloom carpet with new broadloom carpet as part of standard maintenance practice | 3 | ESL | L | 1,500 sf @ $5 demo-prep-new = $7,500 + MU's | | | | | | ● | ● | | | $21,851.80 |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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 in principles office to remain. | 2 | 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 | | | | | | ● | ● | ● | | $27,455.07 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $15,300.13 |
| 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 | | | | | | ● | ● | | | $6,996.83 |
| 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<br><br>Correct, use magnetic hold opens | | | | | | ● | ● | | | $2,912.93 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $222.58 |
| Wall Finish | | Re-grout wall tile | 2 | ESL | L | 180 sf @ $1.50 = $1,200 + MU's | | | | | | ● | ● | | | $3,503.26 |
| Ceiling Finish Materials | 2x4 ACT | Replace with new 2x4 ACT ceiling complete | 3 | ESL | L | 50 sf @ $5 demo-replace = $250 + MU's | | | | | | ● | ● | | | $735.49 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Appears to be 9X9 Vinyl Asbestos Tile in fair condition | 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 | | | | | | ● | ● | | | $1,354.85 |
| Ceiling Finish Materials | Painted GYP | Repair, patch, sand, and paint areas of ceiling that are damaged or where the paint is peeling. Recommend re-painting as part of standard maintenance practice. | 2 | END | L | 50 sf @ $1.50 = $75 + MU's | | | | | | ● | ● | | | $222.58 |
| Sinks | Wall mounted china sink | Provide floor mounted mop sink | 2 | OB | L | 1 floor mount mop sink @ $2,250 w/new rough + MU's | | | | | | ● | ● | | | $6,561.35 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 11 - 15** | **$2,789,810** |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **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 lf to clean & repaint rusted lintels + MU's | | | | | | ● | ● | | | $5,701.76 |
| Exterior Wall Construction | D. Some localized area of the brick appears to be missing mortar. | Repoint | 2 | END | L | 1 area below large window at poetry garden (south wing) (~100sq ft) | | | | | | ● | ● | | | $2,447.02 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 ..<br><br>A total of 5,600 SF of masonry that needs to be repointed. | | | | | | ● | ● | | | $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 ..<br><br>A total of 1,500 square feet | | | | | | ● | ● | | | $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 | | | | | ● | ● | ● | | | $15,158.50 |
| **Windows** | | | | | | | | | | | | | | | | |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
| 0 - Failed - Not Functional | N - New / Recent | I - Immediate (Year 0) |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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 | | | | | ● | ● | ● | | | $684,406.28 |
| **Louvers** | | | | | | | | | | | | | | | | |
| Materials | Rusting metal that is peeling away painted finish and isolated areas of crumbling | Remove louvers complete and replace with aluminum louvers. Schedule louver replacement with lintel and masonry replacement. | 1 | END | L | 75 (1' x 4' aluminum louvers, extruded hvac assumed, @ $40 sf w/demo =$12,000 + MU's | | | | | | ● | ● | | | $39,108.93 |
| 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 for lintel replacement. Reflash and replace existing masonry. | 1 | ESL | L | (75) 5' galvanized steel lintels, assume 4" x 4" lintel @ 6 #/sf =2,250 # @ $2 material = $4,500 + MU's; mason labor 375 hours @ $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 lf flashing @ $15 =$5,625 + MU's = = = TOTALS $49,500 + MU's | | | | | | ● | ● | | | $161,329.75 |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Frame Materials | Wood door and frame (non-accessible front entrance) - Precast concrete around frame | Replace wood door and frame with a thermally broken aluminum entrance system designed to mimic current front entrance to preserve the buildings character | 2 | ESL | L | 200 square feet including three 3'x7' entrance doors, arched transom, and hardware, 140 sf 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 | | | | | | ● | ● | | | $77,080.97 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | A mix of hollow metal doors with hollow metal frames and wood doors with wood frames. Two accessible entrances, one enters into the basement through the back of the building and the other enters to the main level through the loading dock area. No accessible entrance near the playground. | Replace all wood doors and wood frames with a thermally broken aluminum entrance system designed to mimic current doors to preserve the buildings character Alum finish can mimic previous wood finish. Replace two of the exterior hollow metal doors with painted thermally broken aluminum metal frames and doors. | 2 | END | L | (3) 72"x84" thermally broken painted aluminum double door and frame, $5,500 per double door set w/demo - $16,500 + MU's | | | | | | ● | ● | | | $53,780.19 |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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 for lintel replacement. Reflash and replace existing masonry. | 2 | ESL | L | (2) 7' galvanized steel lintels (1) 4' galvanized steel lintel, total of 50 square feet of 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 | | | | | | ● | ● | | | $7,969.04 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $1,634.95 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / louver / Door Perimeter Sealant | Perimeter sealant material unknown. Sealant is failing at all louvers and is aging at all windows | remove and replace all sealant and back rod materials at all louver locations | 1 | END | L | 600 lf @ $3.50 = $2,100 + MU's | | | | | | ● | ● | | | $6,842.98 |
| **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 | | | | | | ● | ● | | | $1,472.54 |
| Age | 1990 (?) | Replace roof with black EPDM | 2 | END | L | 24,700 SF | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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. | Provide a roof hatch in a more accessible 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<br><br>Provide a price for a wall mounted roof ladder (20' tall) | | | | | | ● | ● | | | $19,554.47 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $20,214.94 |

# LONGFELLOW ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| | 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). | Replace concrete stairs at rear entrance with new concrete stairs. Replace concrete landing at front entrance to eliminate ponding. Patch concrete walls on sides of front entrance stairs. Replace non-compliant handrails with compliant handrails at 3 of the exterior stairs. Replace concrete treads completely. | 2 | OB | 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 | | | | | | ● | ● | | | $52,470.07 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$2,365,473** |

# HARRISON LYSETH ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Mix of chain-link and wood privacy from abutters. Some Gaps. | Delineate public trail. | 0 | OB | I | 100lf@$36 | | ● | | | | | | | | $5,418 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Windows** | | | | | | | | | | | | | | | | |
| Glazing Type and Color | Clear insulated glass. A few isolated areas of broken panes | Replace broken window panes complete | 2 | END | I | (2) 24"x48" areas of clear insulated glass @ $25 sf reglaze = $400 + MU's | | ● | | | | ● | ● | | | $605 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Year 0** | **$6,023** |

# HARRISON LYSETH ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| 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<br>7 wheel stops @ $250 ea | | | | ● | | | ● | | | $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 | | | | ● | | | | | | $249 |
| Accessible Parking Signage | Faded Fire Lane Sign. Metal behind wood guardrail post. | Replace fire lane sign. | 0 | OB | S | $350 + MU's | | ● | | | | | | | | $656 |
| **Vehicular Drop-Off & Pick-Up Areas** | | | | | | | | | | | | | | | | |
| 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<br>Curb: 260lf @$5.00<br>Guardrail: 100lf@$40 | | ● | | | | | | | | $18,947 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Traffic Markings & Traffic Signage | Lacking | Need more stripping and signage | 2 | ESL | S | 750lf @$0.50 | | ● | | | | | ● | | | $703 |
| Walkway Materials | Bituminous. Breaks in guardrail sections. | Replace bituminous sidewalks. Replace missing guardrail sections. | 2 | ESL | S | sidewalk: 700s.f.@$4.00<br>Guardrail: 80lf@$40 | | ● | | | | | ● | | | $11,256 |
| Curb Cuts & Detectable Warning Strips | No panels observed | Install detectable warning panels at all crosswalks. | 0 | OS | S | Qty 6: 120SF@$60 | | ● | | ● | | | | | | $81,042 |
| **Site Topography** | | | | | | | | | | | | | | | | |
| Characteristics | Generally flat with site stabilization | Need walls at rear where paved | 1 | END | S | 540 s.f. @$65 | | ● | | | | | | | | $65,846 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Bicycle Racks | In back , see plan. Where do children enter | Relocate closer to front main entry. | 2 | ESL | S | 2 ea @$100 | ● | | | | | | | | | $375 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Frame Materials | Aluminum exterior storefront entry systems with clear insulated glass in good condition. No ADA door open push button | Recommend providing ADA push button door access | 0 | OB | S | ADA push button sequence for two double doors. $2,500 w/new wiring + MU's | | | | ● | | | | | | $4,693 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |

# HARRISON LYSETH ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Locations and Materials | It was observed that the only ADA access to the playground is through the front entrance which is not in the direct path to the playgrounds. | Recommend providing direct ADA access from the building to the playground in future renovations. | 0 | OB | S | 24' feet of concrete ramp, 60" wide @ $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 | | | | ● | | | | | | $36,585 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General 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-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 | | | ● | ● | | ● | ● | | | $14,073 |
| Classroom casework | painted wood in fair condition | Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding. | 2 | ESL | S | Provide the following in each classroom (total of 30 rooms) (2) 48" wide tall cabinet units with adjustable shelves and lockable doors @ $750 ea =$1,500 per class 12 Linear Feet of fixed shelves (two rows) with coat hooks. @ $20 = $240 per class (6) 36" wide wall cabinets with adjustable shelves and lockable doors 18 lf @ $125 w/demo = $2,250 per class = = = TOTALS 30 rooms $119,700 + MU's | | | | | | ● | ● | ● | | | $224,557 |
| Sinks (ADA compliance) | Non ADA sinks in some of the classrooms. Enamel counter mounted sink in plastic laminate counter top. | Recommend replacing all existing sinks with ADA compliant sinks and new casework | 0 | OB | S | (Total of 25) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 5 lf top $90 top w,demo = $450 + $1,500 sink re-use rough = $1,950 ea for 25 = $48,750 + MU's | | | | ● | | | | | | $91,456 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Door Configuration (Vestibule?) | Vestibule, secured entrance. No ADA push button | Recommend providing ADA push button acces | 0 | OB | S | ADA push button sequence for two double doors. $2,500 | | | | ● | | | | | | $4,693 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Wall Projecting Objects | Drinking fountains are not located in alcoves and do not have cane detection devices. | Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements | 0 | OB | S | (6) painted round metal cane detection devices. Two for each fountain. $250 ea = $1,500 + MU's | | | | ● | | | | | | $2,817 |
| **Interior Signage** | | | | | | | | | | | | | | | | |

# HARRISON LYSETH ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
| 0 - Failed - Not Functional | N - New / Recent | I - Immediate (Year 0) |
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| Materials | A mix of paper and plastic | Provide consistent code compliant signage throughout the entire building | 0 | OB | S | Provide ADA compliant room signage for 60 spaces @ $75 = $4,500 + MU's | | | ● | ● | | | | | | $8,445 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | All exit vestibules are missing the second exit sign located above the exterior egress door. | Provide second exit sign at each exterior egress door | 0 | OB | S | 10 illuminated exist signs @ $1,000 w/nre wiring = $10,000 + MU's | | ● | ● | | | | | | | $18,760 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Kilns | Kiln (not enclosed) | Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations. | 0 | OB | S | 80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. $10,000 + MU's + $2,500 to relocate kiln-hood-exhaust-fan thru roof = $12,500 + MU's | | ● | ● | | | | | | | $23,453 |
| **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 lf wall pads 6' ht assumed = 120 sf @ $8.50 = $1,020 + MU's | | ● | | | | | | | | $1,913 |
| Other observations | Second egress is through a storage room and is not code compliant | Add partition and door dividing egress way from occupied area | _ | OB | S | 8' x 8' gyp partition with 3'x7' wood veneer door. New painted partition & door-frame-hdwr $2,000 + MU's | | ● | ● | | | | | | | $3,752 |
| **Kitchen and Servery** | *(See Food Service Below)* | | | | | | | | | | | | | | | |
| Food Service Equipment | Missing 3-bay sink, hood with fire suppression system, and handwashing stations. All other equipment is in good working order. | Recommend providing 3-bay sink, handwashing stations | 2 | OB | S | | | | ● | | | ● | ● | | | $21,191 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| 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. | 0 | 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. | | | | ● | | | | | | $7,909 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |

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| Plumbing Fixtures | The water closets are floor mounted vitreous china with manual flush valves, non-ADA<br><br>Lavatories are wall hung vitreous china, non-ADA | Recommend providing fixtures that meet ADA requirements | 0 | OB | S | (9) Floor mounted ADA compliant water closets re-use rough @ $1,500 = $13,500 + MU's;<br>(9) Wall mounted ADA compliant Lavatories & adjust rough @ 2,000 = $18,000 + MU's | | | | ● | | ● | ● | | | $59,097 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |
| Type of Sprinkler System | None | Install NFPA 13 complete system | | | S | no plans for Lyseth received, gsf unknown<br>$/SF + MU's<br>50,600 GSF $3 sf new wet system + $25,000 water line upgrade + $15,000 new entry & backflow + MU's | | ● | ● | | | | | | | $467,438 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | FCI conventional. System is currently in trouble, reportedly due to a defective circuit board in control panel. Replacement circuit board is reportedly on order. | Update fire alarm throughout to an addressable system | 1 | OB | S | Carry complete new system for 50,475 sf | | ● | ● | | | | | | | $165,710 |
| Emergency Lighting | Emergency battery units with integral and remote heads. LED illuminated exit signs with integral battery backup. | Update units to LED. Provide outdoor emergency lighting at building exits. | 2 | ESL | S | Carry 15 outdoor units and 14 indoor units. | | ● | ● | | | | | | | $37,395 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| 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 | OB | S | 2,300 Square Feet of complete interior renovations. $125 sf = $287,500 + MU's | ● | | | | | | | | | $539,348 |
| Security Camera System | N/A | Provide web-based security camera system with DVR | | | S | Assume 16 Cameras | ● | | | | | | | | | $17,950 |
| | | | | | | | | | | | | | | | | |

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| **Total Years 1 - 5** | **$1,936,873** |

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| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| General Layout Description | Excessive pavement at rear of school. No security lighting. Dirt pile at end of southernmost crosswalk. Observed cars parked along south side of school outside of designated parking area. | Remove excessive pavement at rear of school and replace with adequate fire lane access and green space. Remove dirt pile at crosswalk. | 2 | ESL | L | 25,200 s.f. $1.50 | | | | | ● | | ● | | ● | $88,349 |
| Paving Materials | Bituminous in rough shape, a lot of cracking and ruts | Mill and repave. | 1 | END | L | 92,400 s.f. @ $1.25/sf | | | | | | | ● | | | $2,694,867 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 1-10 yd Solid, 1-5 yd recycle @ service area<br>1-big belly solar, 1- 55 gallon recycle @ playground<br>Compost area at northeast corner. | Install dumpster screen. | 2 | ESL | L | 10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | | | | | | | | ● | $13,441 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | Several Granite Benches, Remnants from wooden guardrail at edge of south parking lot | Remove remnants of guardrail at south parking lot. | 0 | OB | L | 35 posts at $30/ea | | | | | | | | | ● | $2,454 |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| Ponding | Ponding within loop | Add catch basins to address ponding and erosion issues. | 2 | ESL | L | 2 ea @$1500<br>(need additional review for pipe run - budget $10k) | | | | | | | ● | | | $30,384 |
| Catch Basins | None within landscaped area, minimal drainage along north side of site. | Adjust covers to grade where applicable. | 2 | ESL | L | 3@$300 | | | | | | | ● | | | $2,103 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Foundations / Drainage | Frost protected, shallow foundations. | Most control joint sealants in foundation wall have failed and should be replaced. | 2 | END | L | Approx. 200 lf of sealant | | | | | | ● | ● | | | $2,337 |
| Roof Construction | Drift zones around multi-purpose room have been reinforced. | Recommend improving low roof drainage beyond MPR<br>Recommend monitoring MPR clerestory windows for leaks | 2 | END | L | 1700 sf of roofing drainage to be improved | | | | | | ● | ● | | | $24,120 |
| Additional Observations | Ladders used to access high roof are not anchored to walls at the top. | Add anchorage for top tie backs. | 1 | END | L | Add (4) steel clip connections with brick anchors | | | | | | ● | ● | | | $2,805 |
| **PORTABLE / MODULAR BUILDINGS** | | | | | | | | | | | | | | | | |
| Portable classrooms | 1 residential grade portable classroom unit. Unit has own designated services to the unit. Unit is in poor condition | Schedule to remove portable classroom in the short term. | 1 | OB | L | Demolish (1) portable classroom and provide seeding for 1,800 square feet | | | | | | ● | ● | | | $35,059 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |

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| Lintels | Steel lintels with isolated signs of rust | Remove rust and repaint lintels. Remove sealant between top of lintel and bottom of masonry to allow for any moisture at the lintels to escape | 2 | ESL | L | (30) 48" long steel lintel (5) 36" long steel lintel, 135 total lf @ $10 lf rust prep & repaint = $1,350 + MU's ; 135 remove sealant @ $1.50 =$205 + MU.s | | | | | | ● | ● | | | $3,634 |
| **Kindergarten Toilet Rooms** | | | | | | | | | | | | | | | | |
| | Kindergarten classrooms do not have individual restrooms in each classroom. | Recommend providing individual children's bathrooms in each kindergarten classroom in future renovations | N/A | OB | L | $10,000 + MU's per toilet room<br><br>(5) kindergarten classrooms that need toilets. | | | | | | | ● | ● | | $116,863 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Sanitary Waste and Vent System | Cast iron, galvanized | Roof vents should terminate 3 ft above roof--many vents are well below that. Add supported length to vent to stay above snow level plugging vent. | 2 | ESL | L | $/SF @ 50K SF +MU's | | | | | | ● | ● | | | $815,325 |
| **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. | | | | | | ● | ● | | | $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. | | | | | | ● | ● | | | $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.<br>Figure $/SF @ 50K SF for uninsulated ductwork. | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $403,780 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |

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| 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 squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts. | Update to padmount XFMR. Further investigation by utility company is required to determine cause of shorts due to squirrel activity. | 2 | OB | L | Carry complete new service entrance for 50475 sf | | | | | | ● | ● | | | $205,307 |
| Distribution System | | | | | | | | | | | | | | | | |
| Panels | Mostly recently-installed Square D panelboards. Some obsolete GE panelboards remain | Replace obsolete GE Panelboards | 2 | OB | L | 4 GE panelboards remain | | | | | | ● | ● | | | $33,422 |
| Branch Circuits | Classrooms generally lack appropriately-located receptacles | Add receptacles and branch circuits throughout to satisfy program needs | 1 | OB | L | Carry complete new branch-circuit wiring system for 50,475 sf | | | | | | ● | ● | | | $243,009 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| 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 | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | END | L | Carry complete interior lighting replacement for 46875 sf | | | | | | ● | ● | ● | | $931,024 |
| 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 | | | | | | | ● | ● | ● | | |
| Toilets | T8 fluorescent | Update lighting to LED as part of any planned facility renovations. | | | L | | | | | | | ● | ● | ● | | |
| Mech/Storage | Incandescent lighting in basement mechanical room | Update lighting to LED as part of any planned facility renovations. | 2 | OB | L | | | | | | | ● | ● | ● | | |
| Assembly | | Provide LED performance lighting and an architectural dimming system | | | L | | | | | | | ● | ● | ● | | |
| Gym | T8 fluorescent high bays | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Data System (& Service) | Cat 6 - 2" entrance conduit. MDF consists of an exposed floor mounted rack located in a storage room. | Provide enclosed cabinet in lieu of exposed rack at MDF | 2 | ESL | L | Carry $10,000 + MU's | | | | | | ● | ● | | | $23,373 |
| | | | | | | | | | | | | | | | | |

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| **Total Years 6 - 10** | **$8,661,179** |

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| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **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's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $866,601 |
| Visual Display Surfaces | Tack boards, white board laminate over chalkboards, and projector screen | 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 room @ $30 w/demo = $2,400 for 30 rooms = $72,000 + MU's | | | | | | ● | ● | ● | | $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 | L | 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 | | | | | | | ● | ● | | $16,752 |
| **Special Education Classrooms** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | | Replace partial height cubicle walls with full height acoustic GYP partitions in future renovations. | 0 | OB | L | 60 linear feet of gyp partitions up to roof deck - demo-replace w/sound batt partitions painted $7,000 + MU's | | | | | | | | ● | | $20,390 |
| **Music Rooms** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | ● | | $2,913 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x4 ACT | Recommend replacing ceiling with 2x4 ACT ceilings. | 3 | ESL | L | 1700 sf & new grid assumed @ $4.50 demo & replace = $7,650 + MU's | | | | | | ● | ● | | | $22,287 |

# HARRISON LYSETH ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 | | | | | | ● | ● | | | $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 | Recommend providing a separate staff work area in future renovations | _ | OB | L | 80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. $10,000 + MU's | | | | | | ● | ● | | | $29,129 |
| **Gymnasium / Cafetorium** | | | | | | | | | | | | | | | | |
| Drinking Fountains | None | Recommend providing drinking fountain in Gym in future renovations | _ | OB | L | (1) hi/low drinking fountain with water bottle filler $2,250 w/new rough + MU's | | | | | | | ● | | | $6,561 |
| 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 + MU's | | | | | | ● | ● | ● | | $29,129 |
| **Kitchen and Servery** | *(See Food Service Below)* | | | | | | | | | | | | | | | |
| Overhead or Counter Doors | Overhead aluminum coiling doors approaching end of life | 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 | | | | | | ● | ● | | | $29,865 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x4 ACT in fair condition | Recommend replacing ACT ceiling with new 2x4 ACT ceiling | 2 | ESL | L | 2,000 sf, new grid assumed, @ $4.50 demo & replace new 2x4 ACT = $9,000 + MU's | | | | | | ● | ● | | | $26,216 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| 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. | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $18,068 |

# HARRISON LYSETH ELEMENTARY SCHOOL

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| Ceiling Finish Materials | 2x4 ACT ceiling in fair condition | Recommend replacing ceiling with new 2x4 ACT | 2 | ESL | L | 400 sf of 2x4 ACT ceiling, new grid assumed, $4.50 w/demo = $1,800 + MU's | | | | | | ● | ● | | | $5,245 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Ceramic floor tile with glazed block wall base in poor condition | Remove ceramic tile and replace with new ceramic tile | 2 | ESL | L | 1,700 sf @ $15.50 demo-prep-replace = $26,350 + MU's | | | | | | ● | ● | | | $76,762 |
| Ceiling Finish Materials | 2x4 ACT ceilings in fair condition | Recommend replacing ceiling with new 2x4 ACT | 2 | ESL | L | 1,700 sf new grid assumed $4.50 = $7,650 + MU's | | | | | | ● | ● | | | $22,287 |
| 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<br><br>(24) 36" x 60" stalls<br>(4) 60" x 60" stalls<br>((4) 24" x 48" urinal screens | | | | | | ● | ● | | | $116,517 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Painted concrete with resilient wall base in fair condition | 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 | | | | | | ● | ● | | | $5,826 |
| Ceiling Finish Materials | 2x4 ACT ceiling in poor condition | Recommend replacing ceiling with new 2x4 ACT | 2 | ESL | L | 500 sf new grid assumed $4.50 = $2,250 + MU's | | | | | | ● | ● | | | $6,561 |

| | |
|---|---|
| **Total Years 11 - 15** | **$1,872,279** |

# HARRISON LYSETH ELEMENTARY SCHOOL

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| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **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 | | | | | | ● | ● | | | $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<br>Total of 60 Square Feet of cracked masonry veneer to be repaired @ $35 w/new veneer = $1,950 + MU's | | | | | | ● | ● | | | $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<br><br>A total of 1,400 square feet of masonry to be repointed | | | | | | ● | ● | | | $34,226 |
| 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 | | | | | ● | ● | ● | | | $15,159 |
| **Fascia, Trim, Soffits & 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 | | | | | | ● | ● | | | $9,777 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Louver / Door Perimeter Sealant | Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all louvers. | remove 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;<br>Total of 100 linear feet of sealant at lintels above doors @ $1.50 rout out = $150 + MU's | | | | | | ● | ● | | | $8,640 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Age | 2012 (4 years), Black EPDM | Budget to replace at end of service life | 3 | ESL | L | 50,600 SF | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $2,447 |

# HARRISON LYSETH ELEMENTARY SCHOOL

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| 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 | | | | | | ● | ● | | | $28,520 |
| Other observations | Glass block windows and metal grills at the gym clearstory are too close to the low roof and could cause water entry issue from snow build up. | Recommend raising the sills of the glass block windows and grills to a minimum of 18" above the finish roof surface in future renovations. | 3 | ESL | L | Total of 120 linear feet of glass block wall and (1) 48"x96" grille. A total of 130 linear feet of 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) | | | | | | ● | ● | | | $32,591 |
| Other observations | Glass block clearstory windows at the gym are in fair condition with a few isolated broken blocks. Glass block exterior units are obsolete. | Recommend replacing glass block clearstory units with thermally broken aluminum window units with insulated glass. Coordinate replacement of glass blocks with work needed to raise sill above roof as described above. | 3 | ESL | L | Total of 1,000 Square Feet of thermally broken aluminum window units with insulated glass @ $65 = $65,000 + MU's | | | | | | ● | ● | | | $211,840 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | Concrete stairs with recessed metal nosing at each exterior entrance in varying condition. Metal nosing is missing in some locations and fasteners are rising out of the nosing in other locations causing tripping hazards. Most stairs are missing handrails, stair with handrails are constructed of painted round metal pipe handrails but do not meet the requirements for length of rail beyond bottom tread. | Recommend repairing damaged concrete stairs. Replacing all metal nosing. Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair. | 2 | END | L | Total of 180 linear feet of replaced (2 line pipe rail assumed) painted round pipe handrail @ $85 w/demo =$15,300; Total of 60 linear feet of metal nosing @ $15 demo & replace = $900;. Total of 20 Square Feet of concrete stair repair @ $25 = $500 = = = TOTALS $16,700 + MU's | | | | | | ● | ● | | | $54,430 |
| Locations and Materials | Brick at chimney near high roof of gym is in poor condition | Clean and re-point brick at chimney | 2 | ESL | L | 100 sf @ $7.50 = $750 + MU's | | | | | | ● | ● | | | $2,447 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$2,421,194** |

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| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | | $0.00 |
| | | | | | | | | | | | | | | | **Total Year 0** | **$0** |

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| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| General Layout Description | Observed parking in non-parking space indicating a shortage of availability. | Reconfigure parking lot to allow for more spaces. | 2 | ESL | S | Add spaces along northside of lot<br>5,200 s.f. @ $5/sf | | ● | | | | | ● | | | $48,775.55 |
| Curbing Materials & Wheel Stops | 1 wheel stop missing at parking, 1 needed | Replace missing wheel stop and install one additional | 2 | ESL | S | 2 @ $250 ea = $500 + MU's | | ● | | | | | | | | $941.11 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Curb Cuts & Detectable Warning Strips | Need domes at ADA parking. | Install detectible warning panel at ADA parking ramp. | 2 | ESL | S | 2 each: 40s.f@$60/sf | | ● | | ● | | | | | | $9,004.72 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Intrusion Alarm System | Honeywell control panel. Motion detectors are located in corridors and classrooms. | Provide a security alarm control panel that is integrated with the district-wide network. | 2 | ESL | S | $20,000 + MU's allow w/rewiring | ● | | | | | | | | | $37,519.65 |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$96,241** |

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| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| Ponding | At corner of parking lot | Install curbing and catch basin to mitigate ponding. | 2 | ESL | L | 1@$1,500 ea<br>50LF pipe@$50 | | | | | | | ● | | | $9,349.06 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Walkway Materials | Observed erosion due to pavement run off. | Recommend curb around entrance to playground to remediate erosion. | 2 | ESL | L | curb:140lf@$5.00<br>Loam/seed: 925s.f.@$0.75 | | | | | | | ● | | | $3,272.17 |
| Pedestrian Ramp Location & Materials | Good - lip at side entry could be better. | Adjust grade of pavement/sidewalk for ramp to be flush. | 2 | ESL | L | Overlay: 220s.f.@$1.25 | | | | | | | ● | | | $660.03 |
| | | | | | | | | | | | | | | | **Total Years 6 - 10** | **$13,281** |

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| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Material unknown. Joint sealant is in good condition. | At end of service life, remove and replace all sealants | 4 | ESL | L | 5700 lf @ $3.50 = $19,950 + MU's | | | | | | ● | ● | | | $58,113.39 |
| Building Joint Sealant | Material unknown. Joint sealant is in good condition. | At end of service life, remove and replace all sealants | 4 | ESL | L | 1800 lf @ $5 w/backer rod = $19,950 + MU's | | | | | | ● | ● | | | $58,113.39 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Material, Type, Color | White EPDM<br>Vegetative modular roof system | Observed to be in good condition; budget for replacement at end of service life in 15-20 years | 4 | ESL | L | 46,500 SF EPDM Roofing @ $12 demo-epdm-R38-tapers-walkways-flash 7 trim (re-use blocking) = $54,000 + MU's; 12,350 SF Vegetated Roof @ $20 same as above =$24,700 + MU's | | | | | | ● | ● | | | $229,250.30 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |
| Type of Sprinkler System | NFPA 13 Complete wet system | **Heads have a 25 year service life** | | | | **$/SF @ 70K SF replace heads** | | | | | | ● | ● | | | $101,952.46 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Drinking Fountains / Water Coolers | Water cooler w/bottle fill | Expected service life 15 years | 3 | ESL | L | Firture 6 units | | | | | | ● | ● | | | $26,216.35 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Cooling Plant | Air cooled 30 ton Trane CGAM 030F 2011 mfg. | Expected service life 15 - 20 years | 3 | ESL | L | $ Replace | | | | | | ● | ● | | | $130,888.19 |
| Exhaust Systems | Kitchen hood with MUA | Expected service life 15 - 20 years | 3 | ESL | L | $ Replace | | | | | | ● | ● | | | $43,693.91 |
| Automatic Temperature Controls | DDC Electric w/ full graphics | Upgrade software and controller maintenance | 3 | ESL | L | $ Replace | | | | | | ● | ● | | | $611,714.78 |
| | | | | | | | | | | | | | | | **Total Years 11 - 15** | **$1,259,943** |

# OCEAN AVENUE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted GWB | Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period | - | - | L | Base on 70,315 GSF of floor area $2 sf floor area = $140,630 + MU's | | | | | | | ● | | ● | $458,328.08 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Plumbing Fixtures | ADA low flow 2011 mfg. | Plumbing fixtures have a 30 sevice life | 3 | ESL | L | Figure 75 units $1,500 ea + MU's re-use rough | | | | | | | | | | $366,651.63 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | (2) Superior Boilers, model 4-x-205 hot water, 2010 mfg., 1,339 MBH output each. | Expected service life 20 years with rebuild of refractory and tube sheet | 3 | ESL | L | $ Replace at end of service life | | | | | | ● | ● | | | $260,726.20 |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$1,085,706** |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **SITE** | | | | | | | | | | | | | | | | |
| **Fire Department Access** | | | | | | | | | | | | | | | | |
| Extent of perimeter access (full, 1/2?) | Bituminous on right to ?. Grass open area at rear. Dead tree at fire egress. Fire egress/escape onto steep/shelved grade. | Install switch back at rear for emergency ADA exit. | | | I | 1 ramp @$10,000 | | | | ● | | | | | | $15,050 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Additional Observations | Exist fire escape with severely corroded steel; spalling at foundation bearing. | Repair foundations and replace or repair fire escape | 1 | OB | I | 1 fire escape - 40-ft run x 4-ft width, 4-ft x 8-ft landing, (3) sonatube footings | | | | | | ● | ● | | | $37,625 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| Exterior Exit Stairs | Wood stairs at rear building exit are deteriorating, rotting. Wood guardrail/railing is non compliant. Concrete pad at landing is in fair condition. | Remove exterior wood steps and railing. Replace with new steel exterior stair system | 1 | OB | I | Remove existing wood stair. Install steel exterior stair system with compliant guardrail and handrails, 7 risers with 5' x 5' | | ● | | | | ● | ● | | | $10,535 |
| Exterior Exit Stairs | Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition. | Remove metal stairs at rear building exit. Replace with new steel exterior stair system. | 1 | OB | I | Remove existing metal stair. Install new steel exterior stair system with compliant guardrail and handrails, 7 risers with 5' x 5' landing at top. B $7,000 w/demo + MU's | | ● | | | | ● | ● | | | $10,535 |
| Exterior Exit Stairs | Metal stairs at rear building exit are rusting, rotting. Steel guardrail/railing is non compliant. Concrete pad at landing is in fair condition. | Remove metal stairs at rear building exit. Replace with new steel exterior stair system. | 1 | OB | I | Remove existing metal stair. Install new steel exterior stair system with compliant guardrail and handrails, 11 risers with 5' x 5' landing at top. $10,000 w/demo + MU's | | ● | | | | ● | ● | | | $15,050 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Year 0** | **$88,795** |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | | |

** Note:*
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Building Entrances** | | | | | | | | | | | | | | | | |
| Connection to accessible route and accessibility | 35 students, K-5.<br>Smoking observed on school grounds.<br>Gates open onto play area. | Secure playground area. | 2 | ESL | S | 2 gates @ $700 ea | | ● | | | | | | | | $2,626 |
| **Parking** | | | | | | | | | | | | | | | | |
| Number of Spaces<br>(Regular & ADA) | None | Designate at least one parking space for ADA. | 0 | OS | S | restripe $125 and add sign $350 = $475 + MU's | | | | ● | | | | | | $891 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Observed Circulation Patterns | Rock steps to gate with worn path. | Rail/Handrail needed. Adjust grades/provide steps. | 2 | ESL | S | Handrail: 50lf @$100 | | ● | | | | | | | | $9,380 |
| Curb Cuts & Detectable Warning Strips | No Panels | Install panels at crosswalk. | 2 | ESL | S | 2 panels 40s.f.@$60 | | ● | | ● | | | | | | $4,502 |
| DOT School Zone Markings/Signage at Street | Limited School Zone Signs | Install additional signage. | 2 | ESL | S | 4 ea @$125/ea | | ● | | | | | | | | $937 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | No trash bin in play area (not a lot of littler). | Benches need replacement | 2 | ESL | S | $750 + MU's | | | | | | | ● | | | $1,409 |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| 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<br>Riprap: 60CY@$125 | | | | | | | | | ● | $28,140 |
| 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<br>Erosion Blanket: 10SY @ $10<br>Loam and Seed: 10SY@$10 | | | | | | | ● | | | $937 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| First Floor Construction | Wood/timber construction viewed from basement; open checks (cracks) in wood beams. | Provide stitch screws to hold cracks closed | 2 | ESL | S | 30 LF Beams | | | | | | ● | ● | | | $2,256 |
| Roof Construction | A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design. | Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim. | 3 | ESL | S | 2,500 SF sister new joists to exist for snow load | | ● | | | | ● | ● | | | $12,197 |
| Exterior Wall Construction | C. At stage opening, cracked CMU at steel beam bearing, CMU joints that need to be repointed | Replace CMU at beam bearing, repoint joints | 2 | ESL | S | Replace & grout 4 blocks, 250 LF repointing | | | | | | ● | ● | | | $4,269 |
| Exterior Wall Construction | D. Lintels rusted with apparent rust jacking | Replace lintels | 2 | END | S | Est 10 Lintels x 8 Feet | | | | | | ● | ● | | | $22,512 |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| Exterior Wall Construction | E. Cracking noted interior of boiler room; not apparent if part of current repair program. | Replace inner wythe of brick. | 2 | END | S | 25 SF rebuild | | | | | | ● | ● | | | $1,876 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Accessibility | Main entry does not have ADA door open push button. | Recommend providing ADA push button door access. | 0 | OB | S | ADA push button sequence for double doors. $2,500 w/new wiring + MU's | | | ● | ● | | | | | | $4,693 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Door Widths and Clearances | Door widths are typically compliant. Clearances are not provided at one exterior doors. All exterior doors (excluding main entry) are an accessibility issue. | Construct exterior concrete landing and stair for 1 door. | 0 | OB | S | Construct 5' x 7' x 18" concrete stair at exterior door, 3 risers. Install code compliant guardrail (12 LF) and handrail (17 LF). $7,500 + MU's | | | ● | ● | | | | | | $14,073 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Door Configuration (Vestibule?) | No vestibule. | Provide vestibule separation, primarily for security reasons. | 0 | OB | S | Provide 10' x 10' aluminum entry system with set of double 3' x 7' doors after the main exterior entry doors. 60 sf storefront $75 = $4,500 + 2 doors $2,500 ea = $5,000 = = = TOTALS $9,500 + MU's | ● | | | | | | | | | $17,825 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Wall Projecting Objects | Wood shelf in upper corridor projects into corridor clearance.<br>Two drinking fountains project into corridor clearance. | Remove wood shelf.<br>Provide painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements. | 0 | OB | S | (4) painted round metal cane detection devices. Two for each fountain. $250 ea = $1,000 + MU's | | | ● | ● | | | | | | $1,876 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| Materials | Typically laminated paper. | Provide consistent code compliant signage throughout the entire building. | 0 | OB | S | Provide ADA compliant room signage for approx. 30 spaces. $75 ea = $2,250 + MU's | | | ● | ● | | | | | | $4,226 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |

# PEAKS ISLAND ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Floor & Base Finish Materials | Wood stairs, wood trim. Neither stair to second floor is code compliant for many reasons. Not proper width, riser height, or tread finish. Not proper clearances at landings. Railings non-compliant.<br>These stairs within corridors typically do not have compliant handrails (no guardrails, no extensions, risers not the right height). | The two main stairs leading to the second floor should be removed entirely, replaced with entirely new code compliant stairs.<br>For stairs within corridors - short term, remove and replace existing handrails with new handrails, remove and replace stair tread finish.<br>Long term, remove stairs within corridors entirely for ease of accessibility. | 0 | OB | S | Remove 2 existing stairs leading to second floor. Replace entirely with new code complaint stairs. $12,00 ea set x 2 = $24,000 + MU's'<br>Corridor stairs:<br>Short term - remove existing railings, provide 36 LF new 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;<br>Long term - Renovate entire building interior to regrade lower level, eliminate need for stairs. | | ● | ● | ● | | | | | | $48,514 |
| **Kindergarten Classrooms** | | | | | | | | | | | | | | | | |
| 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 | | | | ● | | | | | | $474 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Door Material (Including Frame & Glazing) | Wood door and frame, typically 1/2 lite. Showing signs of age, worn. | Replace all classroom doors. | 2 | END | S | Install 6 new wood veneer doors (3' x 7') with painted HM frames. $1.800 w/demo & new 1/2 glazed door x 2 = $10,800 + MU's | | | | | | ● | ● | | | $20,262 |
| Door Widths and Clearances | ADA clearances at classroom doors non-compliant. | Re-configure door areas/walls/furniture to achieve proper clearances. | 0 | OB | S | Reconfigure classrooms entries, 6 (3' doors) when doors are replaced. $3,500 per entry reconfig & door = $21,000 + MU's | | | | ● | | | | | | $39,396 |
| **Art + Music Classroom** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | 1 sink, non-compliant. | Replace with ADA compliant sink | 2 | OB | S | 1 - 3' x 6' island w/ss sink $375 lf island + $1,550 sink = $3,800 + MU's | | | | ● | | | | | | $7,130 |
| Door Hardware | Hardware generally compliant, however closet door has knob | Replace knob with pull handle on closet door | 0 | OB | S | 1 alum handle hdwr set. Dummy trim $200 + MU's | | | | ● | | | | | | $380 |
| Door Widths and Clearances | ADA clearance an issue at main door | Re-configure door area for proper pull clearance | 0 | OB | S | Reconfigure classroom entry, 1 (3' door) when door is replaced. $3,500 + MU's | | | | ● | | | | | | $6,569 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Stage Accessibility | Stage is not accessible - stairs from kitchen are blocked, no ramp. Besides climbing on front of stage from gym, rear entry to stage is through classroom. | Remove existing stair (which is non-compliant to begin with). Reconfigure kitchen space for stage access and provide new code complaint stair and railings/guardrails. Install lift in kitchen for ADA accessibility. | 0 | OB | S | Remove existing stair $250. Provide new steel stair with 4 risers, 5'x 5' landing at top and code complaint railings/guardrail. $6,500; Provide lift in kitchen for ADA accessibility to stage. $20,000 = = = TOTALS $26,750 + MU's | | ● | ● | ● | | | | | | $50,184 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Wall Pads | None | Add wall pads behind main hoops. | 0 | OB | S | 30 lf wall pads 6' ht $8.50 sf = $1,530 + MU's | | ● | | | | | | | | $2,873 |
| Door Widths and Clearances | ADA clearance issue at main gym entry (12" min needed on pull side) | Reverse door or move heating unit. | 0 | OB | S | reverse 1 door swing $250 + MU's | | | | ● | | | | | | $474 |
| **Kitchen and Servery** | | | | | | | | | | | | | | | | |
| Food Service Equipment | Coolers, freezers, 3 bay sink all provided. Equipment in good condition. Lacks a hand washing station. | Provide hand-washing station. | 0 | OB | S | (1) hand washing system. $2,500 w/new rough + MU's | | | ● | | | | | | | $4,693 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | Accessible stall is not provided (no maneuvering clearances, no grab bars). | If 2nd floor is made accessible, make student bathroom upstairs accessible. | 0 | OB | S | If second floor is made accessible, remove and replace 1 existing bathroom stall. Replace with code compliant ADA bathroom stall. $1,500 w/demo + MU's | | | | ● | | | | | | $2,817 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Door Widths and Clearances | Door height is non compliant. | Consider building areaway to mechanical space to achieve proper door height. | 0 | OB | S | 10' x 4' areaway to mech space; frame areaway & alt tread stair = $6,000 + MU's | | | | ● | | | | | | $11,256 |
| **Custodial 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 (3' x 7') with painted HM frames. $1,550 w/demo-new hdwr = $6,200 + MU's | | | | ● | | | | | | $11,636 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |
| Type of Sprinkler System | None | Install NFPA 13 complete coverage | | | S | 12,915 gsf @ $3.50 + $12,00 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 .. | | ● | ● | | | | | | | $132,721 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Fire Alarm | 4-zone conventional FCI control panel | Update to fully addressable system as part of any planned afacility renovations. | 1 | ESL | S | 12,915 gsf @ $1.50 =$19,375 + MU's | | ● | ● | | | | | | | $36,348 |
| **SECURITY** | | | | | | | | | | | | | | | | |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Sightlines between Main Entry and Main Office | No sightlines. | Re-configure existing single-use bathrooms space to main office/admin, and replace main office/admin area with displaced single-use bathrooms. | 0 | OB | S | 550 Square Feet of complete interior renovations. $125 sf = $68,750 + MU's | ● | | | | | | | | | $128,975 |
| Intrusion Alarm System | None. | Provide intrusion alarm system | | | S | Door contacts a (7) openings and (16) motion detectors | ● | | | | | | | | | $18,197 |
| Security Camera System | At main entry. | Provide web-based security camera system with DVR | | | S | Assume (16) cameras | ● | | | | | | | | | $17,950 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$675,474** |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Hot Water System | Main 40 gallon electric water heater (2) 4500 watts, 1998 mfg. Small 20 gal in kitchen. | Replace with new in kind--past service life | 2 | END | L | 40 gal elect new $2,500 + 20 gal elect new $1,500 = $4,000 + MU's | | | | | | ● | ● | | | $9,349 |
| Plumbing Fixtures | Some upgraded to low flow | Complete fixture upgrade (6 fixtures) | 3 | ESL | L | Figure (6 fixtures) + MU's | | | | | | ● | ● | | | $15,530 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | New Steam Boiler 2016 with 20 year service life. | Although the steam boiler and condensate pump are new, it is recommended to convert the steam heating plant to a hot water plant served by (2)condensing boilers. | 4 | N | L | Figure (2) 399 MBH LP condensing boilers and appurtenances (e.g. expan tank). + MU's | | | | | | ● | ● | | | $93,180 |
| Air Handling Unit Systems | None | Provide ERU ventilation for classes at time of steam to HW conversion.<br>Provide Roof top H&V unit with ERU for gym. | 2 | END | L | Figure (1) 2,000 cfm rooftop ERUs & $/SF unisulated ductwork for classes + MU's<br>Figure (1) Roof H&V w/ERU for Gym- + MU's | | | | | | ● | ● | | | $388,250 |
| Pumps | Add HW Pumps at time of steam to HW conversion | (2) 50 gpm VFD pumps | 2 | END | L | (2) 50 gpm VFD pumps | | | | | | ● | ● | | | $11,648 |
| Terminal Unit Systems | Unit ventilators classrooms & Gym | Past service life. Upgraded ventilation by ERU proposed above. | 2 | END | L | Estimated cost under ERU & Fintube upgrades | | | | | | ● | ● | | | $0 |
| 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. | 2 | END | L | 400 ft fintube & (4) CUHs | | | | | | ● | ● | | | $147,535 |
| Exhaust Systems | None apparent -- via gravity relief ventilation in sequence with UV OA quantities | Exhaust via ERU used for class ventilation. | 2 | END | L | Estimated cost under ERU upgradde | | | | | | ● | ● | | | $0 |
| Piping System | Sched 40 steel | piping aged (60 yrs), replace with new HW piping at time of steam to hot water conversion. | 2 | END | L | $/SF @13K SF | | | | | | ● | ● | | | $388,250 |
| Automatic Temperature Controls | Pnuematic and manual at radiators | New DDC electric at time of hot water conversion. | 2 | END | L | $/SF @ 13K SF | | | | | | ● | ● | | | $124,240 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Service | Overhead | Provide 3-phase service as part of any planned facility renovation | | | L | Carry complete new service entrance for 13,167 sf | | | | | | ● | ● | | | $107,707 |
| Wiring | Single-conductors in conduit - very old | | 1 | OB | L | | | | | | | ● | ● | | | |
| Equipment | 1950's vintage fuse panel | | 1 | OB | L | | | | | | | ● | ● | | | |
| Rating | 240/120V 200A, single-phase, 3-wire | | | | L | | | | | | | ● | ● | | | |
| Distribution System | | | | | | | | | | | | | | | | |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Panels | 1970's vintage Cutler Hammer residential-grade loadcenter, (2) 1960's vintage or older GE panelboards, (1) modern residential-grade Siemens loadcenter | Provide modern panelboards throughout | 1 | OB | L | Carry complete new power distribution system for 13,167 sf | | | | | | ● | ● | | | $82,530 |
| Wiring | Single-conductors in conduit - very old | | 1 | OB | L | Carry complete new power distribution wiring for 13,167 sf | | | | | | ● | ● | | | $36,600 |
| Branch Circuits | 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 due to a lack of appropriately located receptacles | Add receptacles and associated branch-circuit wiring - NOTE: Power distribution must be updated in order to facilitate this action. | 1 | OB | L | Carry complete new branch-circuit wiring system for 13,167 sf | | | | | | ● | ● | | | $63,397 |
| Exterior Building Lighting | Mostly LED wall packs, one HID wall pack and a couple of old recessed incandescent fixtures at entrance canopies were noted. | Replace HID and incandescent luminaires All fixtures will reach the end of their anticipated useful lives within 20 years. | 2 | END | L | Carry (12) LED wall packs | | | | | | ● | ● | | | $8,386 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | 2011 vintage T8 fluorescent lens troffers on first floor, old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps on second floor | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | OB | L | Carry complete interior lighting replacement for 13167 sf | | | | | | ● | ● | | | $261,584 |
| Offices | T8 fluorescent | | | | L | | | | | | | ● | ● | | | |
| Corridors | mixture of T8 fluorescent wraparound and old louvered pendant linear fluorescent luminaires retrofitted with T8 lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | END | L | | | | | | | ● | ● | | | |
| Toilets | | | | | L | | | | | | | ● | ● | | | |
| 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 | OB | 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 | OB | L | 12,915 gsg $1 sf tleecomdata conduit = $12,915 + MU's; VOIP phones Owner vendor hardware | | | | | | ● | ● | | | $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 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 6 - 10** | **$1,768,375** |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted GWB, plaster. GWB showing scuffs and dents. Plaster is deteriorating in some locations and chipping away.<br>Wood wainscoting is dented and discolored. | Recommend patching and repainting all walls. Recommend stripping and refinishing all wainscoting throughout school corridors. | 2 | END | L | Patch, repaint approx. 13,200 GSF of school building walls. $1.50 = $19,800 + MU's;<br>Strip and refinish approx. 13,200 GSF of school building wainscoting. $2.50 =$33,000 + MU's | | | | | | ● | ● | | | $153,805 |
| Classroom Casework | Stained wood casework. Wood is dented and stained, aged. Heavy wear and tear. | Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding. | 2 | ESL | L | Provide the following in each classroom (total of 7 rooms)<br>(2) 48" wide tall cabinet units with adjustable shelves and lockable doors. $275 lf =$2,200 per room<br>12 Linear Feet of fixed shelves (two rows) with coat hooks. $25 lf = $300 per room;<br>(6) 36" wide wall cabinets with adjustable shelves and lockable doors $275 lf w/demo =$4,950 per room; = = = TOTALS $7,450 per room x 7 =$52,150 + MU's | | | | | | ● | ● | ● | | $15,184 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Entrance Mats | Loose 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 | L | 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 | | | | | | ● | ● | | | $12,387 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Lower level - VCT w/ rubber base, wood floor w/ wood base. VCT is in good condition. Wood floor showing clear signs of age, damage from use, as well as water damage in areas. Some areas of wood floors are buckled, could present a tripping hazard.<br>Upper level - wood floor with wood base, in same condition as floors on lower level. | Recommend replacing all wood floors and base with VCT and rubber base in future renovations. | 2 | END | L | Approx. 1,600 SF of wood floor removal, replacement with equal SF of VCT. $5.75 demo-prep-replace-new base = $9,200 + MU's | | | | | | ● | ● | | | $26,807 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Painted plaster | Patch and repaint plaster at all stair locations. | 2 | OB | L | Approx. 200 SF $5 patch-repaint = $1,000 + MU's | | | | | | ● | ● | | | $2,913 |

# PEAKS ISLAND ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Door Material (Including Frame & Glazing) | Wood door, wood frame. Full lite of single-pane glass. Showing signs of heavy wear and tear. | Replace door. | 2 | END | L | 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 | | | | | | ● | ● | | | $10,781 |
| **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 | | | | | | ● | ● | | | $13,403 |
| Ceiling Finish Materials | Painted plaster. | Recommend patching and repainting plaster ceiling. | 2 | END | L | Approx. 800 SF $5 sf patch & paint = $4,000 + MU's | | | | | | ● | ● | | | $11,652 |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $10,200 |
| **General Purpose 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. 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 | | | | | | ● | ● | | | $77,052 |
| Ceiling Finish Materials | 2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration). | Consider replacing all ceiling tiles within the next 10 years. | 2 | END | L | 5600 sf 2 x 4 w/grid @ $4.50 = $25,200 + MU's | | | | | | ● | ● | | | $73,414 |
| **Art + Music Classroom** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT floor, no rubber base | Provide rubber base. | 2 | OB | L | 150 LF rubber base. $2.50 no demo = $250 + MU's | | | | | | ● | ● | | | $735 |
| Wall Finish Materials | Carpet | Replace with better acoustic material. | 2 | OB | L | 15 ea 3' x 4' wall mounted tectum $15 sf = $2,700 + MU's | | | | | | ● | ● | | | $7,868 |
| Ceiling Finish Materials | 2x4 and 1x1 ACT Tiles beginning to show signs of aging (sagging, discoloration). | Consider replacing all ceiling tiles within the next 10 years. | 2 | END | L | 800 sf 2 x 4 w/grid @ $4.50 = $3,600 + MU's | | | | | | ● | ● | | | $10,490 |
| Visual Display Surfaces | Chalkboard, tackboards. | Replace chalkboard with whiteboard | 2 | OB | L | Remove existing chalkboard, replace with 15 LF of whiteboard. 60 sf $30 demo-replace = $1,800 + MU's | | | | | | ● | ● | ● | | $5,245 |

# PEAKS ISLAND ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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 | | | | | | ● | ● | | | $4,519 |
| **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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $4,084 |
| Theatrical Lighting | Mix of incandescent and fluorescent bulbs above stage. | Consider upgrading to system with more lighting control. | 0 | OB | L | 40 lf track && stage lighting $200 lf = $8,000 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $4,519 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| 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 base = $4,800 + MU's | | | | | | ● | ● | | | $13,984 |
| Ceiling Finish Materials | Painted plaster. | Recommend patching and repainting plaster ceiling. | 2 | END | L | Approx. 800 SF $3sf = $2,400 + MU's | | | | | | ● | ● | | | $6,997 |
| Circulation Desk | Wood. Very worn, showing heavy denting and marking. Small desk. | Replace with new larger, plastic laminate circulation desk with resilient edge banding. | 2 | OB | L | Remove existing, provide 1 new 10' long (L shape, two 5' legs) plastic laminate circulation desk with resilient edge banding. $375 lf w/demo = $3,750 + MU's | | | | | | ● | ● | | | $10,926 |
| Visual Display Surfaces | Tackboards, Chalkboards. | Replace chalkboards with whiteboards. | 2 | OB | L | 15 lf new whiteboard 60 sf $30 = $1,800 + MU's | | | | | | ● | ● | ● | | $5,245 |
| Door Material (Including Frame & Glazing) | Wood door, wood frame. Door has narrow lite, safety glazing. Doors showing signs of age, wear and tear | Replace door and frame. | 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 | | | | | | ● | ● | | | $10,200 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear. | Remove, replace wood base with vented rubber base. | 2 | END | L | 250 LF vented rubber base. $5 lf = $1,250 + MU's | | | | | | ● | ● | | | $3,648 |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Wall Finish Materials | Painted CMU. Generally, paint is chipping away, deteriorating.<br>CMU is cracking in isolated areas. | Repaint all gym walls.<br>Remove and replace cracked CMU block.<br>Patch cracked mortar between CMU blocks. | 2 | END | L | Approx 4,000 SF repainting. $2 prep& filler coat = $8,000; 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 | | | | | | ● | ● | | | $28,258 |
| Backstops (quantity, mounting type, manual/motorized) | 4 fixed backstops. One backstop is missing hoop ring. Others are in fair condition. | Replace 1 hoop, maintain other 3. | 2 | END | L | Install new hoop ring for 1 backstop. $300 + MU's | | | | | | ● | ● | ● | | $881 |
| AV and Interactive Systems | Speakers. Clearly the system is dated. | Remove, replace with entirely new AV system for stage performances. | 1 | END | L | AV system for gym (performing arts) including new sound system. $35,000 allow + MU's | | | | | | ● | ● | ● | | $101,952 |
| Door Material (Including Frame & Glazing) | Wood door, wood frame. Door has narrow lite with safety glass.<br>HM doors w/ HM frames. Doors showing signs of heavy use. | Replace door and frame. | 2 | END | L | Install 3 new wood veneer door (3' x 7') with painted HM frame safety glass. $1,850 w/demo = $5,550 + MU's | | | | | | ● | ● | | | $16,026 |
| **Kitchen and Servery** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Wood floor, wood base. Wood floor in fair condition. Base should be removed and replaced due to heavy wear and tear. | Remove, replace wood base with vented rubber base. | 2 | END | L | 75 LF vented rubber base. $5 lf = $375 + MU's | | | | | | ● | ● | | | $1,094 |
| Wall Finish Materials | Painted CMU. In fair condition, however should be repainted when gymnasium is repainted. | Repaint CMU walls. | 3 | ESL | L | repaint 750 sf cmu walls $2 prep-filler coat = $1,500 + MU's | | | | | | ● | ● | | | $4,374 |
| Ceiling Finish Materials | 2x4 ACT. Tiles beginning to show signs of aging (sagging, discoloration). | Consider replacing all ceiling tiles within the next 10 years. | 2 | END | L | 200sf 2 x 4 %4.50 demo-replace = $900 + MU's | | | | | | ● | ● | | | $2,623 |
| Door Material (Including Frame & Glazing) | Wood door, wood frame, not glass lite. Showing signs of heavy use | Replace 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 | | | | | | ● | ● | | | $4,519 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x4 ACT and 1x1 tile. | 2x4 ACT showing signs of age, sagging and discoloration.<br>1x1 tile is obsolete. | 2 | END | L | 250 SF 2x4 ceiling tiles & grid $4.50 sf =$1,125 + MU's | | | | | | ● | ● | | | $3,281 |
| Door Material (Including Frame & Glazing) | Wood door, wood frame. Some have no glazing, others have half lite. Doors showing signs of age, wear and tear | Replace door and frame. | 2 | END | L | Install 3 new wood veneer doors (3' x 7') with painted HM frames. $1,550 w/demo = $4,650 + MU's | | | | | | ● | ● | | | $13,549 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Linoleum Floor, rubber base. Showing clear signs of age, wear and tear. Rubber base peeling from wall. | In OK shape, consider replacing if other renovation work done | 2 | END | L | Remove existing, replace with 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 | | | | | | ● | ● | | | $9,039 |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Door Material (Including Frame & Glazing) | Wood door, wood frame. Showing signs of heavy use, age. | Replace door and frame. | 2 | END | L | Install 1 new wood veneer door (3' x 7') with painted HM frame. Entry space will need to be reconfigured to accommodate larger door. $3,500 + MU's | | | | | | ● | ● | | | $10,200 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Linoleum floor, rubber base. In fair condition, linoleum beginning to show some discoloring. | Replace floor with any large-scale renovation. | 3 | ESL | L | Remove existing, replace with 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 | | | | | | ● | ● | | | $9,039 |
| Door Material (Including Frame & Glazing) | Wood door, wood frame. Showing signs of heavy use, age. | Replace door and frame. | 2 | END | L | Install 2 new wood veneer door (3' x 7') with painted HM frame. $1,550 w/demo = $3,100 + MU's | | | | | | ● | ● | | | $9,039 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Exposed concrete, no base. Floor in very poor condition, breaking concrete, tripping hazards throughout. | Refinish concrete floor with epoxy floor coating system. | 2 | END | L | Apply epoxy floor coating system to existing concrete floor, 800 SF. $12 sf clean & new floor & base = $9,600 + MU's | | | | | | ● | ● | | | $27,968 |
| Wall Finish Materials | Painted brick. Paint appears to be chipping, areas of brick deteriorating, spalling. | Replace deteriorating sections of brick, repaint. | 2 | END | L | Remove, replace 50 SF of spalling brick $35 = $1,750. Repaint all brick walls, approx. 1,200 SF $3 clean & paint = $3,600 = = TOTALS $ 5,350 + MU's. | | | | | | ● | ● | | | $15,590 |
| Ceiling Finish Materials | Exposed concrete. Finish appears to be deteriorating, peeling. | Refinish and repaint ceiling. | 2 | END | L | Approx. 800 SF $5 = $4,000 + MU's | | | | | | ● | ● | | | $0 |
| Door Material (Including Frame & Glazing) | Painted wood door, wood frame. No glazing. Door is only about 5' tall. | Replace access with areaway to increase door height/access. Replace door and frame. | 0 | OB | L | Install 1 new HM door (3' x 7') with painted HM frame. $1,550 w/demo + MU's | | | | | | ● | ● | | | $4,519 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 11 - 15** | **$796,613** |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Brick masonry, isolated areas of cracking, isolated areas of spalling. Brick and mortar are showing their age, areas of mortar deteriorating.<br>Glass block, many broken units, universally discolored.<br>Metal panel above window units, in good condition. | Remove and replace spalling brick. Continue repointing efforts around entire brick envelope.<br>Remove glass block. Replace with thermally broken aluminum system. | 2 | OB | L | Repair approx. 50 LF of mortar cracking. $50 lf crack stich = $2,500 + MU's;<br>Remove and replace approx. 30 SF spalling brick. $35 sf demo-replace = $1,050 + MU's;<br>Remove approx. 450 SF glass block, replace with 450 SF thermally broken aluminum system. $85 sf demo-replace =$38,250 + MU's | | | | | | ● | ● | | | $136,232 |
| 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 | | | | | | ● | ● | | | $62,745 |
| **Windows** | | | | | | | | | | | | | | | | |
| 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. | | | | | | ● | ● | | | $2,350 |
| 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 lf precast sill @ $2 = $100 + MU's | | | | | | ● | ● | | | $325 |
| 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.<br>Refinish, repaint all steel lintels. | 2 | END-ESL | L | 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 lf flash @ $15 = $225 = = = TOTALS $1,330 + MU's;<br>Refinish, repaint approx. 250 LF steel lintel. $10 lf = $2,500 + MU's | | | | | | ● | ● | | | $12,484 |
| **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 | OB | 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 $85 | | | | | | ● | ● | | | $21,839 |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $40,419 |
| Lintels | Steel lintels typically showing considerable rust, corrosion. | Replace all steel lintels at exterior doors. Remove 3 courses of brick above. Replace with new galvanized steel lintel with proper flashing, replace with new brick above. | 2 | END | L | Remove approx. 30 LF existing 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 lf flash $15 = $450 = = = TOTALS $2,860 + MU's | | | | | | ● | ● | | | $9,322 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $1,224 |
| | Wood soffit overhang at building perimeter, occurs only at main building volume. Paint is chipping, wood is worn. | Refinish and repaint wood soffit overhang. | 2 | END | L | Refinish and repaint approx. 850 SF wood soffit overhang. $5 sf = $425 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $4,888 |
| **Flashing** | | | | | | | | | | | | | | | | |
| 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 lf = $750 + MU's | | | | | | ● | ● | | | $2,447 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Age | 2011, Black EPDM | Budget for replacement at end of service life | 3 | ESL | L | 10,300 SF | | | | | | ● | ● | | | $402,822 |

# PEAKS ISLAND ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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 lf alum fascia, 9" tall flat profile $20 lf demo-replace = $12,000 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $498 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | Not all roof areas were accessible.<br>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<br>Replace 1 existing roof ladder. 10' assumed $750 + $100 demo = $850 + MU's | | | | | | ● | ● | | | $7,666 |
| Exterior Exit Stairs | Rusted metal caged exterior fire escape. Probably dangerous. | Remove. | 1 | OB | L | Remove rusted roof egress stair 7 chain-link fence, allow $2,000 + MU's | | | | | | ● | ● | | | $6,518 |
| Exterior Exit Stairs | Rusted railing at exterior concrete step outside gymnasium. | Refinish, repaint steel railing. | | | L | Refinish 10 lf pipe rail, single line rail assumed $10 lf = $100 + MU's<br><br>Assume single line ground mount rail. | | | | | | | | | | $509 |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$775,595** |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Windows** | | | | | | | | | | | | | | | | |
| Sills | Aluminum flashing as part of storefront systems; some splice joints have separated posing a safety hazard | Repair flashing splice joints with mechanical fasteners | 2 | ESL | I | (5) locations, allow $100 labor & materials per location = $500 + MU's | | ● | | | | | | | | $755.00 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Year 0** | **$755** |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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) |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Building Entrances** | | | | | | | | | | | | | | | | |
| Connection to accessible route and accessibility | Sidewalk along Presumpscot and Sherwood with internal connections. | Surfaces to be repaved and crosswalks | 2 | ESL | S | Sidewalk: 5700sf@$2<br>Curb: 770lf@$7.50<br>ADA Panels: 100s.f@$60 | | ● | | ● | | | ● | | | $34,101 |
| **Parking** | | | | | | | | | | | | | | | | |
| Number of Spaces (Regular & ADA) | 2 ADA - adequate for number of spaces | Shift existing catch basin out of ADA stall, see catch basin notes. | 3 | ESL | S | allow $2,000 + MU's dig & bf & relocate & patch pave | | | ● | | | | | | | $3,752 |
| Accessible Parking Signage | No Signage | Install Signs | 0 | OB | S | 3 @ $125 | | | | ● | | | | | | $703 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Observed Circulation Patterns | Observed, pedestrian walking dog on school ground. | Install school zone & limited public access signage. | 0 | OS | S | 6 @ $200 | | ● | | | | | | | | $2,251 |
| Traffic Markings & Traffic Signage | Lacking one way signage and delineation of parent/bus parking. | Install signage. | 0 | OS | S | 4 @$125 | | ● | | | | | | | | $937 |
| **Fire Department Access** | | | | | | | | | | | | | | | | |
| 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 | | ● | | | | | | | | $4,127 |
| **Site Topography** | | | | | | | | | | | | | | | | |
| Characteristics | Mulch barrier introduces trip hazard. | | 1 | END | S | 250lf @ $2 | | ● | | | | | | | | $937 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| 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 | ● | ● | | | | | | | | $941 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Roof Construction | A. A steel beam does not extend to the bearing wall (supported on block above doorway header). | Repair connections. Perform survey to verify this does not occur at other locations. | 1 | OB | S | 1 location noted<br>(Budget $2,800 for survey) | | ● | | | | ● | ● | | | $5,254 |
| Roof Construction | B. Roof does not appear to be design for drifting snow around high roof. Roof is technically grandfathered but we recommend reinforcing the high/low roof conditions | Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding intermediate steel bar joist. Shoveling of drifts recommended in the interim. | 3 | ESL | S | Low roof areas within 15 feet of high low roof conditions (~4,000sq ft), SAY sistering 48" o.c. = 1,040 lf joist using 6 #/lf joist requires 6,240 # joist installed @ $4 # material & labor =$24,960 + MU's | | ● | | | | | | | | $46,825 |
| Exterior Wall Construction | C. Deflected lintel above the door at the south west entry (brick had not deflected). | Replace lintel | 2 | END | S | 1 location, SAY 4 x 4 lintel x 48" length @ 8#/sf = $65 lintel material & 4 hours mason @ $45 = $245 + MU's | | | | | | ● | ● | | | $461 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Lintels | Painted steel - corroding and deflecting | Replace lintels with galvanized steel lintels and through wall flashing | 1 | END | S | (3) 6' lintels, brick on steel stud assumed, assume ea 4" x 4" x 18' total = 1 lintel for 8" wide block @ 6#/lf for 4" x 4" = 6#/lf = 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, 18 lf @ $15 = $270 + MU's. | | ● | | | | ● | ● | | | $7,504 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| Materials | Paper | Provide ADA-compliant signage throughout | 0 | OB | S | (40) sigs @ $75 = $3,000 + MU's | | | ● | ● | | | | | | $5,628 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Casework | Wood with solid surface along windows | Replace with new casework assembly to include base cabinets, upper cabinets and ADA compliant sink | 1 | END | S | (14) rooms at 20 LF each = 280 lf demo & base w/solid surface top @ $310 = $86,780 + MU's; 280 lf wall cab w.demo @ $125 =$35,000 + MU's; 14 sinks w/de,o @ $1,500 re=use exist rough = $21,000 + MU's = = = TOTALS $142,780 + MU's | | | | ● | | | | | | $267,854 |
| Door Hardware | Hardware appears to have been recently replaced and is in good condition | Replace storage closet door hardware with ADA-compliant hardware | 2 | ESL | S | (14) doors @$500 w/some door leaf modifications to accept hardware = $7,000 + MU's | | | | ● | | | | | | $13,132 |
| **Art and Music Classrooms** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | (1) non-ADA sink | Provide new accessible stainless steel sink | 1 | OB | S | (1) sink $2,250 including new rough-in + MU's | | | | ● | | | | | | $4,226 |
| Door Hardware | Hardware appears to have been recently replaced and is in good condition | Replace storage closet door hardware with ADA-compliant hardware | 2 | ESL | S | (1) door $500 includes wood leaf modification to accept hardware + MU's | | | | ● | | | | | | $941 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Door Hardware | Hardware appears to have been recently replaced and is in good condition | Replace storage closet door hardware with ADA-compliant hardware | 2 | ESL | S | (1) door $500 includes wood leaf modification to accept hardware + MU's | | | | ● | | | | | | $941 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Stainless steel sink, non-ADA compliant | Provide ADA compliant sink in cabinet with knee space | 2 | ESL | S | (1) sink and cabinet unit, assume 5' with solid surface top = $310 lf w/demo = $1,550 + MU's cabinet & $1,500 sink w/demo & re-sue rough + MU's = TOTALS $3,050 + MU's | | | | ● | | | | | | $5,728 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Wall hung ceramic sink, non-ADA | Replace sink with ADA compliant sink | 1 | OB | S | (1) sink $1,500 w/demo 7 re-use existing carrier or wall hanger + MU's | | | | ● | | | | | | $2,817 |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 | OB | S | 75 SF, allow $12,000 demo & reframe w/new finishes floor & ceiling & WC re-use rough & LAV new rough + MU's | | | | ● | | | | | | $22,512 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Accessories | No grab bars | Provide ADA compliant grab bars | - | OB | S | (1) location $500 includes new block & wall patch + MU's | | | | ● | | | | | | $941 |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | Non compliant, no clearances | Gut renovate toilet room to include new fixtures, accessories and finishes | 1 | OB | S | 75 SF, allow $12,000 demo & reframe w/new finishes floor & ceiling & WC re-use rough & LAV new rough + MU's | | | | ● | | | | | | $22,512 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |
| Fire Service | None | Install NFPA 13 complete coverage system | | | S | 25,125 sf @ $3 + $12,000 new building entry & backflow & $20,000 allow water line upgrade + $25,000 ACT ceiling work =$132,725 + MU's | | ● | ● | | | | | | | $248,995 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | 1980's vintage FCI conventional zoned control panel. Occupant notification generally does not comply with current standards. | Update to fully addressable system. | 1 | OB | S | Carry complete new system for 25,394 sf $1.75 sf w/demo + MU's | | ● | ● | | | | | | | $83,372 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| 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<br><br>Include (30) motion detectors | ● | | | | | | | | | $55,345 |
| Security 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 (16) cameras | ● | | | | | | | | | $45,965 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$888,701** |

# PRESUMPSCOT ELEMENTARY SCHOOL

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| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| General Layout Description | Pavement poor | Recommend rerouting parking and bus drop off. All pavement and sidewalks to be repaved. | 1 | END | L | Overlay: 56,800 s.f.@$1.25<br>Striping: 2000lf@$0.50 | | | | | | | ● | | | $18,931 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | North face, chain link, solid but dated/rusty, gap at north side | Repair damaged sections | 2 | ESL | L | 100lf @$30 | | | | | | | ● | | | $7,012 |
| **PORTABLE / MODULAR BUILDINGS** | | | | | | | | | | | | | | | | |
| Portable classrooms | (3) residential grade portable classroom units. Unit has own designated services to the unit. Unit is in poor condition: deteriorating vinyl siding and plywood skirt, non-code compliant handrails at ramp and connecting deck between units, non-code compliant door hardware | Recommend removing portable classrooms. | 1 | OB | L | (3) 30'x50' modulars, removal assumed only when building additions designed & constructed in future<br><br>Provide price for removal now and to seed 6,000 SF | | | | | | ● | ● | | | $35,059 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | (1) Hurst CI steam boiler, 2,500 MBH, 2012mfg. | Consider converting steam heating to hydronic via HX and pumps. | 2 | END | L | Provide (2) Condensing Boilers 700MBH ea. Plus appurtenances $25,000 ea + MU's | | | | | | ● | ● | | | $170,830 |
| Air Handling Unit Systems | (1) H & V located in roof mezzanine serves Multipurpose/gym room. | Beyond service life--still operational. Install new HW H&V unit at time of steam to hydronic conversion | 2 | END | L | Replace AHU w/ERU module 6,000 cfm $6 cfm w/demo + MU's . Ductwork modifications $10/SF w/demo + MU's sf area unknown | | | | | | ● | ● | | | $139,770 |
| Terminal Unit Systems | Steam unit vents are vintage 1960s Aged units still functioning-space relief air via vintage ductwork and gravity vents roof top. | Replace with new ERU HW ventilation ducted system at time of steam to hydronic conversion. | 2 | END | L | (2) 2,500 cfm rooftop ERUs, $/SF for ductwork, (600 ft) fintube, (6) CUHs + MU's | | | | | | ● | ● | | | $621,200 |
| Exhaust Systems | Rooftop exhausters for toliets/miscl. Gravity relief vents work with unit vents OA | Replace exhaust via ERU above at time of steam to hydronic conversion | 2 | END | L | Exhaust replaced with ERU estimated in above. | | | | | | ● | ● | | | $0 |
| Piping System | Steam piping is original vintage. Appears to be functioning with minimal leaks--however aged. | Replace with new sched 40 steel piping at time of steam to hydronic conversion. | 2 | END | L | $/SF @ 25K SF + MU's | | | | | | ● | ● | | | $760,970 |
| Automatic Temperature Controls | Mostly pneumatics, some DDC electric | System is at end of service life. Replace with new DDC electric at time of steam to hydronic conversion. | 2 | END | L | 25,125 bldg sf suggest $3 sf new controls budget = $75,375 + MU's | | | | | | ● | ● | | | $176,172 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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| Service | Underground primary to utility padmount 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. Update service entrance to current CMP standards as part of any planned renovation. | 2 | OB | L | Carry $40,000 + MU's for new padmount XFMR, metering, utility construction charges, and primary conduits for complete new service entrance | | | | | | ● | ● | | | $93,491 |
| Wiring | Building wire in underground conduit. The feeder appears to be 1962 vintage and has exceeded its anticipated useful life | Update service entrance as part of any planned renovation. | 2 | OB | L | Carry complete new service entrance | | | | | | ● | ● | | | $51,420 |
| Equipment | 1962 vintage Bulldog Electric Switchboard. The switchboard has exceeded its anticipated useful life. | Perform infrared scan to assess condition of terminations and contacts. Replace switchboard as part of any planned facility renovations | 2 | OB | L | Carry complete switchboard replacement | | | | | | ● | ● | | | $62,814 |
| Distribution System | | | | | | | | | | | | | | | | |
| Panels | Panels are a mix of early 1960's vintage ITE panelboard and residential/light commercial grade load centers, which are locate in the boiler room and a in a corridor. | replace throughout | 1 | OB | L | Carry complete power distribution system replacement for 25,394 sf | | | | | | ● | ● | | | $159,169 |
| Wiring | Mostly building wiring in conduit that has exceeded its anticipated useful life. The loadcenter that is located in a corridor and supplies the modular classrooms is wired using type SE service entrance cable. | Update distribution system wiring throughout as part of any planned renovations. | 2 | END | L | Carry complete distribution wiring system replacement for 25,394 sf | | | | | | ● | ● | | | $70,585 |
| Site Lighting (type & material) | Utility-owned pole mounted flood lights. Some areas are not illuminated to levels recommended by IES. | Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES. | 2 | ESL | L | Carry (7) LED pole lights | | | | | | ● | ● | | | $97,839 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | END | L | Carry complete interior lighting replacement for 25,394 sf | | | | | | ● | ● | ● | | $504,495 |
| Offices | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Corridors | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Toilets | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Mech/Storage | fluorescent strips with T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Gym | T8 fluorescent high bays | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Data System (& Service) | The MDF is a wall mounted enclosed cabinet located in a shared space. There is an abandoned exposed patch panel in classroom that was once a computer lab. | Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house MDF and IDF's. | 2 | ESL | L | suggest $40,000 allowance for new dedicated areas & panel relocation & switchovers + MU's | | | | | | ● | ● | | | $93,491 |

# PRESUMPSCOT ELEMENTARY SCHOOL

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| | |
|---|---|
| **Total Years 6 - 10** | **$3,063,247** |

# PRESUMPSCOT ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Service Area** | | | | | | | | | | | | | | | | |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 1- 10 yd. solid, no screening | Add screening. | 2 | ESL | L | 10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | | | | | | | | ● | $16,752 |
| **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 25,395 SF of floor area @ $2 sf including doors & interior trims = $50,790 + MU's | | | | | | ● | ● | | | $147,950 |
| Floor Finish Materials | VCT Flooring | Recommend replacement of all VCT floor with non-wax quartz flooring | 2 | END | L | 22,000 SF VCT removal, and replacement with quartz tile @ $3.75 + $0.50 base replaced ave + $1.50 demo & prep = $104,500 + MU's. | | | | | | ● | ● | | | $304,406 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Visual Display Surfaces | Original tach boards and chalkboards with markerboard overlays installed at a later date | Replace with new tackboards and markerboards | 1 | OB | L | (20) 16' markerboards (20) 8' markerboards, totals 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 | | | | | | ● | ● | ● | | $214,395 |
| 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 & re-use hardware & reinstall door leaf = $22,500 + MU's | | | | | | ● | ● | | | $65,546 |
| **Art and Music Classrooms** | | | | | | | | | | | | | | | | |
| Casework | Wood with plastic laminate counter tops | Worn and obsolete - recommend replacement | 1 | OB | L | 20 LF base and wall cabinets $275 base w/plam top & demo + $125 wall w/demo =$8,000 + MU's | | | | | | ● | ● | ● | | $23,303 |
| Visual Display Surfaces | tack board only | Provide new markerboards and tackboards | 1 | OB | L | 16' markerboard 64 sf @ $25 w/demo =$1,600 + MU's; (2) 8' tackboards 64 sf @ $20 w/demo =$1,280 + MU's | | | | | | ● | ● | ● | | $3,736 |
| 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 & re-use hardware & reinstall door leaf = $22,500 + MU's | | | | | | ● | ● | | | $65,546 |
| **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 base = $5,050 + MU's | | | | | | ● | ● | | | $14,719 |
| Shelves | Full height wood shelving - worn out | Provide new wood veneer full height shelving | 1 | OB | L | 65 LF @ $150 lf w/demo = $9,750 + MU's | | | | | | ● | ● | | | $28,403 |
| 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 | (2) doors, re-use frames, $750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = $1,500 + MU's | | | | | | ● | ● | | | $4,374 |
| **Gymnasium / Cafeteria** | | | | | | | | | | | | | | | | |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| 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 leaves total, re-use frames, $750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = $3,750 + MU's | | | | | | ● | ● | | | $10,926 |
| Door Hardware | Original and in poor condition | Replace door hardware | 1 | OB | L | (3) single doors<br>(2) pairs doors; 7 total hardware sets @ $500 includes wood leaf modification to accept hardware = $3,500 + MU's | | | | | | ● | ● | | | $10,200 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| 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 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = $750 + MU's | | | | | | ● | ● | | | $2,187 |
| Door Hardware | Original and in poor condition | Replace door hardware | 1 | OB | L | (1) set $500 includes leaf modification + MU's | | | | | | ● | ● | | | $1,461 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| Door Material (Including Frame & Glazing) | Painted hollow metal frame and wood veneer door - worn | Replace door | 1 | END | L | (1) door, re-use frames, $750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = $750 + MU's | | | | | | ● | ● | | | $2,187 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| Door Material (Including Frame & Glazing) | Painted hollow metal frame and wood veneer door - worn | Replace door | 1 | END | L | (1) door, re-use frames, $750 per leaf & 1/2 glazed w/cemo & re-use hardware & reinstall door leaf = $750 + MU's | | | | | | ● | ● | | | $2,187 |
| **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 & tile base = $9,000 + MU's | | | | | | ● | ● | | | $26,216 |
| 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 backer board & tile = $15,315 + MU's | | | | | | ● | ● | | | $44,613 |
| Toilet Partitions | Painted metal compartments, corrosion throughout | Replace with solid plastic toilet compartments | 2 | END | L | (10) stalls @ $1,250 w/demo = $12,500 + MU's | | | | | | ● | ● | | | $36,416 |
| Door Material (Including Frame & Glazing) | Painted hollow metal frame and wood veneer door - worn | Replace door | 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 | | | | | | ● | ● | | | $4,374 |
| Door Hardware | Compliant, but worn | Replace door hardware | 1 | END | L | (2) openings @ $500 includes wood leaf modification = $1,000 + MU's | | | | | | ● | ● | | | $2,913 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Door Material (Including Frame & Glazing) | Painted hollow metal frame and wood veneer door - worn | Replace door | 1 | END | L | (1) door @ $500 includes wood leaf modification = $750 + MU's | | | | | | ● | ● | | | $2,187 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Floor & Base Finish Materials | Concrete, no base - stained, some cracking | Reseal floor | 2 | ESL | L | 750 SF @ $2 includes light shotblast & reseal = $1,500 + MU's | | | | | | ● | ● | | | $4,374 |
| **FOOD SERVICE** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x4 ACT | Recommend replacing with washable ACT | 1 | OB | L | 270 SF assumes grid replacement also @ $4.50 w/demo & replace =$1,215 + MU's | | | | | | ● | ● | | | $3,542 |
| 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 | | | | | | ● | ● | | | $4,374 |
| Door Hardware | Original and in poor condition | Replace door hardware | 1 | OB | L | (2) doors $500 each includes leaf modification = $1,000 + MU's | | | | | | ● | ● | | | $2,913 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 11 - 15** | **$1,050,202** |

# PRESUMPSCOT ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| 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.<br><br>120 SF | | | | | | ● | ● | | | $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 custodian and observed. Allow $500 + MU's for roof service call & repair | | | | | | ● | ● | | | $1,635 |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $4,894 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| 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 lf rout & reseal = $5,250 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $993,174 |
| **Skylights** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $660 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$1,033,918** |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Additional Observations | Existing entry ramp on Brackett St. side found to be in poor condition; cracked, spalling, exposed rusted reinforcing; spalling at support compromises safety. | New elevator installation was in progress at time of visit. Remove ramp once accessible entrance can be established; alternately replace ramp | 0 | OB | I | Demolish ramp; provide 28-LF of galvanized guardrail with 4" spaced pickets at 2nd floor level, assume 100 SF of grading and asphalt paving | | ● | | | | | | | | $33,675 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Exposed concrete waffle slab, some spalling observed | Remove loose concrete and repair | 2 | ESL | I | 20 SF $7.50 sf = $150 + MU's | | ● | | | | ● | ● | | | $230 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Year 0** | **$33,905** |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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| 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) |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Building Entrances** | | | | | | | | | | | | | | | | |
| Connection to accessible route and accessibility | Observed staff proposing open loading door and smoking in vehicle on school premises. Steep grades sloping towards school entrance, not ADA compliant. | Grading adjustment needed at front entrance. | 2 | ESL | S | 2700 s.f. @$15 | ● | | | ● | | | | | | $75,977 |
| **Parking** | | | | | | | | | | | | | | | | |
| 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 120LF striping @$1.00 | | | | ● | | | | | | $459 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Observed Circulation Patterns | Observed recess at 8:30, traffic all around. | Install flashing pedestrian beacons. | 2 | ESL | S | 2 each @$10,000 | | ● | | | | | | | | $37,520 |
| Curb Cuts & Detectable Warning Strips | Need panels at Clark Street crossing | | | | S | 2 ea, 40sf@$60 | | ● | | ● | | | | | | $9,005 |
| DOT School Zone Markings/Signage at Street | No crossing sign at Clark. | Install crossing sign and bollard. | 2 | ESL | S | 2ea @$125 | | ● | | | | | | | | $469 |
| **Fire Department Access** | | | | | | | | | | | | | | | | |
| Locations | front and back along streets only. | Increase width of sidewalks to be used as fire lanes. | 2 | ESL | S | 420 s.f. @$4 | | ● | | | | | | | | $3,151 |
| **Plantings, Trees and Shrubs** | | | | | | | | | | | | | | | | |
| Locations, Types and Densities | Mulch barrier introduces trip hazard. | | 1 | END | S | 130lf@$1 | | ● | | | | | | | | $243 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Exterior Wall Construction | C. Deflected lintel at loading dock, brick cracking above. Condition should be repaired | Replace lintel, and repair or rebuild brick veneer; repair backup as required. | 1 | END | S | Estimated area 60 SF Brick 20 LF Lintel 120# lintel 2 galv = $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 | | ● | | | | ● | ● | | | $5,516 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Doors and hardware | Generally all doors are worn and hardware is typically non code and ADA compliant. Significant number of doors are not an accessible width of 30-inches | Recommend replacement of all interior doors and hardware with new hollow metal doors and stainless steel hardware | 2 | END | S | (92) single leaf openings (19) double leaf openings 130 total leaves $1,550 w/de,o-replace-new hdwr = $201,500 + MU's | | | | ● | | ● | ● | | | $378,014 |
| Accessibility | With the exception of one interior ramp, the main level of the first floor is non-accessible due to the split level configuration of the first floor. | Although a new elevator currently under construction will improve accessibility to the second floor, in the long term it is recommended to raise the lower portion of the first floor level so make all one consistent elevation | - | - | S | Assume 12,000 of 4" concrete slab on deck on 3-ft height of LGMF. Include 12,000 SF of carpet tile; include $100k to adjust main entrance storefront to higher entry grade elevation, include regrading and fill to raise 1600 SF of exterior to new entry grade elevation | | | | ● | | ● | ● | | | $660,346 |
| **Interior Signage** | | | | | | | | | | | | | | | | |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Materials | Paper signage throughout | Provide plastic code compliant signage throughout | 1 | OB | S | Assume 100 Signs @ $75 = $7,500 + MU's | | | ● | ● | | | | | | $14,073 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Guardrails (height, sphere) | Non-compliant | Replace handrails with painted metal handrails and guardrails | 1 | OB | S | 2 stairs at 2 stories each, assumes 15 lf wall single line rail & 15' central guard rail section per stair x 2 stairs = 30 lf wall rail $35 = $1,050 + 30' center guard rail $125 = $4,500 = $5,550 + MU's | | | ● | ● | | | | | | $10,415 |
| Other | (3) communicating stairs at media center and cafeteria are not code compliant (non-compliant risers, treads, handrails) | Replace (3) 2-story stairs | 1 | OB | S | (3) 2-story stairs @ $15,000 ea demo-replace = $45,000 + MU's | | | ● | ● | | | | | | $84,419 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | Clearances are good. ADA shower stalls are missing benches and shower heads are not ADA compliant | At ADA shower stalls, provide ADA folding bench seats and new compliant shower heads and controls | 2 | OB | S | (4) ADA shower stalls $1,250 for seat-shower head-control valve re-use exist rough = $5,000 + MU's | | | | ● | | | | | | $9,380 |
| **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 | OB | S | (2) ADA toilet compartments w/grab bars $1,750 set = $3,500 + MU's | | | | ● | | | | | | $6,569 |
| **Cafeteria** | | | | | | | | | | | | | | | | |
| General | The entirety of the Cafeteria is not accessible from the main lobby | Due to space constraints, a compliant ramp is most likely not feasibility. Recommend installing a lift | - | - | S | (1) Lift, rise of 3-feet $30,000 w/closure + MU's | | | | ● | | | | | | $56,279 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Accessories | No grab bars (no ADA toilet stall) | Provide a set of ADA grab bars in each student toilet room | 1 | OB | S | (4) locations $250 ea = $1,000 + MU's | | | | ● | | | | | | $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 | OB | S | (4) locations combine 4 into 2 ADA systems $2,500 for partition-demo WC-patch floor-new grab bars = $10,000 + MU's | | | | ● | | | | | | $18,760 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | Rooms are non-ADA compliant - no clearances and lacking grab bars | Recommend gut renovation of all staff toilets to make fully accessible | 1 | OB | S | 4 locations $10,000 per room for 2 new walls-demo-WC-LAC accessories-flooring-ceiling = $40,000 + MU;s | | | | ● | | | | | | $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 | | ● | ● | | | | | | | $656,195 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | 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. | Update to fully addressable system. | 1 | OB | S | Carry complete new system for 88,481 sf | | ● | ● | | | | | | | $207,542 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Security Camera System | None | Provide web-based security camera system with DVR | - | - | S | Assume 32 cameras | ● | | | | | | | | | $35,899 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$2,347,145** |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **SITE** | | | | | | | | | | | | | | | | |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Walkway Materials | Bituminous - Good. Brick sidewalks on Brackett in fair condition. Concrete - Poor | Replace concrete sidewalks and ramps. | 2 | END | L | 65sf @$12 | | | | | | | ● | | | $1,823 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Decorative fence around site, some repairs needed. | Repair fence as needed. | 2 | ESL | L | 20lf@$70 | | | | | | | ● | | | $3,272 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Foundation | B. Some small areas of exposed reinforcing at foundation. | Clean reinforcing, square off area and install repair mortar | 3 | END | L | Assume 100 SF $20 sf + MU's | | | | | | ● | ● | | | $4,675 |
| Roof Construction | A. Roof snow load does not meet current code; high low roof conditions susceptible to drifted snow not included in original design. | Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim. | 3 | ESL | L | Low roof areas within 15 feet of high low roof conditions recommended to be reinforced. Scope unclear, areas unknown<br><br>Assume 4100 SF | | | | | | ● | ● | | | $23,963 |
| 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. | 2 | END | L | At 29 locations: provide 4 LF of galvanized 2x5 steel angle anchored into foundation wall $150 per location + MU's | | | | | | ● | ● | | | $10,172 |
| Exterior Wall Construction | B. CMU Stair walls have a horizontal crack one course down from waffle slab roof, likely a result of rotational restraint of roof to wall connection. | Rout and repoint | 2 | ESL | L | 20 LF each stair 2 stairs assumed 40 total lf cracks 450 stich = $2,000 + MU's | | | | | | ● | ● | | | $4,675 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Hot Water System | (1) Heater/tank (± 500 gal) original vintage (1972), Asbestos insulation | Beyond service life. Install new indirect water heater to match current DHOW demand. | 2 | END | L | (1) 500 gal indirect WH storage + MU's | | | | | | ● | ● | | | $62,120 |
| Domestice distribution system | Copper piping lead solder | Copper distribution system beyond the expected service life of 30 years. Replace with new system. | 2 | END | L | $/SF @ 89K SF + MU's | | | | | | ● | ● | | | $2,562,450 |
| Sanitary Waste and Vent System | Cast iron and PVC -- most vintage | Beyond service life--replace system | 2 | END | L | $/SF @ 75K SF + MU's | | | | | | ● | ● | | | $1,048,275 |
| Storm Drain System | Cast iron and PVC -- most vintage | Beyond service life--replace system | 2 | END | L | $/SF @75K SF + MU's | | | | | | ● | ● | | | $512,490 |
| Natatorium Systems | Boiler heating water to pool watrer via HX (vintage) | | 2 | END | L | Replace HX in kind w/appurtenances + MU's | | | | | | ● | ● | | | $46,590 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Heating Plant | (2) KN 30 condending boilers, 2,800 MBH output, est. mfg. (2011), heating hot water, reset mixing valve. | Expected service life of 25 years, replace in 20 years. | 3 | ESL | L | (2) 2,800MBH boilers in kind + MU's | | | | | | ● | ● | | | $372,720 |
| Air Conditioning (Yes/No/Limited) | Limited (split ductless systems) & packaged system for current community second floor. | Replace in kind or other if modified zoning, unit is nearing expected service life of 15 years. | 2 | END | L | Figure 5 ton units +MU's | | | | | | ● | ● | | | $38,825 |
| Air Handling Unit Systems | Roof top H&Vs, (1970s vintage). (3) original units, (1) demolished recently. Serves open resource area. (1) 2nd floor community/band side of building. | Poor or failed condition--replace with new H&V units with ERU for ventilation | 1 | END | S | (3) H & V units w/ERU at 5,000 cfm ea. Add $/SF for ductwork modifications + MU's | | | | | | ● | ● | | | $698,850 |
| Air Handling Unit Systems | Indoor ducted H&Vs (1970s vintage) serve areas like the GYM & stage. Pool is served by H&V. | All units are beyond the useful service life. Replace with new H&Vs with ERUs for ventil. Replace pool H &V with dehumidication unit. | 1 | END | S | (4) 4,000 cfm AHUs H&V w/ERU, $/SF duct modifications, + MU's | | | | | | ● | ● | | | $900,740 |
| Pumps | Upgraded/replaced 2012, no VFDs. | Expected service life of 25 years, replace in 20 years w/VFDs | 3 | ESL | L | (2) 150 gpm pumps s/VFDs. + MU's | | | | | | ● | ● | | | $54,355 |
| Terminal Unit Systems | Floor mount Unit Vents with OA and pressure relief via GRV or exhaust fans. Many Uvs appear to have been upgraded from original--but are aged. | Convert to fin tube heat and new ERUs ducted ventilation system only. | 2 | END | L | $/SF @ 40K SF + MU's | | | | | | ● | ● | | | $465,900 |
| Terminal Unit Systems | CUHs, some are vintage and some are newer due to small renovation projects over the years. | Replace vintage CUHs with new units. | 2 | END | L | (10) CUHs + MU's | | | | | | ● | ● | | | $58,238 |
| Exhaust Systems | Exhaust fans are mostly vintage. | Replace in kind or rework with new ERU ventilation projects | 2 | END | S | Costs absorbed in ERU AHU systems. | | | | | | ● | ● | | | $0 |
| Piping System | Piping is aged but appears fair to good condition. Pipe insulation is poor or removed at many locations thru the building. | Hydronic piping system is beyond its useful service life; replace w/inuslation | 2 | ESL | S | $/SF @ 88K SF + MU's | | | | | | ● | ● | | | $2,717,750 |
| Automatic Temperature Controls | Mostly vintage pneumatics with some DDC electric upgrades. | Replace pneumatics with DDC electric BAS. | 2 | END | S | Upgrade DDC system $/SF + MU's | | | | | | ● | ● | | | $621,200 |
| Natatorium Systems | H & V units with direct rooftop exhaust (vintage 1970s) | Replace with new dehumidification system with fresh air. | 2 | END | I or S | (1) 9,000 cfm dehumid. | | | | | | ● | ● | | | $295,070 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| 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. | Update secondary service. Update underground primary to current CMP standards in conjunction with secondary service update | 2 | END | L | Carry Complete service entrance replacement for 88,481 sf | | | | | | ● | ● | | | $180,614 |
| Equipment | Early 1970's vintage GE switchboard. The switchboard has exceeded its anticipated useful life. | Replace switchboard. | 2 | END | L | Carry replacing existing switchboard with 1600A 480/277V switchboard | | | | | | ● | ● | | | $179,216 |
| Distribution System | | | | | | | | | | | | | | | | |
| Panels | Panels and dry-type distribution transformers in most of the building are early 1970's vintage GE panelboards that have exceeded their anticipated useful life. 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. | Replace 1970's vintage equipment throughout. | 2 | END | L | Carry complete power distribution system replacement for 88,481 sf | | | | | | ● | ● | | | $554,576 |

# REICHE ELEMENTARY SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Wiring | Building wiring in conduit that has exceeded its anticipated useful life. | Update distribution system wiring throughout in conjunction with distribution system equipment updates. | 2 | END | L | Carry complete distribution wiring system replacement for 88,481 sf | | | | | | ● | ● | | | $245,995 |
| 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. Add 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. | 2 | END | L | Carry complete new branch-circuit wiring system for 88,481 sf | | | | | | ● | ● | | | $425,988 |
| Site Lighting (type & material) | Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels recommended by IES, | Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES. | 2 | ESL | L | Carry (3) 20' high LED pole lights | | | | | | ● | ● | | | $41,931 |
| 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 packs | | | | | | ● | ● | | | $30,749 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Fluorescent surface and recessed lens troffers utilizing T8 lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | END | L | Carry complete interior lighting replacement for 88,481 sf | | | | | | ● | ● | ● | | $1,756,443 |
| Offices | Fluorescent surface and recessed lens troffers utilizing T8 lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Corridors | Various fluorescent fixtures utilizing T8 lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Toilets | Fluorescent wraparound fixtures with integral occupancy sensors and utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Mech/Storage | fluorescent strips with T8 lamps in some areas. Boiler room lighting is incandescent. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Assembly | Performance lighting consists of (4) 750W incandescent fixtures controlled by dimmers. | Update performance lighting and controls | 2 | OB | L | | | | | | | ● | ● | ● | | |
| Gym | T8 fluorescent high bays | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Data System (& Service) | Overhead fiber optic entrance terminates within an enclosure in a classroom. 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. | Remove old infrastructure that is no longer in use. Provide enclosed cabinets to house infrastructure in shared-use areas. | 2 | ESL | L | Carry $10,000 + MU's | | | | | | ● | ● | | | $23,373 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 6 - 10** | **$13,943,037** |

# REICHE ELEMENTARY SCHOOL

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| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted GWB and Concrete | Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period | - | - | L | Base on 91,828 GSF $ sf floor area =$183,660 + MU's | | | | | | ● | ● | | | $534,992 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT, no base - VCT is failing | Replace all flooring at stairs with new rubber flooring and stair treads/risers | 1 | OB | L | 400 SF assumes 600 total sf including risers @ $25 = $15,000 + MU's | | | | | | ● | ● | | | $43,694 |
| **Kindergarten Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet - stained and worn | Replace carpet with carpet tiles | 2 | END | L | 42,000 SF $6 demo-replace = $252,000 + MU's | | | | | | ● | ● | | | $734,058 |
| Casework and Cubbies | Painted wood with Formica countertops | 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 | | | | | | ● | ● | | | $419,462 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet - stained and worn | Replace carpet with carpet tiles | 2 | END | L | 42,000 SF $6 demo-replace = $252,000 + MU's | | | | | | ● | ● | | | $734,058 |
| Casework | Painted wood with Formica countertops | 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 | | | | | | ● | ● | ● | | $419,462 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet - stained and worn | Replace carpet with carpet tiles | 2 | END | L | 42,000 SF $6 demo-replace = $252,000 + MU's | | | | | | ● | ● | | | $734,058 |
| Casework | Painted wood with Formica countertops | 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 | | | | | | ● | ● | ● | | $419,462 |
| **Technology Classroom / Computer Lab** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet - stained and worn | Replace carpet with carpet tiles | 2 | END | L | 800 SF $6 demo-replace = $4,800 + MU's | | | | | | ● | ● | | | $13,984 |
| Visual Display Surfaces | Chalkboard with applied markerboard finish | Provide new markerboard | 2 | OB | L | (1) 16-ft markerboard 64 sf $30 demo-replace = $1,920 + MU's | | | | | | ● | ● | ● | | $5,594 |
| **Performing Arts - Music Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet - stained and worn | Replace carpet with carpet tiles | 2 | END | L | 800 SF $6 demo-replace= $4,800 + MU's | | | | | | ● | ● | | | $13,984 |
| **Natatorium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Ceramic tile pool deck and base - floor is in good condition, but base is failing | 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 | | | | | | ● | ● | | | $12,455 |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Door Material (Including Frame & Glazing) | Painted hollow metal doors and frames - corroded | 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 | | | | | | ● | ● | | | $43,694 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Lockers (Material, Vented, ADA) | Painted metal lockers, corroded | Replace lockers | 2 | END | L | 300 full height 12-inch wide lockers $250 ea = $75,000 + MU's | | | | | | ● | ● | | | $218,470 |
| **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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $9,184 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $64,675 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $11,652 |
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| **Total Years 11 - 15** | **$4,574,506** |

# REICHE ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **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 | | | | | | ● | ● | | | $22,987 |
| 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 | | | | | ● | ● | ● | | | $15,159 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| 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<br>(4) single doors and frames = 20 total leaves w/frames $225 ea = $4,500 + MU's | | | | | | ● | ● | | | $14,671 |
| Lintels | Painted steel at Community Center in fair condition | Remove corrosion from steel lintels, prime and repaint | 2 | ESL | L | (8) 6-ft lintels<br>(4) 3-ft lintels 60 lf total $10 = $600 + MU's | | | | | | ● | ● | | | $1,960 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $51,333 |
| 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 | | | | | | ● | ● | | | $6,518 |
| **Flashing** | | | | | | | | | | | | | | | | |
| Material | Mix of lead coated copper and aluminum flashings where top of brick and windows meet concrete spandrels and pre-cast concrete panels.<br><br>Flashings are generally in poor condition with loose or missing fasteners, separating splice joints, and bent material | Remove and replace flashings along roof edge and at second floor | 2 | END | L | 2,500 LF $20 lf demo-replace = $50,000 + Mu's | | | | | | ● | ● | | | $162,954 |
| **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 | | | | | | ● | ● | | | $2,150,991 |
| **Decorative Items or Features** | | | | | | | | | | | | | | | | |
| 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 lf given is actual rail lf count regardless of rail configuration<br><br>Assume 60 LF assembly that includes top rail and mid rail | | | | | | ● | ● | | | $4,569 |
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| **Total Years 16 -20** | **$2,431,142** |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **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) | Signage needed at parent drop off area. Consider reconfiguring. Parking enforcement needed. | 2 | ESL | I | 5 signs @$125 | | | | | | | ● | | | $940 |
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| **Total Year 0** | **$940** |

# RIVERTON ELEMENTARY SCHOOL

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| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **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 space is signed. | | | S | 3 signs @$125 150LF @ $1 | | | | ● | | | ● | | | $985 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Curb Cuts & Detectable Warning Strips | None | Install detectible warning panels. Curb cut needed at bus loop. | 0 | OB | S | 2 ea-40sf@$60 | | | | ● | | | | | | $9,005 |
| 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 | OB | S | 1 ramp. 20s.f.@$60 | | | | ● | | | | | | $2,251 |
| **Service Area** | | | | | | | | | | | | | | | | |
| 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 | S | Budget for study | | ● | | | | | | | | $8,726 |
| **Site Topography** | | | | | | | | | | | | | | | | |
| 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 | ● | | | | | | | | | $126,628 |
| **Courtyards & Exterior Gathering Spaces** | | | | | | | | | | | | | | | | |
| 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 | | ● | | | | | | | | $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 | | | | | | ● | ● | | | $2,817 |
| 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 | | | | | | ● | ● | | | $7,504 |

# RIVERTON ELEMENTARY SCHOOL

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| Exterior Wall Construction | | Replace corroded lintels | 2 | END | S | Approx. 120 LF of steel lintel needs replacement, assume 2 ea 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 + 120 mason hours @ $45 =$8,280 + MU's. Remove and replace approx 80 SF brick (300 x 3 brick courses), $25 sf demo & replace re-using salvaged brick = $2,000 + MU's. Provide for required flashing, 120 lf @ $15 = $1,800 + MU's.<br>Refinish and repaint 75 LF of steel lintel, $20 lf to scrape rust-prep-repaint = $1,500 + MU's. | | | | | | ● | ● | | | $30,882 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | Roof ladders provide adequate access to all roof areas. Exterior stair at loading dock is non compliant. Concrete stair is less than 3' wide. Rails are non compliant. | Remove existing concrete stair. Replace with new concrete stair. | 0 | OB | S | Remove existing concrete stair, (15 SF) 6 risers.<br>Replace with new concrete stair, 4' wide (20 SF) 6 risers.<br>Provide 14 LF new compliant handrails and guardrails. Demo existing stair & foundation + new stair foundation w/dig & bf + stairs and landing and handrails = $7,500 + MU's | | | ● | | | | | | | $14,073 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General 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-compliant door hardware with functioning, code compliant hardware. | 0 | OB | S | Replace approx. 80 knobs with code compliant hardware. @ $500 includes leaf rework to accept hardware = $40,000 + MU's | | | | ● | | | | | | $75,039 |

# RIVERTON ELEMENTARY SCHOOL

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| Single-use student bathrooms | Existing bathroom configurations are not ADA accessible. Rooms are too small. | Recommend renovating all single-use bathrooms for ADA accessibility. | 0 | OB | S | Complete single-user bathroom renovation, (45 SF/bathroom, 14 bathrooms) convert 14 existing bathrooms into 7 larger ADA compliant bathrooms, replacing all finishes and fixtures. Approx. 650 SF bathroom renovation. $7,500 per bathroom to enlarge = $105,000 + MU's; Complete renovation of existing storage space into new ADA compliant bathrooms. Approx 550 SF of renovation converting 6 storage spaces into single-use bathrooms. @ $10,000 per bathroom = $60,000 + MU's; Renovation includes the removal of 60 LF 4" block wall, construction of 60 LF block 8" wall interior partitions to underside of roof deck. Includes the removal of 20 existing doors, replacement with 13 new 3' wood veneer doors with HM frames. | | | | ● | | | | | | | $309,537 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Drinking Fountains | Only 1 drinking fountain in new community center building lobby. Fountain 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 requirements. | 0-3 | OB-ESL | S | (2) painted round metal cane detection devices. @ $250 ea = $500 + MU's | | | | ● | | | | | | $941 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| Materials | Plastic signage. | Provide consistent code compliant signage throughout the entire building | 0 | OB | S | Provide ADA compliant room signage for approx 175 spaces. @ $75 =$13,125 + MU's | | | ● | ● | | | | | | $24,625 |
| At Code Required 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 doors in most vestibules. | Recommend providing consistent code compliant signage throughout the entire building. | 0 | OB | S | Provide approx. 8 illuminated exit signs to be mounted above vestibule egress doors. b@ $1,000 includes new wiring = $8,000 + MU's | | | ● | ● | | | | | | $15,008 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |

# RIVERTON ELEMENTARY SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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).<br>(2) 48" wide tall cabinet units with adjustable shelves and lockable doors.$750 ea = $18,000 + MU's;<br>(4) 36" wide wall cabinets with adjustable shelves and lockable doors. 288 lf @ $125 demo & replace =$36,000 + MU's;<br>(4) 36" wide base cabinets with adjustable shelves and lockable doors. 288 lf wplam top @ $275 demo & replace =$79,200 + MU's = = = TOTALS $133,200 + MU's | | | | | | ● | ● | | | $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 lf 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 | | | | ● | | | | | $97,931 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Casework | Wood veneer casework. Typically, casework is in poor condition. Showing considerable denting, scratching, and discoloration.<br>Wood flat storage/shelving units, showing considerable denting, scratching, and discoloration. | Recommend replacing aging wood veneer casework with more resilient plastic laminate casework with resilient edge banding.<br>Replace wood flat storage/shelving units with 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;<br>(12) 36" wide wall cabinets with adjustable shelves and lockable doors. 36 lf @ $125 w/demo = $4,500 + MU's;<br>(12) 36" wide base cabinets with adjustable shelves and lockable doors. 36 lf plam top cabinet @ $275 w/demo = $9,900;<br>(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 | | | | | | ● | ● | ● | | $37,146 |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | | |

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 lf @ $400 = $4,000 + MUs + $4,500 sinks and roughs @ $2,250 ea = = = TOTALS $8,500 + MUs | | | | ● | | | | | | $15,949 |
| Kilns | Kiln (enclosed by closely abutting furniture). | Remove abutting furniture. Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations. | 0 | OB | S | 80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and VCT flooring. $6,750 + MU's + $2,500 to relocate kiln-hood-exhaust-fan thru roof = $9,250 + MU's | | ● | | | | | | | | $17,358 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Stage Accessibility | Stage is accessible. Ramp provided at rear of stage (near main lobby). Carpet floor finish on ramp is heavily worn. Railings do not have proper ADA extensions. | Remove ramp carpet, replace with new carpet tile.<br>Remove existing non complaint handrail, replace with new compliant handrail. | | | S | Remove 250 SF ramp carpet, replace with equivalent SF new carpet tile. @ $6 sf demo & replace & new base = $1,500 + MU's;<br>Remove existing handrail, replace with new compliant handrail, approx. 85 LF. Single line pipe wall rail assumed @ $25 demo & replace = $2,125 + MU's<br><br>Assume 50LF new floor mounted hand and guardrail w/ 4" verticals. | | | ● | ● | | | | | | $6,806 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Wall Pads | Wall pads provided for main court hoops. 1 section of wall pad damaged under main hoop.<br>Pads missing under 2 practice hoops. | Replace torn wall pad.<br>Install new wall pads under practice hoops. | 0 | OB | S | Replace (1) 3' x 5' wall pad. Install approx. 30 LF of 5' high new wall pads under two hoops. $10 sf for 150 sf new wallpads = $1,500 + MU's | | ● | | | | | | | | $2,817 |
| **Cafetorium** | | | | | | | | | | | | | | | | |
| Drinking Fountains | ADA compliant drinking fountain provided. | 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 requirements. | 0-3 | OB-ESL | S | (2) painted round metal cane detection devices. @ $250 = $500 + MU's | | | | ● | | | | | | $941 |
| **Kitchen and Servery** | *(See Food Service Below)* | | | | | | | | | | | | | | | |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Kitchen Bathroom | Poor access (only through office). Much too small for ADA compliance. | Renovate 100 SF area of office and bathroom to accommodate better bathroom access and ADA compliance. | 0 | OB | S | 100 SF complete single-user bathroom renovation. Move & rebuild 20 LF block walls, provide new plumbing fixtures, all new finishes. $12,000 + MU's | | | | ● | | | | | | $22,512 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| 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 3 rooms).<br>(1) 48" wide tall cabinet units with adjustable shelves and lockable doors. $750 ea = $2,250 + MU's;<br>(3) 36" wide wall cabinets with adjustable shelves and lockable doors. 27 lf @ $125 demo & replace =$3,375 + MU's;<br>(3) 36" wide base cabinets with adjustable shelves and lockable doors. 27 lf @ $275 demo & replace = $7,425 + MU's = = =<br>TOTALS $13,050 + MU's | | | | | | ● | ● | | | $24,487 |
| Sinks (ADA compliance) | Non ADA sinks in most of the staff rooms. 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 3) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet. 15 lf @ $90 demo & replace = $1,350 + MUs + $4,500 sinks @ $1,500 per sink +MUs = = =<br>TOTALS $5,850 + MUs | | | | ● | | | | | | $10,975 |
| **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 ADA compliant bathroom. $500 includes new blocking & patch = $1,000 + MU's | | | | ● | | | | | | $1,876 |
| **Student Toilet Rooms (multiple-user)** | | | | | | | | | | | | | | | | |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | ADA compliant toilet stall provided in each locker room. However, grab bars are missing. | Provide (2) sets of toilet grab bars | 0 | OB | S | (2) full sets of toilet grab bars for ADA compliant bathroom. $500 includes new blocking & patch = $1,000 + MU's | | | | ● | | | | | | $1,876 |

# RIVERTON ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Door Widths and Clearances | Doors are too narrow, clearance not provided. | Remove and replace existing doors with 36" new wide 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 adjsuts = $4,000 + MU's | | | | ● | | | | | | $7,504 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| 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 adjsuts = $4,000 + MU's | | | | ● | | | | | | $7,504 |
| **Portland Public Library Branch** | | | | | | | | | | | | | | | | |
| 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 lf @ $125 demo & replace =$1,125 + MU's; (3) 36" wide base cabinets with adjustable shelves and lockable doors. 9 lf @ $275 demo & replace =$2,475 + MU's = = = TOTAL $3,600 + MU's | | | | | | ● | ● | | | $6,756 |
| Sinks (ADA compliance) | Stainless steel sink mounted in plastic laminate counter top. | Replace existing sink with ADA compliant sinks and new casework | 0 | OB | 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 | | | | ● | | | | | | $3,322 |

# RIVERTON ELEMENTARY SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Single-user bathroom | Bathroom is too small for ADA clearance. Finishes have reached the end of their expected service life | Renovate bathroom space. | 0 | OB | 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 | | | | ● | | | | | | $22,512 |
| 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.<br><br>Provide for single line pipe wall mounted. | | | | ● | | | | | | $1,016 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Security Camera System | N/A | Provide web-based security camera system with DVR | | | S | Assume 32 cameras | ● | | | | | | | | | $35,899 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$1,215,099** |

# RIVERTON ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Paving Materials | Bituminous - Poor | Overlay needed. | 2 | ESL | L | 10,100 sf@$1.25 | | | | | | | ● | | | $29,507 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Traffic Markings & Traffic Signage | Signs faded and tipping. | Replace faded signs. No parking signs needed along access driveway | 2 | ESL | L | 9ea @$125 | | | | | | | ● | | | $2,629 |
| Walkway Materials | Sloped curb at sidewalk, 7" drop off sidewalk at north of building. | Adjust grades at sidewalk around north side of building. | 2 | ESL | L | Sidewalk: 10,000sf@$3<br>Curb: 310lf@$5 | | | | | | | ● | | | $73,740 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Paving Materials | Bituminous with concrete dock - poor. | Replace concrete. | 2 | ESL | L | 200s.f.@$14 | | | | | | | ● | | | $6,544 |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 2-10 yd solid, 1-6yd recycle, no screening | Install screening. | 2 | ESL | L | 15' x 25' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $9,000 + MU's | | | | | | | | | ● | $21,035 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Chain link fencing at baseball diamond adjacent to tennis courts failing (dilapidated bleachers in this area to be removed) | Replace fencing at rear baseball diamond. Remove bleachers. | 2 | ESL | L | Fence: 450lf@$50<br>Bleacher: 2 @ $500 | | | | | | | ● | | | $54,925 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | Front of school: granite benches good, no trash cans Community Center: granite benches good (1 tipped backwards), wood benches at rear in need of repair, 1 trash/recycle | Place trash and recycle receptacles near school entrance. Repair tipped bench. Replace/repair wood benches. | | | L | $2,500 allowance + MU's | | | | | | | ● | | | $5,847 |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| Ponding | Ponding in corner of basketball court | Install catch basin or regrade to eliminate ponding. | 2 | ESL | L | $2,500 + MU's catch basin w/dig & bf; distance to tie into existing storm unknown<br>possible dry well | | | | | | | ● | | | $15,530 |
| Catch Basins | Basin at drop off loop has filter fabric. | Remove filter fabric and replace with insert similar to Scarborough HS<br>Basin needed at lower east corner of parking | 2 | EST | L | 1 @$500<br>1 basin @$1500 | | | | | | | ● | | | $4,675 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Air Conditioning (Yes/No/Limited) | Yes-- (package 20 ton roof top-community), other package roof top units (ACU-1 thru 3) and RTU-1. Indoor AHUs have chilled water cooling. Mscl split AC units. | Units are 2001 to 2014 mfg dates, useful service life of 20 years. Replace systems in kind over next 10 - 15 years. | 3 | ESL | S & L | Figure allowance (10 RTUs) at 25K/unit +MU's | | | | | | ● | ● | | | $590,140 |
| Cooling Plant | Vintage chiller with indoor condenser AHU. | Beyond service life. Replace with 40 ton air cooled chiller | 1 | END | S | (1) 50 ton air cooled | | | | | | ● | ● | | | $279,540 |

# RIVERTON ELEMENTARY SCHOOL

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| Air Handling Unit Systems | Most indoor AHUs cooling replaced vintage AHUs between 2003-2006 (boiler room mezzanine). Remaining indoor AHUS with cooling are vintage mfg.Penthouse H&V units replaced vintage between 2006-8. | Exising vintage AHUs with cooling are beyond service life and should be replaced with new units. (AHU-6, 7 & 8)?? | 2 | END | S | (4) AHUs (5,000 cfm) w/HW & CHw coils. | | | | | | ● | ● | | | $543,550 |
| Pumps | (1) HW pump recently replaced. Other CHW and HW pumps are aged. | Add new 2nd matched heating pump for lead/lag operation. Replace CHW pumps for lead/lag operation--replace with chiller. | 2 | END | I | Add (1) CHW pump w/Lead/lag | | | | | | ● | ● | | | $38,825 |
| Terminal Unit Systems | Some vintage fintube and CUH heating, other has been upgraded with the 2006 renovations and AHU-VAV replacement. | Vintage units are beyond service life. 2006 renovation unit have an expected service life of 20 years (10 years left) | 2 | ESL | L | $/SF @ 50K SF | | | | | | ● | ● | | | $582,375 |
| Exhaust Systems | Most exhaust fan units were replaced with the 2006-8 HVAC renovation projects. Some vintage fans remain in service. | Vintage exhaust fans remaining in service are beyond useful service life and should be replace in kind. | 2 | END | S | Replace fans in kind. Figure (10) units. | | | | | | ● | ● | | | $93,180 |
| Piping System | A good portion of the existing HW piping has been modified and replaced during the 2006-8 HVAC renovations upgrade. CHW piping is mainly limited to the boiler room mezzanine | Remaining vintage HVAC piping should be inspected and replaced where beyond service life. CHW piping can be replaced as needed at time of chiller replacement. | 3 | ESL | I | $/SF @ 40K SF | | | | | | ● | ● | | | $1,320,050 |
| Automatic Temperature Controls | Pneumatic vintage and DDC electronic. Many pneumatic actuators have been replaced over the years. DDC replaced pneumatic controls with HVAC equipment during the 2006-8 renovations. | Vintage pneumatics remaining are beyond the useful service life and should be replaced. Replace complete pneumatic controls at time of remaining Indoor AHU and Chiller replacement. | 2 | END | I or S | 55,000 gsf suggest $3 sf new controls = $165,000 + MU's | | | | | | ● | ● | | | $385,649 |
| Natatorium Systems | Pool dehumidfyer with OA unit, est. mfg 2004. Continuous operating issues & odors. | service life estimate 15 years -- replace | 3 | ESL | S | (1) 9,000 cfm dehumid. | | | | | | ● | ● | | | $310,600 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Distribution System | | | | | | | | | | | | | | | | |
| 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 not have adequate clear working clearance in front of them. | Replace 1976 vintage panelboards and transformers. Relocate custodial items from closet near gym to provide clear space in front of panels. | 2 | END | L | Carry Power distribution replacement for20% of 104,100 sf | | | | | | ● | ● | | | $130,297 |
| Motor Controls | Two 1976 vintage FPE motor control centers are located in the Mechanical Mezzanine. These have exceeded their anticipated useful life. | Replace motor control centers. | 1 | OB | L | Carry $22,000 + MU's | | | | | | ● | ● | | | $51,420 |

# RIVERTON ELEMENTARY SCHOOL

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Wiring | Building wire in conduit. The wiring to 1976 vintage panelboards, transformers, and motor control centers has exceeded its anticipated useful life. | Update wiring in conjunction with equipment updates. | 2 | END | L | Carry power distribution wiring system replacement for 10% of 140,100 sf | | | | | | ● | ● | | | $28,886 |
| Branch Circuits | 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. | Remove abandoned temporary lighting and wiring. | 2 | ESL | L | Carry $2,000 + MU's | | | | | | ● | ● | | | $4,675 |
| Site Lighting (type & material) | Utility-owned pole mounted flood fixtures. Some outdoor areas are not illuminated to levels recommended by IES, | Provide full-cutoff LED fixtures to provide outdoor illumination levels as recommended by IES. | 2 | ESL | L | Carry (6) 20' high LED pole lights | | | | | | ● | ● | | | $83,862 |
| 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 | | | | | | ● | ● | | | $37,738 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | Carry complete interior lighting replacement for 104,100 sf | | | | | | ● | ● | ● | | $2,068,596 |
| Offices | Mix of recessed grid troffers and parabolics utilizing T8 fluorescent lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Corridors | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Toilets | Various fluorescent fixtures utilizing T8 lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Mech/Storage | fluorescent strips with T8 lamps in some areas. Some mechanical room lighting is incandescent. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Assembly | Mix of incandescent downlights and recessed T8 fluorescent fixtures with parabolic diffusers. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Gym | T8 fluorescent high bays | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | ● | | |
| Data System (& Service) | Cable plant has been updated to Category 6, but the old cables and infrastructure were abandoned in place. | Remove abandoned cables and infrastructure | 2 | ESL | L | Carry $3000 + MU's | | | | | | ● | ● | | | $7,012 |
| | | | | | | | | | | | | | | | | |

| Total Years 6 - 10 | $6,770,825 |
|---|---|

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Main Entry - 6" x 6" ceramic tile floor and tile base. Some tiles are broken, missing.<br>First Grade Entry - VCT tile floor, new.<br>Community Center Entry - 6" x 6" ceramic tile floor and tile base. In good condition. | Replace broken and missing tiles. | 2 | ESL | L | Replace approx. 4 SF of broken, missing ceramic tile. @ $35 patch = $140 + MU's | | | | | | ● | ● | | | $416 |
| 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.<br>First Grade Entry - Proper walk-off sequence provided.<br>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 | | | | | | ● | ● | | | $11,652 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with rubber base, in good condition.<br>Ceramic tile, ceramic base, in good condition.<br>Carpet with rubber base, in fair condition. | Carpet is beginning to show its age, wear and tear. Consider replacing with carpet tile within the next 10 years. | 2 | END | L | Remove 3,700 SF existing carpet. Replace with equivalent SF of carpet tile. @ $6 w/demo & replace = $22,200 + MU's | | | | | | ● | ● | | | $64,675 |
| Wall Projecting Objects | In main entry lobby, wall-mounted defibrillator protrudes further than 4" off wall, and is below 80" in height. Wall-mounted donation bucket has the same issue. | Provide new recessed or semi-recessed defibrillator wall cabinet. Install cabinet in existing wall.<br>Replace donation bucket with slimmer vessel. | 0 | OB | L | Provide 1 new recessed or semi-recessed defibrillator wall cabinet. Remove approx. 4 SF of existing brick to mount new cabinet. Refinish wall.<br>1 new donation bucket, 4" or less in protrusion profile. Allow $1,500 + MU's | | | | | | ● | ● | | | $4,374 |
| **Secondary Exits (no stairs)** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Typically exposed concrete floors, no base. Concrete floors showing signs of deterioration, staining. Loose walk-off mats sometimes provided. | Recommend providing consistent walk-off sequence at secondary entries. Provide aggressive grade walk-off material at all secondary entries to protect floor finishes inside. | 2 | END | L | Approx. 400 SF new aggressive grade walk-off flooring. @ $1750 recycled rubber tire matts = $7,000 + MU's | | | | | | ● | ● | | | $20,390 |
| Door Material (Including Frame & Glazing) | Painted HM door and frame. No lite. Paint on some secondary entry doors are faded, chipping. | 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 lf ea frame run @ $7.50 = $415 + $125 ea leaf = $665 ea set x 2 = $1,330 + MU's | | | | | | ● | ● | | | $3,881 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | | |

** Note:*
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Floor & Base Finish Materials | Most general purpose classrooms have carpet floors. 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.<br>Rubber base is dented and scuffed, peeling away from walls in areas. | Replace classroom floor finishes and base within the next 10 years. | 2 | END | L | Remove approx. 26,000 SF existing carpet & 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 | | | | | | ● | ● | | | $454,417 |
| Wall Finish Materials | Primary perimeter walls for each classroom node are painted CMU block walls. Dividing walls between classrooms are folding operable walls, extending to ceiling. These operable walls haven't been opened in decades. Some have base cabinets against them, others have been plastered with tackboard and posters. | Remove folding operable walls dividing classrooms with full height GWB partitions. | 0 | OB | L | Remove approx. 750 LF folding operable walls dividing classrooms.<br>Replace these with equal LF of full height GWB partitions, 6" 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 | | | | | | ● | ● | | | $37,142 |
| Ceiling Finish Materials | 2x4 ACT. Generally, tiles are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above. | Replace ceiling tiles as part of building-wide ceiling replacement. Consider a 10 year item. | 2 | END | L | Remove approx. 26,000 SF existing ACT, replace with equal SF of new ACT. New grid assumed, 2 x 4 square edge assumed @ $4.50 demo & replace = $117,000 + MU's | | | | | | ● | ● | | | $340,813 |
| Visual Display Surfaces | Tackboards, whiteboards, chalkboards. | Remove and replace all chalkboards with whiteboards. | 0 | OB | L | Remove approx. 100 SF chalkboard/classroom (2,400 SF total).<br>Replace with equal SF of whiteboard. @ $25 demo & replace = $60,000 + MU's | | | | | | ● | ● | ● | | $174,776 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Wall Finish Materials | Brick, in good condition. Tackable canvas panel on masonry wall, paint is beginning to fade and chip, material is deteriorating. Temporary part height GWB walls. | Remove canvas panel along masonry wall. Replace part-height walls with full height GWB partitions.<br>Provide dividing wall between corridor and art room. | 2 | END | L | Remove and replace approx. 1000 SF of existing tackable canvas panel with new tackable fabric wrapped wall panel. @ $20 w/demo & replace = $20,000 + MU's;<br>Remove approx. 100 LF part-height wall x 4' ht assumed @ $4 = $1,600 + MU's;<br>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; .<br>Provide 7 LF of full height GWB partition between corridor and art room, 6" stud, GWB on either side, acoustically rated, extending to underside of roof deck. 100 sf @ $10 sf painted = $1,200 + MU's<br><br>Assume 8' ht. (existing)<br>12' OK | | | | | | ● | ● | | | $101,372 |
| Door Material (Including Frame & Glazing) | There is no main art room door, open to corridor. Doors to storage room are wood veneer, no glazing, with wood frame. Showing heavy wear and tear. | Provide new door in new GWB wall framed between corridor and art room.<br>Replace 3 existing doors with new doors. | 2 | END | L | Provide 1 (3' x 7') wood veneer door, HM frame in new GWB wall framed between corridor and art room, length of art open to corridor not know, assume 25' = $4,650 partition & door + MU's;<br>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 | | | | | | ● | ● | | | $26,662 |
| **Technology Classrooms** | | | | | | | | | | | | | | | | |
| 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 | Replace approx. 400 SF carpet with equivalent SF of carpet tile. @ $6 demo & replace & new base = $2,400 + MU's | | | | | | ● | ● | | | $6,997 |
| **Special Education Classrooms (Large Learning Center)** | | | | | | | | | | | | | | | | |
| 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. 1,800 SF carpet with equivalent SF of carpet tile. @ $6 demo & replace & new base = $10,800 + MU's | | | | | | ● | ● | | | $31,462 |

# RIVERTON ELEMENTARY SCHOOL

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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Wall Finish Materials | Painted CMU, in good condition. Painted GWB - a few areas where wall was patched and not repainted. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away. | Patch and repaint GWB walls. Remove existing wall panels. Expose and refinish CMU walls behind. | | | L | Patch and repaint approx. 400 SF GWB partition. @ $5 sf =$2,000 + MU's<br>Remove approx. 350 SF wall panel. Repaint same SF CMU behind. $2.75 sf remove panel 7 paint cmu = $965 + MU's | | | | | | ● | ● | | | $8,642 |
| Door Material (Including Frame & Glazing) | Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear.<br>Wood veneer doors with HM frame providing access to side rooms, in fair condition. | Remove and replace (2) sets of double doors into learning center room. | 2 | END | L | Remove (2) existing double doors, replace with (2) new wood veneer double doors with HM frame. Provide new closers. $1,550 ea set w/new lockset & closer & demo = $6,200 + MU's | | | | | | ● | ● | | | $18,068 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Wood floor, vented steel base. In fair condition, but showing signs of wear and tear, denting, chipping. | Replace wood stage floor within the next 10 years. Replace vented steel base with new vented rubber base. | 2 | END | L | Remove approx. 700 SF wood flooring, replace with equal SF new wood flooring., $15 demo & replace, assumes furred new floor = $10,500 + MU's;<br>Remove 150 LF steel base, replace with equal LF new vented rubber base. $10 demo & replace = $1,500 + MU's | | | | | | ● | ● | | | $34,955 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Door Material (Including Frame & Glazing) | Painted HM doors and frames, no lite. Both stage doors are showing heavy wear and tear. | Remove and replace (2) sets of single doors into stage. | 2 | END | L | Remove (2) existing single (3') 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 | | | | | | ● | ● | | | $9,039 |
| **Performing Arts - Music Rooms** | | | | | | | | | | | | | | | | |
| 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 tile. @ $6 demo & replace & new base = $6,600 + MU's | | | | | | ● | ● | | | $19,229 |
| Casework | Wood laminate wardrobe. Showing damage from scratching and removed hardware. Delamination at base. | Remove and replace wardrobe. | 2 | END | L | Provide (1) 48" wide tall cabinet unit with adjustable shelves and lockable doors. $750 + MU's | | | | | | ● | ● | | | $2,187 |

# RIVERTON ELEMENTARY SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Visual Display Surfaces | Tackboards, chalkboards. | Remove and replace chalkboards with whiteboards. | 0 | OB | L | Remove approx. 40 SF (2 boards) existing chalkboard, replace with equal SF (2 boards) whiteboard. @ $25 demo & replace = $1,000 + MU's | | | | | | ● | ● | ● | | $2,913 |
| Door Material (Including Frame & Glazing) | Painted HM doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear. | Remove and replace (2) sets of double doors into music room. | 2 | END | L | Remove (2) existing double doors, replace with (2) new wood veneer double doors with HM frame. Provide new closers. @ $1,550 leaf demo & replace & new lockset & closer = $6,200 + MU's | | | | | | ● | ● | | | $18,068 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Carpet floor, rubber base. In fair condition. | Replace floors if corridor carpet is replaced. | 3 | ESL | L | Replace approx. 5,300 SF carpet with equivalent SF of carpet tile. @ $6 demo & replace & new base = $31,800 + MU's | | | | | | ● | ● | | | $92,633 |
| Wall Finish Materials | Brick veneer, in good condition.<br>Partial-height GWB walls for separate reading areas. | Replace all partial-height walls with full-height GWB walls. | 0 | OB | L | Remove approx. 100 LF part-height wall.<br>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 | | | | | | ● | ● | | | $42,242 |
| Workroom / Staff Areas | Workroom/Staff areas in back, similar finishes, condition level.<br>Laminate casework in these areas are heavily worn, dated. | If carpet is replaced in library, also replace carpet in workroom areas.<br>Recommend replacing aging veneer casework with more resilient plastic laminate casework with resilient edge banding. | 3 | ESL | L | Replace approx. 700 SF carpet with equivalent SF of carpet tile. @ $6 demo & replace & new base = $4,200 + MU's;<br>(4) 36" wide wall cabinets with adjustable shelves and lockable doors. 12 lf @ $125 demo & replace =$1,500 + MU's;<br>(4) 36" wide base cabinets with adjustable shelves and lockable doors. 12 lf @ $275 demo & replace =$3,300 + MU's = = =<br>TOTALS $9,000 + MU's | | | | | | ● | ● | | | $26,216 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Exposed steel deck, joists.<br>Vestibule areas have 2x4 ACT. Tiles in poor condition, or missing entirely. | Replace areas of 2x4 ACT tile with new tile. | 1 | END | L | Remove 150 SF existing ACT, replace with equivalent SF of new 2x4 ACT. New grid, $4.25 sf demo & replace = $640 + MU's | | | | | | ● | ● | | | $1,868 |

# RIVERTON ELEMENTARY SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Backstops (quantity, mounting type, manual/motorized) | 2 Main hoops, glass backboards, retractable, motorized. In good condition.<br>4 practice hoops, retractable, manual. Backboard heavily worn, showing damage. | Replace 4 practice backboards, hoops. | 2 | END | L | Remove (4) existing backboards, hoops. Replace with (4) new backboards, hoops. $5,000 ea = $20,000 + MU's | | | | | | ● | ● | | | $58,259 |
| Door Material (Including Frame & Glazing) | Painted HM double doors and frames, narrow lite with safety glazing. Both sets of main doors are showing heavy wear and tear.<br>Office and storage doors are painted HM single doors and frames, showing heavy wear and tear. | Remove and replace double doors associated with gymnasium.<br>Remove and replace single doors associated with gymnasium. | 2 | END | L | Remove (4) existing double doors, replace with (4) new wood veneer double doors with HM frame. Provide new closers. 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 | | | | | | ● | ● | | | $49,675 |
| **Natatorium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Ceramic tile floor, no base. Tile is showing its age. Areas of broken tile. Discoloration around floor mounted fixtures. Generally speaking, floor appears to be nearing the end of expected service life. | Continue to maintain floor.<br>Replace tile floor within the next ten years. | 2 | END | L | Replace approx. 5,000 SF ceramic tile pool floor. $20 sf demo & replace = $100,000 + MU's | | | | | | ● | ● | | | $291,293 |
| Floor Sealants | Floor sealants and control joints are becoming damaged, peeling in some locations. | Replace all floor sealants within the next 5 years. | 2 | END | L | Remove and replace approx. 400 LF floor sealant. @ $3.50 lf rout & replace = $1,400 + MU's | | | | | | ● | ● | | | $4,084 |
| Door Material (Including Frame & Glazing) | Painted HM doors and frames, no lites. Main doors are showing heavy wear and tear. Office door, and doors to locker rooms also showing heavy wear and tear. | Remove and replace main set of double doors to the natatorium.<br>Remove and replace single doors associated with locker room/office access from natatorium. | 2 | END | L | Remove (1) existing double doors, replace with (1) new HM double door with HM frame. Provide new closers.<br>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 | | | | | | ● | ● | | | $31,607 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Shower Configuration (Gang, Stalls) | Men's side has gang shower configuration.<br>Women's side has private shower configuration, shower stall with private changing stall in front. | For men's room, a short term fix would be to add shower partitions to center shower tower. Configure with curtain rod and curtain for privacy.<br>Long term, total renovation of gang shower area to provide all new fixtures, and private shower and changing stalls. | 0 | OB | L | See attached sketch.<br><br>Will be forthcoming | | | | | | ● | ● | | | $0 |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Level of Privacy | No private changing areas in men's LR. Private changing areas provided in women's LR.<br>Wing wall at men's LR entry does not adequately block views from corridor. | Extend wing wall at men's LR entry. | 0 | OB | L | Build 18" wing wall extension, 8" CMU partial height wall, painted. 8' ht assumed = 2 walls required assumed, 24 sf new cmu wall @ $15 = $360 + MU's | | | | | | ● | ● | | | $1,055 |
| Door Material (Including Frame & Glazing) | Painted HM doors and frames, no lites. Locker room doors showing heavy wear and tear. | Remove and replace single HM doors associated with locker rooms. | 2 | END | L | Remove (4) existing single doors, replace with (4) new HM single doors with HM frame. Provide new closers. $1,550 leaf demo & replace & new lockset & closer = $6,200 + MU's | | | | | | ● | ● | | | $18,068 |
| **Cafetorium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT floor, rubber base. VCT floor is well maintained, however is approaching the end of its life. Areas of discoloration, patched tiles. Base is damaged, peeling away from wall. | Recommend replacing VCT floors within the next 10 years.<br>Remove and replace existing rubber base with new. | 2 | END | L | Remove 3,400 SF existing VCT, replace with equal SF of new VCT & remove and replace approx. 250 LF rubber base with new.. $5 sf demo-prep-replace & new base = $17,000 + MU's; | | | | | | ● | ● | | | $49,520 |
| Wall Finish Materials | Painted CMU. Paint is wearing away, scuffed from heavy traffic. Wall panels over CMU walls are heavily damaged, dented. Canvas surface peeling away. | Repaint all CMU walls.<br>Remove existing wall panels. Expose and refinish CMU walls behind. | 2 | ESL | L | Repaint approx. 2,800 SF CMU walls. @ $2 prep & repaint filler coat = $5,600 + MU's;<br>Remove approx. 1,000 SF existing wall panel. Repaint 1,000 SF CMU wall behind it. @ $3 demo-prep-repaint = $3,000 + MU's | | | | | | ● | ● | | | $25,055 |
| Door Material (Including Frame & Glazing) | Painted HM door and frame. Narrow lite glazing. Door showing heavy wear and tear from high traffic.<br>Other doors within cafetorium space should be replaced, also showing heavy wear and tear. | Remove and replace existing doors with new doors. | 2 | END | L | Remove and replace (5) existing sets of double HM doors and frame with new wood veneer doors with HM frames.<br>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 | | | | | | ● | ● | | | $58,704 |
| **Kitchen and Servery** | *(See Food Service Below)* | | | | | | | | | | | | | | | |
| 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. 1,200 SF 2x4 ACT with new ACT tile. New grid, $4.25 sf = $5,100 + MU's | | | | | | ● | ● | | | $14,865 |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Door Material (Including Frame & Glazing) | Painted HM doors and frames, no lites. Doors showing heavy wear and tear from high traffic. Frames beginning to rot near the floor. | Remove and replace existing HM doors with new wood veneer doors. | 2 | END | L | Remove and replace (1) existing set of double HM doors and frame with new (3') wood veneer doors with HM frame. Remove and replace (9) existing sets of single HM doors and frames with new (3') wood veneer doors with HM frames. $1,550 leaf demo & replace & new lockset & new closer = 11 leaves = $17,050 + MU's | | | | | | ● | ● | | | $49,675 |
| **Teacher 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $1,026 |
| Door Material (Including Frame & Glazing) | Newer wood veneer doors with painted HM frame. Older 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 | | | | | | ● | ● | | | $4,519 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $56,952 |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| 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 lf @ $125 demo & replace = $725 + MU's; (2) 36" wide base cabinets with adjustable shelves and lockable doors. 6 lf @ $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 lf @ $90 demo & replace = $270 + 1 sink @ $1,500 = $1,770 + MU's = = = TOTALS = $4,895 + MU's | | | | | | ● | ● | | | $14,265 |
| 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. | Refinish, repaint HM doors and frames. | 2 | ESL | L | Refinish, repaint approx. (20) single HM doors and frames.$200 prep & repaint set = $4,000 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $8,671 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $25,491 |
| **Portland Public Library Branch** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $47,052 |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Door Material (Including Frame & Glazing) | Main entry doors - painted HM doors and frames, narrow lites with safety glazing.<br>Other library doors are showing same wear and tear from heavy traffic. | Recommend replacing HM door entry system with aluminum storefront system, aluminum doors.<br>Replace all library HM doors and frames. | 2 | 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<br>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<br>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<br><br>OK | | | | | | ● | ● | | | $67,733 |
| **Community Center Room** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $20,981 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 11 - 15** | **$2,540,377** |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Spalling, Staining, Efflorescence | Efflorescence appears to be an issue on the exterior of the pool building.<br>Isolated areas of brick cracking.<br>Areas of staining.<br>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 of the problem and correct the issue.<br>Remove and replace cracked brick.<br>Light pressure-wash brick.<br>Repoint brick. | 2 | ESL | L | Total of 2,300 Square Feet of efflorescence to be repaired, $25 sf remove & replace & correct = $57,500 + MU's;<br>Replace 20 SF brick, 2 separate locations, 40 sf total @ $25 = $1,000 + MU's;<br>Light pressure-wash approx. 10,500 SF brick. @ $1 = $10,500 + MU's<br>Approx. 10,500 SF brick repointing. @ $7.50 = $78,750 + MU's | | | | | | ● | ● | | | $481,531 |
| Foundation | Concrete foundation. Parge coat is deteriorating, chipping away. | Re-parge exposed foundation at Kindergarten addition. | 2 | ESL | L | Approx. 250 SF foundation re-parging. @ $5 = $1,250 + MU's | | | | | | ● | ● | | | $4,082 |
| **Windows** | | | | | | | | | | | | | | | | |
| Frame Materials | Thermally broken aluminum window units and storefront systems provided in new kindergarten and community center portions of building. All in good condition.<br>Painted HM storefront systems provided for each classroom node. Systems protected by soffit overhang typically in good condition.<br>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.<br>Approx 300 lf HM frame run to be repainted, allow $7.50 per lf to scrape-pre-repaint = $2,250 + MU's | | | | | | ● | ● | | | $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 lf =$2,750 + MU's | | | | | | ● | ● | | | $8,965 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | 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.<br>Service doors are also painted HM door and frame, no door lites. These doors are typically in poor condition, showing considerable denting, chipping paint.<br>Riverton Library branch HM doors, paint is fading and chipping. | Replace most exterior HM service doors with new HM doors.<br>Repaint HM door and frame. | 2 | END | L | 5 new double (3' door) HM doors and frames, galv construction w/lockset & closer & weatherseal /demo @ $2.400 ea leaf =$24,000 + MU's;<br>5 new single (3' door) HM doors and frames. galv construction w/lockset & closer & weatherseal /demo @ $2.400 ea leaf =$12,000 + MU's;<br>Repaint 1 (10' x 10') HM door and frame system = 40 lf frame members @ $7.50 = $300 + MU's | | | | | | ● | ● | | | $118,312 |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 |
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Lintels | Lintels appear to be in good condition. Some lintels show minor rusting, paint chipping. | Refinish and repaint 3 exterior lintels at gym volume. | 2 | ESL | L | Refinish and repaint approx. 30 LF steel lintels. $10 lf = $300 + MU's | | | | | | ● | ● | | | $985 |
| **Fascia, Trim, Soffits & 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 | Approx 2000 sf @ $5 = $10,000 + MU's | | | | | | ● | ● | | | $32,591 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Window and door perimeter sealants in newer portions of building (comm. center, kindergarten) are in good condition.<br>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.<br>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 lf = $675 + MU's;<br>Remove and replace approx. 1,200 LF perimeter sealant. @ $3.50 to rout & replace = $4,200 + MU's | | | | | | ● | ● | | | $15,895 |
| Building Joint Sealant | 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. | Remove existing building joint sealant, replace with new. | 2 | END | L | Remove and replace approx. 600 LF building sealant. @ $3.50 to rout & replace =$2,100 + MU's | | | | | | ● | ● | | | $6,843 |
| **Flashing** | | | | | | | | | | | | | | | | |
| Condition of joints | Flashing in typically good condition. One joint where school building meets pool building, flashing joint is in poor condition. | Address one flashing joint.<br>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 | | | | | | ● | ● | | | $823 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Age | 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; | | | | | | ● | ● | | | $4,165,101 |
| Roof Edges and Copings | No parapet. All edges topped with EPDM flashing over roof edging, with a snap on aluminum fascia piece. Fascia pieces on new building are in good condition. Fascia pieces on old building are corroding, discoloring. | Recommend replacing fascia edging on old building - it is nearing the end of its life, and is unsightly. | 2 | END | L | Remove and replace 2,300 LF aluminum fascia, blocking behind no work, fascia demo & replace @ $20 lf = $4,600 +MU's<br><br>Assume 9" tall flat profile | | | | | | ● | ● | | | $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 + MU's | | | | | | ● | ● | | | $2,609 |
| **Other Observations** | | | | | | | | | | | | | | | | |

# RIVERTON ELEMENTARY SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Outbuilding at building rear | Brick at outbuilding is spalling, mortar in some locations is wearing away.<br>Aluminum fascia is corroded, stained.<br>Double HM door and frame is heavily worn, dented, and rotting. | Replace spalling brick.<br>Repoint brick.<br>Replace aluminum fascia.<br>Replace doors. | | | L | Replace approx. 20 SF brick. @ $35 = $700 + MU's;<br>Repoint approx.30 SF brick. @ $7.50 = $225 + MU's;<br>Remove and replace approx. 70 LF aluminum fascia.@ $20 (blocking remains) = $1,400 + MU's;<br>Remove and replace set of double HM doors with new double HM door set. frames included @ $2,400 leaf = $4,800 + MU's | | | | | | ● | ● | | | $23,225 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Fire Alarm | Faraday addressable control panel. System generally complies with current standards and ADA, although some notification circuit power supplies have batteries that have exceeded their anticipated useful life. | Replace any system batteries that are older than five years old.<br>System will reach the end of its anticipated useful life within 15 years. | 2 | ESL | I/L | Carry $1,000 + MU's for immediate for batteries. Carry complete system replacement for 104,100 sf for long term | | ● | | | | | | | | $424,438 |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$5,307,738** |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| DOT School Zone Markings/Signage at Street | Heavily traveled corridor where children cross. | Flashing pedestrian beacon needed at crossing by Deering Oaks. | 0 | OS | I | 2 @$10,000 | | ● | | | | | | | | $30,100 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Service | (2) 5" underground primary conduits to 300 kVA utility-owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects in main electric room. 1996 vintage. The grounding electrode system is not properly connected at the domestic water entrance; a connection is made to an interior water pipe in the boiler room. The school has had repeated issues with squirrels shorting the overhead utility primary, resulting in power outages due to blown utility cutouts. | Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements. Further investigation by utility company is required to determine cause of shorts due to squirrel activity. | 2 | ESL | I | Carry $5,000 + MU's for immediate grounding and bonding need. | | | | | | | | | | $7,525 |
| Distribution System | | | | | | | | | | | | | | | | |
| Panels | Panels 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 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. | Replace existing Trumbull electric panelboards.<br>Remove the residential grade panelboard from the crawl space and provide a panelboard located in accordance with NEC to supply the circuits currently fed from the load center.<br>Perform infra-red scanning of 1990's and newer panelboards to assess condition of contacts and terminations. | 2 | OB | I | Carry complete power distribution system replacement<br><br>25% of 89,263 SF immediately | | | | | | | | | | $90,000 |
| Wiring | 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, but the 1950's vintage wiring has exceeded it's anticipated useful life. | Replace 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 | 2 | OB | I | Similar to panels above, carry complete wiring replacement for power distribution system for 89,263 sf with 25% of value needed immediately | | | | | | | | | | $54,750 |
| Branch Circuits | Some receptacles near sinksin science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code.<br>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. | Provide receptacles located apppropriately for the current program.<br>Provide GFCI protection as required by current code.<br><br>Update existing 1950's vintage branch-circuit wiring to current standards.<br><br>All wiring will have reached the end of it's anticipated useful life within 20 years. | 2 | OB | I | Carry complete wiring and device replacement for 89,263 sf with 25% of value needed immediately | | | | | | | | | | $93,750 |
| | | | | | | | | | | | | | | | | |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| | | | | | | | | | | | | | | **Total Year 0** | | **$276,125** |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| General Layout Description | Observed parking in non-parking areas | Additional parking needed. | 2 | ESL | S | 1200s.f. parking @$4 | | | | | | | ● | | | $9,005 |
| Paving Materials | Bituminous - faculty lot poor | Mill and overlay faculty parking lot. | 2 | ESL | S | 31,500 s.f.@$1.25 | | | | | | | ● | | | $73,866 |
| Curbing Materials & Wheel Stops | Bituminous, Concrete at bus loop | Wheel stops needed at building parking. | 2 | ESL | S | 20 curbstops @$250 | | ● | | | | | | | | $9,380 |
| Number of Spaces (Regular & ADA) | 1 ADA at front in bus loop, no panel at curb cut. Not fully striped. No ADA spaces in Faculty Lot. | Stripe ADA space at front loop. Add ADA spaces at faculty lot. | 2 | ESL | S | 2 each $125<br>120lf@$1 | | ● | | ● | | | | | | $693 |
| Accessible Parking Signage | | Add signage at all ADA spaces with painted chevron. | 2 | ESL | S | 3@$125<br>120LF@$1 | | ● | | ● | | | | | | $927 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Traffic Markings & Traffic Signage | Signs faded, some with graffiti. | Replace faded/vandalized signs. | 2 | ESL | S | 4@$125 | | | | | | | ● | | | $937 |
| Walkway Materials | Concrete | Needs repair. | 2 | ESL | S | 400s.f.@$6 | | ● | | | | | ● | | | $4,502 |
| Curb Cuts & Detectable Warning Strips | No panels at bus loop, panels needed where missing along street sidewalks. | Need panel and crossing at park aisle. Panel needed at crossing to Deering Oaks. | 2 | ESL | S | 8 panels-160s.f.@$60 | | ● | | ● | | | | | | $144,075 |
| 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 panel and crossing at park aisle. Panel needed at crossing to Deering Oaks. | 2 | END | S | 520 s.f.@$15 | | ● | | ● | | | | | | $14,633 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 1 - 4 yd. solid with screen.<br>1 - 8 yd solid at side. , no screen.<br>1 - 6 yd recycle at building, no screen. | Dumpster screening needed. | 2 | ESL | S | 10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | | | | | | | | ● | $10,788 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | Stone benches at front | Pedestrian trash bins needed. | 3 | ESL | S | 2 bins @$100 | | | | | | | ● | | | $375 |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| Ponding | Erosion | Add curbing at dumpster - erosive flows. | 2 | ESL | S | 30lf@$10 | | | | | | | ● | | | $562 |
| Catch Basins | Observed debris. | Add field inlet at front seating. Clean field inlet basin at (Fitz?)/Deering. Recommend beehive cover in grass. | 2 | ESL | S | Catch Basin: 1 @$2500<br>Beehive: 1@$200<br>Cleaning: 1@$200 | | | | | | | ● | | | $10,130 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Foundations / Drainage | A. Slab settlement was noted based on dip at corner of gymnasium; unknown if settlement in this condition was active. Concern over tripping hazard. | Consult with geotechnical engineer; monitor for additional settlement. Remove portion of floor, apply leveler and replace floor. | 2 | END | S | 10 SF@ $100 = $1,000 + MU's | | ● | | | | | | | | $1,876 |
| Roof Construction | A. At health classroom, broken tectum noted at interface to higher roof; roof does not appear to be designed for drifted snow. | Replace tectum at low roof condition. Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shovel roofs when excessive snow is present. | 2 | END (at broken tectum area) | S | 10 sf tectum replacement & reinforcement allow $1000 + MU's | | ● | | | | | | | | $1,876 |
| Roof Construction | C. High low roof condition likely does not meet current code for snow loading. | Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim. | 3 | ESL | S | 3,500 SF add joists or reinforce, sister 2 x 12 48" o.c. $1.50 sf = $5,250 + MU's | | ● | | | | | | | | $9,854 |
| 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 = $22,500 + MU's | | | | | | ● | ● | | | $42,213 |
| Exterior Wall Construction | B. Some masonry cracking/missing mortar noted. Embedded steel beam at boiler room has caused weakened plane and masonry cracking. | Repoint masonry veneer; rebuild condition at boiler room | 2 | ESL | S | 30 sf at boiler room; 300 lf joint repointing; some cracks extend through thickness of wall.$5,000 allow + MU's | | | | | | ● | ● | | | $9,380 |
| Additional Observations | Brick masonry chimney at roof has some missing mortar and brick spalling. | Repair areas | 2 | ESL | S | 5 sf masonry repair. $50 sf = $250 + MU's | | | | | | ● | ● | | | $474 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Windows** | | | | | | | | | | | | | | | | |
| Frame Materials | Thermally broken aluminum storefront window system, glass block at egress stairs | Glass block at egress stairs is broken in many places - recommend removing and replacing entirely with storefront window system | 1 | END | S | 900 SF $85 sf w/demo =$76,500 + MU's | | ● | | | | ● | ● | | | $143,516 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| 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 | OB | S | 10 LF of galvanized roof mounted safety rail $125 lf = $1,250 + MU's | | ● | ● | | | | | | | $2,350 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | (5) exterior egress door locations are not ADA compliant with steps down to grade or with non-compliant wood ramp | Provide code compliant ramps and handrails | | | S | (5) locations: at each, assume 100 SF of concrete ramp and 40 LF of galvanized guardrails $25,000 per location dig-bf-foundation-ramp slab-rails-gravels x 5 = $125,000 + MU's | | | ● | ● | | | | | | $234,498 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Guardrails (height, sphere) | 32-inch high guardrails do not meet code required height requirement | Replace with painted metal code compliant guardrails with continuous handrails | 1 | OB | S | (3) stairs, 2 flights each $4,000 per stair tower demo-replace wall-hand rails = $12,000 + MU's | | | ● | ● | | | | | | $22,512 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Door Widths and Clearances | 3' x 7' - lack 12-inch ADA clearance on push side due to 30-inch deep wall | If building undergoes major renovation, recommend widening doorways into 50 rooms | 1 | OB | S | Demolition and replacement of 3'x10' wall at 50 locations reframe door openings $250 ea = $12,500 + MU's; $1.000 new doors & frames x 50 = $50,000 + MU's = = = TOTALS = $62,500 + MU's | | | | ● | | | | | | $117,252 |
| **Family & Consumer Science (Home Ec.)** | | | | | | | | | | | | | | | | |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Sinks (ADA compliance) | Sinks are not ADA compliant | Provide (1) ADA compliant sink and work station | 2 | ESL | S | 15 LF of PLAM base cabinets @ $275 w/demo = $4,125 + MU's; and (1) ADA sink with knee space = $1,500 + MU's demo-use exist rough = = = TOTALS $5,625 + MU's | | | | ● | | | | | | $10,552 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Circulation Desk | Wood veneer with plastic laminate countertop - not ADA accessible | Replace 4-foot section of circulation desk to make ADA compliant | 2 | OB | S | 4 LF circ desk millwork @ $500 = $2000 + MU's | | | | ● | | | | | | $3,752 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Drinking Fountains | Yes - not ADA compliant | Replace drinking fountain with ADA compliant drinking fountain | 1 | OB | S | (1) drinking fountain $1,500 use exist rough + $500 cane protectors = $2,000 + MU's | | | | ● | | | | | | $3,752 |
| Door Hardware | Code compliant and in good condition except for 2 sets which are non-compliant | Replace (2) door opening hardware sets | 2 | ESL | S | (2) door hardware sets $500 ea = $1,000 + MU's | | | | ● | | | | | | $1,876 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | (1) ADA folding bench seat missing from Girls Locker<br>(1) ADA shower head and control missing from Boys locker room | Provide:<br>(1) ADA folding bench seat at Girls Locker<br>(1) ADA shower head and control at Boys locker room | 2 | ESL | S | (1) ADA folding bench seat at Girls Locker $500 + MU's;<br>(1) ADA shower head and control at Boys locker room & tie into exist plumbing & patch $1,000 + MU's | | | | ● | | | | | | $2,817 |
| **Locker Area Toilet Rooms** | | | | | | | | | | | | | | | | |
| Plumbing Fixtures | Ceramic wall mounted sinks and urinals, floor mounted toilets - no ADA sinks | Remove and replace (2) ADA lavatories | 2 | ESL | S | Remove and replace (2) ADA lavatories $1,500 ea + $500 alter existing rough = $2,000 x 2 = $4,000 + MU's | | | | ● | | | | | | $7,504 |
| **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 unit $300 lf cabinet & solid surface top + $2,250 new sink & rough = $3,000 + MU's | | | | ● | | | | | | $5,628 |
| **FOOD SERVICE** | | | | | | | | | | | | | | | | |
| Food Service Equipment | Generally in good condition; prep tables with wood butcher block tops are obsolete | Replace butcher block prep tables with stainless steel prep tables | 2 | ESL | S | (2) 6-foot tables $2,500 per table = $5,000 + MU's | | ● | ● | | | | | | | $9,380 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety | Area-of-rescue assistance communication is installed between the main entrance vestibule and stair landings. | The system will reach the end of its anticipated useful life within 10 years. | 3 | ESL | S | Carry $5,000 + MU's | | | | | | | | | | $9,380 |
| Fire Alarm | 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. | Udate to fully addressable system. | 1 | ESL | S | Carry complete system for 89,263 sf | | | | | | | | | | $209,412 |
| 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. | Replace older units as they fail. Provide outdoor emergency lighting at building exits. All units will need to be replaced within 20 years | 2 | ESL | S | Carry addition of 8 outdoor units in short term and full replacement of (40) indoor units long term. | | | | | | | | | | $41,272 |
| **SECURITY** | | | | | | | | | | | | | | | | |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Security Camera System | None | Provide web-based security camera system with DVR | - | - | S | Assume 48 cameras | ● | | | | | | | | | $187,598 |
| Security Camera System | Graffiti noted on skylights, roof top units, and walls accessed from roof | Recommend installation of exterior security cameras at roof to monitor access | 2 | ESL | S | 4 Security cameras $2,500 (monitor excluded) x 4 = $10,000 + MU's | ● | | | | | | | | | $18,760 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | **Total Years 1 - 5** | | **$1,377,356** |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Hot Water System | Electric Water heaters (40 gal) (Mfg 2003) Boiler rm & kitchen. A steam indirect water heater/storage is located under the gym in the crawl space. | Electric Water heaters service life is 15 years--replace. Replace indirect steam water heater gym crawl space with gas fired storage DHW. | 2 | END | L | (2) 40 gal electric WH with dual 4500 elements. Gas fired 100 gal 199MBH Commercial w/recirc pump & mixing valve | | | | | | | | | | $46,590 |
| Domestic Distribution System (1950s bldg) | Cooper with lead solder end of service life. | Replace distribution beyond service life | 2 | END | L | $/SF @ 60K SF | | | | | | | | | | $1,397,700 |
| Sanitary Waste and Vent System (1950s bldg) | Cast iron and PVC | Replace sanditary beyond service life | 2 | END | L | $/SF @ 60K SF | | | | | | | | | | $698,850 |
| Storm Drain System (1950s bldg) | Cast iron and PVC | Replace storm beyond service life | 2 | END | L | $/SF @ 60K SF | | | | | | | | | | $419,310 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | (2) Burnham 5L-200-50-0-WLB, 6695MBH (1990's mfg) Steam boilers. Boilers deliver both steam and HW throughout the original building and addition. The steam to hot water HX and pumps are located in the boiler room. Combustion air via high/low wall louvers. | Current boilers are about 15 years old with about 10 years service life left. Convert steam boilers/system serving the original building to HW. | 2 | END | L | Replace steam boilers with HW gas condensing boilers ( 3) 2,000 MBH and appurtenances (e.g. expan tank) | | | | | | | | | | $737,675 |
| Air Conditioning (Yes/No/Limited) | Limited: Roof top AC-1 Serves Admin. (mfg 1996) | Beyond service life (15 yrs). Replace with upgraded AC (RTU) with VAV reheat. | 2 | END | L | Replace 7.5 ton RTU in kind. Figure (6) VAV boxes w/reheat | | | | | | | | | | $85,415 |
| Air Handling Unit Systems (1950 Original) | indoor H & V air handlers (original vintage) serve Gym, Lockers, Choral areas. | Units are vintage and beyond service life. Replace with rooftop ERUs w HW coils at time of steam to HW convverstion. Add ERUs with HW coils to serve remainder of 1950s building. | 2 | END | L | Figure (3 ) 6,000 cfm Roof top ERUs Figure (3) 2,500 cfm Roof top ERUs Figure ducwork (uninsulated) at $/SF @ 60K SF. | | | | | | | | | | $1,001,685 |
| Air Handling Unit Systems (1996) | Roof top H & V (1996 mfg) serve the 2nd flloor-B classes, Café, and Library. | Units are vintage and near end of service life (5 years left). Recommend upgrading with new H &V units in kind. | 2 | END | L | Figure (2) 5,000 cfm roof top H & V units. | | | | | | | | | | $139,770 |
| Pumps | Base mount heating 1996 mfg. Lead/Lag. | Pumps are at end of their service life. Replace with new VFD pumps sized larger at time of steam to HW conversion. | 2 | END | L | Figure (2) 300 GPM 60fthd with VFD Base mount | | | | | | | | | | $69,885 |
| Terminal Unit Systems | Hot water duct coils and fintube 1996 mfg. Steam unit ventilators and fintube original vintage. | Replace steam Uvs and heating fintube, etc. at time of hot water conversion. Replace 1996 existing HW coils | 2 | END | L | (1996) Figue (30) 30MBH HW coils (Original) 1000 ft fintube | | | | | | | | | | $427,075 |
| Exhaust Systems | Mostly via rooftop exhaust fans 1996, roof ventilators for 1950s. | Roof top exhaust fans are nearing their 25 year service life. Replace with new in kind. | 2 | ESL | L | Figure (2) 1500 cfm roof fans | | | | | | | | | | $31,060 |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Piping System | Steam is 1950s schedule 40 and HW is 1996 sched 40 and copper. | Replace steam piping with HW piping with insulation at time of steam to HW conversion. | 3 | END | L | Figure $/SF @ 60K SF | | | | | | | | | | $2,018,900 |
| Automatic Temperature Controls | Some DDC electric (1996) and mostly pnuematic | Upgrade DDC electric at time of hot water conversion. | 2 | END | L | Figure $/SF @ 90K SF | | | | | | | | | | $737,675 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Equipment | (2) 400-amp fusible switches, (1) 800 amp Main circuit breaker in Main Distribution Panel MDP. 1996 vintage | Perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Equipment will need to be replaced within 20 years | 2 | ESL | L | Carry complete replacement for (2) 400A swtiches and (1) 800A Panelboard. | | | | | | | | | | $74,792 |
| Distribution System | | | | | | | | | | | | | | | | |
| Panels | Panels 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 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. | Replace existing Trumbull electric panelboards.<br>Remove the residential grade panelboard from the crawl space and provide a panelboard located in accordance with NEC to supply the circuits currently fed from the load center.<br>Perform infra-red scanning of 1990's and newer panelboards to assess condition of contacts and terminations. | 2 | OB | L | Carry complete power distribution system replacement<br><br>75% of 89,263 SF | | | | | | | | | | $419,310 |
| Wiring | 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, but the 1950's vintage wiring has exceeded it's anticipated useful life. | Replace 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 | 2 | OB | L | Similar to panels above, carry complete wiring replacement for power distribution system for 89,263 sf with 75% of value needed over long term | | | | | | | | | | $255,080 |
| Branch Circuits | Some receptacles near sinksin science labs, in Tech Ed, and in the Kitchen do not appear to have GFCI protection as would be required by current code.<br>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. | Provide receptacles located apppropriately for the current program.<br>Provide GFCI protection as required by current code.<br><br>Update existing 1950's vintage branch-circuit wiring to current standards.<br><br>All wiring will have reached the end of it's anticipated useful life within 20 years. | 2 | OB | L | Carry complete wiring and device replacement for 89,263 sf with 75% of value needed over long term | | | | | | | | | | $436,781 |
| Site Lighting (type & material) | There are no existing pole lights. It appears that some areas of the site are not illuminated to levels recommended by IES. | Provide full-cutoff LED site lighting to provide illumination as recommended by IES. | | | L | Carry adding (8) LED pole lights | | | | | | | | | | $111,816 |
| Exterior Building Lighting | Primarily LED wall packs with full cutoff optics. Recessed fixtures that appear to utilize HID or compact fluorescent lamps remain at a couple of entrance canopies. It appears that some outdoor areas are not 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. All existing outdoor lighting will reach the end of its anticipated useful life within 20 years. | 2 | END | L | Carry replacing 18 wall packs using LED wall packs. | | | | | | | | | | $25,625 |
| Interior Lighting | | | | | | | | | | | | | | | | |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Classrooms | Lens troffers with T8 fluorescent lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | ESL | L | Carry complete interior lighting replacement for 89,263 sf | | | | | | | | | | $1,615,120 |
| Offices | Recessed fluorescent with parabolic diffusers and T8 lamps. | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | ESL | L | | | | | | | | | | | |
| Corridors | Lens troffers with T8 fluorescent lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | | | | | |
| Toilets | Mix of recessed lens troffers and wraparound flourescent fixtures. Fixtures utilize T8 lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | | | | | |
| Mech/Storage | Fluorescent strips with T8 fluorescent lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | | | | | |
| Assembly | Performance lighting on stage is incandescent controlled by manualdimmers | Provide LED performance lighting and an architectural dimming system | 2 | OB | L | | | | | | | | | | | |
| Gym | T8 fluorescent high bay pendant luminaires | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | | | | | |
| 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 | | | | | | | | | | $27,178 |
| Data System (& Service) | 3" Entrance conduit shared with CATV. Cat 6 ISP cable plant. A city network core is housed in an open rack located in the main electric room. One 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. Abandoned unused Category 5 cabling and infrastructure was noted at the MDF location. | Remove abandoned Cat. 5 infrastructure and cabling. Provide dedicated equipment spaces to house IDF's. | 2 | ESL | L | | | | | | | | | | | $15,530 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 6 - 10** | **$10,792,822** |

# KING MIDDLE SCHOOL

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| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted GWB and CMU | Recommend budgeting for repainting all interior walls towards the end of the 20-year plan period | - | - | L | Base on 89,263 GSF @ $2 per sf floor area =$178,530 + MU's | | | | | | ● | ● | | | $520,049 |
| Floor & Base Finish Materials | Broadloom carpeting throughout the building is stained and worn and is nearing the end of its expected service life | Recommend replacing carpet with non-wax quartz floor tiles | - | - | L | 81,000 SF $5.75 demo-prep-new flooring = $465,750 + MU's | | | | | | ● | ● | | | $1,356,698 |
| Ceiling Finish Materials | ACT throughout the building was noted to be sagging, stained, and generally showing wear | Recommend replacement of all ACT ceilings towards the end of the 20-year plan period | - | - | L | 81,000 SF 50% 2x2 @ $6 & 50% 2x4 @ $4.50 = $425,250 + MU's | | | | | | ● | ● | | | $1,238,730 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Entrance Mats | Loose carpet mat - worn | Replace walk-off mat | 1 | END | L | 100 SF @ $20 = $2,000 + MU's | | | | | | ● | ● | | | $5,826 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Painted plaster ceilings - peeling and mildew noted in several locations at original building | Repair and repaint plaster ceilings | 2 | ESL | L | 550 SF $3 sf = $1,650 + MU's | | | | | | ● | ● | | | $4,810 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Peeling of paint of some cracking along exterior walls was noted, possibly due to a moisture issue | Recommend further investigation of moisture problem<br><br>In addition to repainting noted in General Notes above, remove peeled paint and make repairs to plaster finish | 2 | ESL | L | 2,000 sf patch & repair walls @ $3 = $6,000 + MU's | | | | | | ● | ● | | | $17,478 |
| Visual Display Surfaces | Markerboard overlay on original chalk board | Although in fair condition, recommend replacing with new markerboards | 2 | END | L | (45) 24-ft markerboards 4,320 sf @ $30 demo-replace = $129,600 + MU's | | | | | | ● | ● | ● | | $377,519 |
| **Science Classrooms** | | | | | | | | | | | | | | | | |
| Visual Display Surfaces | Marker boards and tack boards | Provide new markerboards | | | L | (4) 24-ft markerboards 384 sf @ $30 demo-replace = $11,520 + MU's | | | | | | ● | ● | ● | | $33,562 |
| **Family & Consumer Science (Home Ec.)** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | ● | | $8,390 |
| **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 | | | | | | ● | ● | ● | | $8,390 |
| **Library / 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 | | | | | | ● | ● | ● | | $2,797 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Clear finish wood floor, vented metal base | Refinish Wood Floor | 2 | ESL | L | 4600 SF | | | | | | ● | ● | ● | | $218,470 |

# KING MIDDLE SCHOOL

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Backstops (quantity, mounting type, manual/motorized) | (1) manually operated ceiling mounted backstop - good (5) fixed wall mounted backstops - fair | Replace worn out backstops | 2 | END | L | (4) wall mounted fixed backstops $4,000 ea = $16,000 + MU's | | | | | | ● | ● | ● | | $46,607 |
| Visual Display Surfaces | (2) tackboards | Recommend providing markerboard | 3 | ESL | L | (1) 8-ft markerboard 32 sf $30 demo-replace = $960 + MU's | | | | | | ● | ● | ● | | $2,797 |
| **Weight Room / Fitness Room** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Clear finish wood floor and sheet vinyl - both in poor condition | Replace vinyl flooring with new sheet vinyl flooring and refinish wood floor | 2 | ESL | L | 1,200 SF Vinyl Flooring $6.50 demo-replace = $7,800; 1,200 SF Wood Flooring refinish-sand-seal $5 = $6,000; TOTALS $13,800 + MU's | | | | | | ● | ● | | | $40,200 |
| Visual Display Surfaces | Obsolete markerboard surface tacked to wall | Provide new tackboards and markerboards | 1 | OB | L | (2) 8-ft markerboards $25 = $1.600; (2) 8-ft tackboards $15 = $960; TOTALS $ $2,560 + MU's | | | | | | ● | ● | ● | | $7,461 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Painted concrete and rubber base | Base is in poor condition - replace | 2 | ESL | L | 300 LF wall base $3.50 lf demo-replace =$1,050 + MU's | | | | | | ● | ● | | | $3,058 |
| Shower Configuration (Gang, Stalls) | Individual stalls with changing compartments | Install missing curtains at compartments | 2 | ESL | L | (24) shower stall curtains & rods @ $125 =$3,000 + MU's | | | | | | ● | ● | | | $8,739 |
| **Locker Area Toilet Rooms** | | | | | | | | | | | | | | | | |
| Toilet Partitions | Painted metal compartments in poor condition | Replace with solid plastic toilet compartments | 2 | END | L | (2) ADA toilet compartments @ $1500 w/demo = $3,000 + MU's; (1) toilet compartment @ $1,250 w/demo = $1,250 + MU's | | | | | | ● | ● | | | $12,387 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Toilet Partitions | Painted metal - in poor condition | Replace with solid plastic toilet compartments | 1 | END | L | (8) ADA toilet compartments $1,500 w/demo = $12,000; (20) toilet compartments $1,250 =$25,000; TOTALS $37,000 + MU's | | | | | | ● | ● | | | $107,778 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Sheet vinyl flooring and rubber base - worn | Replace flooring with non-wax quartz tile flooring and rubber base | 1 | END | L | (5) rooms at 75 SF each $5.75 = $435 per room x 5 =$2,175 + MU's | | | | | | ● | ● | | | $6,339 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Other | Access ships ladder in poor condition | Replace with galvanized metal ships ladder | 1 | OB | L | Ships ladder, 5-ft height $3,000 + MU's | | | | | | ● | ● | | | $8,739 |
| **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 | | | | | | ● | ● | | | $5,826 |
| Door Material (Including Frame & Glazing) | Painted hollow metal frame and wood doors - worn | Replace doors | 2 | END | L | (4) doors $500 ea demo-replace leaf-frame remains-reinstall salvaged hdwr = $2,000 + MU's | | | | | | ● | ● | | | $5,826 |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Door Hardware | Compliant, but worn | Replace hardware sets | 2 | END | L | (4) door hardware sets (room entry only, no closers or special hdwr) $500 ea = $2,000 + MU's | | | | | | ● | ● | | | $5,826 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 11 - 15** | **$4,054,302** |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **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 | | | | | | ● | ● | | | $4,082 |
| **Windows** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $4,894 |
| Sills | | Repoint joints between pre-cast sills | 2 | END | L | 100 LF $2.50 = $250 + MU's | | | | | | ● | ● | | | $823 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $159,695 |
| **Fascia, Trim, Soffits & 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 | | | | | | ● | ● | | | $325 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 lf = $1,500 + MU's | | | | | | ● | ● | | | $4,894 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| 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 | 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $8,153 |
| **Skylights** | | | | | | | | | | | | | | | | |
| Curbs | Typical of roof mounted equipment<br><br>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 lf expansion joint & cover assembly $3,000 + MU's | | | | | | ● | ● | | | $9,777 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $6,518 |

# KING MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| 2 - Fair - Functions, Service Required | END - Nearing End of Service Life | L - Long Term (Years 6-20) |
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| 4 - Excellent - New | | |

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| | | | | | | | | | | | | | | **Total Years 16 -20** | | **$2,418,928** |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Bicycle Racks | 2 at rear (full) | Relocate racks out of fire lane. Install additional racks as they appear full. | 2 | ESL | I | Quantities to be relocated? (2) .. Quantities additional (# of bike stall count) Relocate 4@$100 New: 2@$750 | | ● | | | | | | | | $2,859 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating 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 | I & L | (Year 0) Replace boiler feed pump unit (4,500#/hr). | | | | | | ● | ● | | | $38,000 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | **Total Year 0** | | **$40,859** |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Curbing Materials & Wheel Stops | No wheel stops | Wheel stop/Pedestrian guard needed. | 2 | ESL | S | Quantities not clear (15), allow $125 per wheel stop + MU's 15 stops $250 | | ● | | | | | | | | $7,034 |
| Number of Spaces (Regular & ADA) | 1 ADA at rear - not compliant | Add 1 ADA parking space (for a total of 2). Paint parking aisle and accessible route to building. | 2 | ESL | S | $350 ADA sign + $175 restriping = $525 + MU's | | ● | | ● | | | | | | $985 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Traffic Markings & Traffic Signage | No Fire Lane Signs | Install fire lane/no parking signs | 0 | OS | S | Quantity unclear (2), allow n + MU's 2 each $125 | | ● | | | | | | | | $469 |
| Curb Cuts & Detectable Warning Strips | No panels | Install panels at crosswalk. | 0 | OS | S | Quantity unclear, 1 at each side of street for 2 total? .. Assume cut out existing pavement and provide detectable warning strip @ 2 locations? CORRECT 2each: 40sf@$60 | | ● | | ● | | | | | | $9,005 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | Granite benches throughout. | Recommend bollard(s) to restrict cars through fire lane. | 2 | ESL | S | Quantities? .. will assume 6"steel concrete packed & painted u.n.o. (10) 10 each @$1000 | | ● | | | | | | | | $18,760 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 1- 8 yd solid, 1- 6 yd recycle. No screening. | Install screening. | 2 | ESL | S | 10' x 15' exclusive screend area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | | | | | | | | ● | $10,788 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Chain link around school. Corner fence/grade attenuation. Sections missing/sagging. | Needs repair. | 2 | ESL | S | Need lf of repairs (60 FT ) needed and fence height (6 FT) .. 60LF$30 | | | | | | | ● | | | $3,377 |
| **Site Topography** | | | | | | | | | | | | | | | | |
| Characteristics | Poor grass cover in play area. | Reestablish green area. | 2 | ESL | S | Need sf of new lawn area (12, 200) , will assume reseed, aeration, and lawn feeding only with minimal new loam u.n.o. 12,200s.f.@$0.75 | | | | | | | ● | | ● | $17,164 |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| Ponding | Ponding/drainage needs attention at Dumpster area | Install curbing and catch basin and connect to existing drainage. | 1 | END | S | Curbin quantity & type? (150 FT BITUMINOUS) .. Lf of pipe run to connect to existing storm system (50 FT)? Curb: 150lf@$10 CB: 1@$2500 Pipe: 50lf@$50 | | | | | | | ● | | | $8,102 |

# LINCOLN MIDDLE SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Roof Construction | A. Some blocking has been added though some is still missing; some joists have been sistered; and a couple of the steel rods for the ceiling have been replaced. Roof layout includes high/low conditions. | Add missing blocking. | 3 | ESL | S | 16 partial lines of blocking. Extent unclear, assume each "partial line of blocking" means one location between adjacent set of roof joists 4' o.c., so am providing 64 total lf of blocking between joist, = 10 bf per location x 16 = 160 bf blocking @ $5 = $800 + MU's, increase to 320lf | | ● | | | | ● | ● | | | $7,510 |
| Roof Construction | B. Flat roof susceptible to drift most likely not designed for drifting. | Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift by adding new wood joists between existing joists. Shoveling of drifts recommended in the interim. | 2 | ESL | S | 2,500 sq ft of roof, assume sistering @ 48" o.c. = 625 lf sistering assuming 2 x 12 = 1,250 bf sistering @ $5 bf = $6,250 + MU's increase to 960lf | | ● | | | | ● | ● | | | $18,018 |
| Roof Construction | C. The is a wood bell tower on the east end of the roof. The paint on the wood is flaking and the wood appears to be deteriorating. | Repair bell tower and verify that its connections to the main roof structure. | 1 | END | S | One bell tower, allowance lump sum $10,000 + MU's | | | | | | ● | ● | | | $18,760 |
| 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 | | | | | | ● | ● | | | $2,350 |
| Roof Construction | B. 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 lf sistering assuming 2 x 12 = 850 bf sistering @ $5 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. | | ● | | | | ● | ● | | | $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 lf sistering assuming 2 x 12 = 250 bf sistering @ $5 bf = $1,250 + MU's, roof is steel so wood will not work here, assume 160lf of add joist similar to line 116 | | ● | | | | ● | ● | | | $7,205 |
| Roof Construction | **Additional connectors/1-story spaces between the east building and the north-west building** (houses mechanical 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. | Roof is technically grandfathered; 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) | | ● | | | | ● | ● | | | $14,185 |

# LINCOLN MIDDLE SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Exterior Wall Construction | Additional connectors/1-story spaces between the east building and the north-west building<br>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?) | | | | | | ● | ● | | | $187 |
| Exterior Wall Construction | South-west building:<br>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) | | | | | | ● | ● | | | $2,256 |
| Exterior Wall Construction | North-west building (gym):<br>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. | 2 | 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) | | ● | | | | ● | ● | | | $23,640 |
| Exterior Wall Construction | B. The CMU back up wall on the west façade has multiple stepped cracks. | Investigate source of damage and repair cracks. | 2 | END | S | ~100 lf crack stich @ $50 = $5,000 + MU's | | ● | | | | ● | ● | | | $9,380 |
| 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. 15lft | | ● | | | | ● | ● | | | $3,285 |
| Exterior Wall Construction | F. North entry: large canopy shows damage on the underside. | Verify damage is not structural. Repair | 2 | END | S | One canopy, sf area & type of 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) | | ● | | | | ● | ● | | | $2,350 |
| Exterior Wall Construction | E. West entry is brick with a gable roof with wood siding and shingle roof. The decorative brick pattern is spalling. The wood siding paint at the gable is peeling. | Fix brick and repaint gable face | 2 | END | S | Brick repair ~10 locations, sf area per location unknown, allow $250 location = $2,500 + MU's; Paint ~ gable end, sf area gable repair unknown (50 sf ft), allow 100 sf @ $5 clean-prep-repaint = $500 + MU's | | | | | | ● | ● | | | $5,161 |
| Exterior Wall Construction | **Geodesic dome**: the walls (below the dome portions) are there edge of the planters, insulation, and wood siding. In several locations the wood is rotting. | Replace rotting panels. Verify the walls are sounds | 2 | END | S | Area sf of rotted unclear, allow 100 sf (correct) @ $15 = $1,500 + MU's | | ● | | | | ● | ● | | | $2,817 |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| Additional Observations (Site) | A. Entry roof at ground floor: the roof is metal bearing on a frame of HSS steel beam and column. The frame paint is peeling. | Repaint steel to protect it. | 2 | END | S | 1 roof, sf area of steel to be repainted is unclear, allow 100 sf @ $10 clean-scrape-repaint = $1,000 + MU's, carry 800 lft of hss section to be painted (HSS varies between 6x6 and 4x4) | | | | | | ● | ● | | | $30,016 |
| Additional Observations (Site) | B. Cast in Place Concrete Site stairs at south east has large spalls and damage at the base of the railing posts | Repair | 2 | END | S | 1 stair, sf area damage unclear, allwoance for total repair $1,000 + MU's 3cuft | | | | | | ● | ● | | | $1,876 |
| Additional Observations (Site) | C. Stone coping on site wall (south east): the mortar between the stone is gone. | Repair to prevent further water infiltration | 2 | END | S | 1 wall, ~70lft remove & rest coping stone w/new grout @ $30 lf = $2,100 + MU's | | | | | | ● | ● | | | $3,939 |
| Additional Observations (Site) | D. Main entry stone steps. Crack visible around railing post. | Repair crack | 2 | END | S | 1 location, $100 allowance + MU's | | | | | | ● | ● | | | $187 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Door Widths and Clearances | 3' Wood doors, clearance not met. There is a step at the plane of the door. 9" steps are non-compliant, the unnatural height makes them a tripping hazard. Existing center railing not adequate. | Reconfigure entry to make ADA accessible. Install new stairs and ADA compliant ramp, railings. | 0 | OB | S | Remove entire (approx. 300 SF) granite entry stair area, 11 steps. Increase top landing to 300 SF 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 lf ground mount handrail <top & mid & posts @ 48" painted steel> @ $80 =$31,600) + (550 cy dig & bf ramp foundations & prep granite steps @ $35 = $19,250) = = = $129,600 + MU's. | | | | ● | | | | | | | $243,130 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |

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| Locations and Materials | Concrete step at North gym entry is deteriorating, spalling, and cracking. Metal tread rusting, popping up. Stair at West gym entry is deteriorating, spalling, and cracking.<br>Concrete step at West locker room entry is deteriorating, spalling, and cracking. | Replace 1 concrete step at North gym entry.<br>Replace 2 concrete steps at West gym entry.<br>Replace 1 concrete step at West locker room entry. | 2 | END | S | Replace 1 concrete step at North gym entry (7-3/4" step, 100 SF).<br>Replace 2 concrete steps at West gym entry (7-3/4" steps, 100 SF).<br>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<br><br>Assume c.i.p. steps.<br>150 SF total area of just one 7" step (or 'pad') - 2 separate pads.<br>100 SF total area of c.i.p. steps, 2 x 7" risers (14" total height) - 1 stair.<br>Include 30 LF new handrails. | | ● | | | | ● | ● | | | $51,125 |
| Roof ladders | Two existing roof ladders are dangerous, rusting. There is no good access to the gymnasium roof besides climbing out a window. Also, there is no easy access to three other roof levels. | Replace 2 existing roof ladders with new OSHA compliant roof ladders. Install three new OSHA compliant roof ladders.<br>Provide enclosed OSHA compliant roof ladder access to gym roof. | 0 | OB | S | Replace 2 existing 8' roof ladders with new roof ladders @ $85 vlf demo & replace = $1,360 + MU's.<br>Install 3 new 8' roof ladders @ $75 vlf = $1,800 + MU's.<br>Install new 15' enclosed roof ladder $165 vlf with cage = $2,475 + MU's. = = = TOTALS $5,635 + MU's | | ● | ● | | | | | | | $10,570 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Non-ADA compliant door hardware | The vast majority of doors have been outfitted with compliant door hardware. However there are still non-compliant hardware (door knobs) on some doors. Accessible doors need to have a condition 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-conditiond handles are acceptable designs. | Recommend replacement of all non-compliant door hardware with functioning, code compliant hardware. | 0 | OB | S | Approx. 20 Knobs (typically on service/storage doors), $500 per door leaf for new ADA hardware and possible minor reworking of leaf to accept = $10,000 + MU's | | | | ● | | | | | | $18,760 |
| **Main Entrance** | | | | | | | | | | | | | | | | |

# LINCOLN MIDDLE SCHOOL

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| Door Configuration (Vestibule?) | Vestibule. Alum storefront appears to be in good condition. Original wood-framed vestibule storefront showing wear and tear, denting, and chipping.<br>No ADA push button. | Strip and refinish original woodwork.<br>Install ADA push button as part of larger entry renovation work involving accessibility. | 2 | ESL | S | Approx 50 SF original wood refinishing, $7.50 sf strip-sand-refinish-seal = $375 + MU's.<br>Install ADA push button and door entry system, $2,500 for system w/new wiring + MU's. | | | | ● | | | | | | $5,397 |
| Exit Signs | Main entrance missing second exit sign. | Provide Exit sign | 0 | OB | S | 1 exit sign above door, $350 including wiring in + MU's. | | ● | ● | | | | | | | $661 |
| **Secondary (lower level) Entrance** | | | | | | | | | | | | | | | | |
| Exit Signs | No second exit sign above doors | Provide Exit sign | 0 | OB | S | 1 exit sign above door, $350 including wiring in + MU's. | | ● | ● | | | | | | | $661 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Wall Projecting Objects | Two drinking fountains are not located in alcoves, and cannot be detected by cane. | Provided painted round metal cane detection devices to one side of the drinking fountains to meet ADA requirements. | 0 | OB | S | (2) painted round metal cane detection devices. One set of two for each fountain, allow $250 ea x 4 = $1,000 + MU's | | | | ● | | | | | | $1,876 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| At Code Required Locations? | Generally, signage is provided where needed. However there are a few signs missing from classrooms on the third floor, or have temporary laminated paper signage. | Replace laminated paper signage with code compliant signage. | - | - | S | Install approx. 20 plastic code compliant signs, $75 each = $1,500 + MU's | | | ● | ● | | | | | | $2,817 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Handrails (height, extensions, profile) | One main stair has fully compliant handrails.<br>The other main stair lacks the 1' handrail extensions at the top and bottom of each railing run. Also, graspable handrail is not continuous, and interrupted by a post at the top and bottom of each stair run.<br>The stair at the rear of the gymnasium/cafeteria needs 1' rail extensions for each side railing, top and bottom of each railing run. Center railing should be replaced with a railing that also has the 1' top and bottom extension.<br>The stair at the side of the gym also lacks the 1' extensions at the top and bottom of each railing run. | Install code compliant center handrails and handrail extensions at rear cafeteria/gym stair.<br>Install code compliant handrail extensions at main stair.<br>Install code compliant handrail extensions a gym side stair. | 0 | OB | S | Install a total of 25LF of 1' handrail extensions, assume cut existing pipe end & weld extension as required, $100 lf including welding & grinding or $100 per location = $2,500 + MU's<br>Install 3 new center railings, approx. 24 LF total, assume toe guard & 4" vertical spacers, $150 lf demo & replace = $3,600 + MU's = = = TOTALS $6,100 + MU's | | | ● | ● | | | | | | $11,443 |
| **Family & Consumer Science (Home Ec.)** | | | | | | | | | | | | | | | | |
| Stairs | Exit stair through rear of classrooms lacks compliant handrails. | Install compliant handrails. | 0 | OB | S | Approx 12 lf new handrail; $30 lf if single line wall pipe rai .. OR .. $125 lef if ground mount w/toe guard & 4" verticals, please advise<br><br>Single wall line pipe rail. | | | ● | ● | | | | | | $0 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |

# LINCOLN MIDDLE SCHOOL

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| Sinks (ADA compliance) | Sinks are mounted in laminate casework countertops. They are not ADA compliant. Gooseneck type faucet with aluminum basin, in good condition. | Remove existing counter and sink, replace with ADA compliant counter and sink. | 3 | ESL | S | (1) 24" deep x 60" long plastic laminate counter with resilient edge banding, knee clearance below counter, and stainless steel sink with faucet, $275 lf demo & replace cabinet & countertop = $1,500 + $1,500 new sink & faucet using existing rough = $2,875 + MU's | | | | ● | | | | | | $5,397 |
| Kilns | Kiln in back storage room. | Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations. | 0 | OB | S | 80 square feet of interior renovation to provide a room 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 | | ● | | | | | | | | $23,453 |
| **Technology Classrooms (Fabrication Lab)** | | | | | | | | | | | | | | | | |
| Stairs | Railings and guardrails not compliant. | Replace with compliant handrails and guardrails, which have extensions and can pass the 4" ball test. | 0 | OB | S | Remove existing handrails and guardrails, replace with approx. 35 LF new guardrails with handrails., $135 lf to demo & replace = $4,725 + MU's | | | ● | ● | | | | | | $8,869 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Stage Curtains (fire, proscenium, back of house) | Maroon stage curtain provided. No proscenium. Balcony storage provided at back of stage. Ladder up to balcony storage is unsafe, vertical rails are short. Guardrail at balcony is non-compliant. | Replace ladder up to balcony storage with new, safe ladder. Remove existing guardrail with code-compliant guardrail. | 0 | OB | S | Remove existing ladder, replace with new 10 ft ladder, $4,000 for alternating tread ladder & demo existing + MU's.<br>20 LF code-compliant guardrail, $80 lf to demo existing & provide new guardrail (top & mid rail & post 48" o.c.) = $1,600 + MU's = = = TOTALS $5,500 + MU's | | | ● | ● | | | | | | $10,508 |
| Door Widths and Clearances | Door widths are fine, typically 3'. Proper clearance is not provided for stage stair door. Door swings and hits stage. Also, due to occupant load of stage, both stage doors should swing outward. Stage is not provided with guardrail, and stair is not provided with compliant handrails | Re-configure door to swing outward. Provide guardrail at stage.<br>Provide compliant handrails at stairs. | 0 | OB | S | Remove existing guardrail, provide 10 LF new code compliant guardrail. $85 w/demo = $850;<br>Reconfigure 2 existing doors to swing outward. $200 ea = $400;<br>Provide 10 LF code compliant handrails for stairs. $25 = $250; = = = TOTALS $1,500 + MU's | | | ● | ● | | | | | | $2,817 |
| **Performing Arts - Music Rooms** | | | | | | | | | | | | | | | | |

# LINCOLN MIDDLE SCHOOL

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| Door Hardware | Main doors are compliant with aluminum pull handles and panic hardware. 1 backroom door still has a doorknob. | Replace doorknob with compliant hardware. | 0 | OB | S | Replace knob with compliant hardware on 1 door, $500 to include possible minor reworking of door for hardware + MU's | | | ● | ● | | | | | | $941 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Drinking Fountains | Provided outside of gym. Non-accessible. | Replace with accessible water fountain. | 0 | OB | S | Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler, $1,500 demo & $500 modify existing rough + MU's | | | | ● | | | | | | $3,752 |
| Door Hardware | Doors provided with pull handles, panic hardware. Doors are on closers, one door on hold open. Compliant. | Replace hardware set with doors. | 3 | ESL | S | 1 hardware set double doors, allow $2,250 all hardware | | | ● | ● | | | | | | $4,226 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Lockers (Material, Vented, ADA) | Painted steel lockers. Vented. No ADA units provided. Lockers are in a state beyond repair. | Replace all lockers. | 0 | OB | S | Remove existing lockers. Provide approx. 50 new plastic, ADA compliant double tier lockers @ $135 opng w/demo = $6,750 + MU's | | | | ● | | ● | ● | | | $12,664 |
| **Cafeteria** | | | | | | | | | | | | | | | | |
| Drinking Fountains | Provided outside of gym. Non-accessible. | Replace with accessible water fountain. | 0 | OB | S | Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler, $1,500 demo & $500 modify existing rough + MU's | | | | ● | | | | | | $3,752 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | In two staff bathrooms, ADA turning radius is not provided. Three bathrooms are missing grab bars. | Re-configure GWB partitions in two bathrooms to provide proper ADA turning radius. Install 3 sets of ADA grab bars for toilets. | 0 | OB | S | Remove full-height GWB partition. Install and finish new full-height GWB partition. 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 x 2 = $550 = = = $3,550 + MU's, | | | | ● | | | | | | $6,663 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |

# LINCOLN MIDDLE SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Panels | 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 | | | | | | ● | ● | | | $62,325 |
| Exterior Building Lighting | Mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits. | Update old incandescent fixtures to LED. | 2 | END | S | Carry (4) LED canopy fixtures in the short term | | | | | | ● | ● | | | $4,487 |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire 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 | | ● | ● | | | | | | | $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 | | ● | ● | | | | | | | $41,259 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Secure 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 | ● | | | | | | | | | $468,996 |
| Intrusion 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 | ● | | | | | | | | | $143,348 |
| Security 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 48 cameras | ● | | | | | | | | | $187,598 |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$1,824,068** |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Domestic CW & HW supply | Copper systems lead solder | Copper system beyond service life. | 2 | END | L | Replace original systems, $/SF @ 50K SF | | | | | | | | | | $1,475,350 |
| Sanitary Waste and Vent System | Mostly cast iron & PVC addtion | Cast iron beyond service life. | 2 | END | L | Replace original systems, $/SF @ 50K SF | | | | | | | | | | $815,325 |
| Storm Drain System | Mostly cast iron & PVC addtion | Cast iron beyond service life. | 2 | END | L | Replace original systems, $/SF @ 50K SF | | | | | | | | | | $349,425 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating 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 boilers at time of steam to HW condensing boilers. | 1 | END | L | (Year 6-20) Replace boilers with HW boilers and all apputenances (eg. Expan tank). | | | | | | | | | | $737,675 |
| 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 hot water conversion. | 2 | END | L | Figure (2) at 8,000 cfm each. Add $/SF for new insulated ductwork @10K SF. | | | | | | | | | | $465,900 |
| Air Handling Unit Systems (1996 addition) | Rooftop H&V units for classes with HW coils (1996 circa) expected service life of 25 years | Replace Rooftop H & V units at end of service life (5 years) | 2 | END | L | Figure (3) at 10,000 cfm each. | | | | | | | | | | $388,250 |
| Pumps | Vintage with heating hot water upgrade (1997?) expected service lifer of 25 years. | Replace with VFD pumps at end of service life (5 years).<br>Add (2) VFD pumps at time of steam to hot water conversion | 2 | END | L | Figure (2) 100 gpm 70ft for exisitng HW system.<br>Figure (2) 150 gpm 60 ft hd for new hot water conversion | | | | | | | | | | $80,756 |
| Terminal Unit Systems | HW CUHs/Uhs, steam radiation, VAV w/HW coils-classes at of service life. | Replace at time of steam to HW conversion | 3 | END | L | Figure (8) CUHs 30 MBH<br>Figure (25) VAVs with HW<br>Figure (6) Uhs 30 MBH<br>Figure 500ft fintube | | | | | | | | | | $155,300 |
| Exhaust Systems | Toilet/Janitor class wings Gym/Stage Efs at end of service life. | Replace at time of steam to HW conversion | 2 | END | L | Figure (4) roof Efs at 400 cfm ea. | | | | | | | | | | $31,060 |
| Piping System | Steam welded/threade 40 (original) black steel 40 and copper 1996 reno. | Steam piping aged--Replace with hot water conversion project. | 2 | END | L | Figure $/SF @ 100K SF | | | | | | | | | | $2,795,400 |
| Automatic Temperature Controls | Electric DDC and pnuematics | Replace pnuematics to electric DDC | 2 | END | L | Figure $/SF @ 100K SF | | | | | | | | | | $776,500 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Equipment | 1998 vintage GE switchboard | Perform infra-red scanning of the service equipment to assess condition of contacts and terminations. | 2 | ESL | L | $Allow 1,500 for infrared scan with report | | | | | | | | | | $2,330 |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Panels | 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.<br>All Panels will reach the end of their anticipated useful lives within 15 years | 2 | END | L | Carry complete replacement for 103118 sf with 85% needed in the long term | | | | | | | | | | $442,605 |
| Site Lighting (type & material) | There are no pole mounted site lights. Some areas are not illuminated to levels recommended by IES> | Provide full cut-off LED pole mounted fixtures to provide illumination as recommended by IES. | N/A | N/A | L | Carry (4) LED pole lights, 20 feet high | | | | | | | | | | $83,862 |
| Exterior Building Lighting | Mostly LED wall packs with full-cutoff optics, but some old incandescent fixtures remain at building exits. | All fixtures will reach the end of their anticipated useful lives within 20 years. | 2 | END | L | (10) LED wall packs in the long term | | | | | | | | | | $13,977 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED 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. | 2 | END | L | Carry complete interior lighting replacement fro 95,962 sf | | | | | | | | | | $0 |
| 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.<br>All fixtures will reach the end of their anticipated useful lives within 20 years. | 2 | ESL | L | | | | | | | | | | | |
| 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.<br>All fixtures will reach the end of their anticipated useful lives within 20 years. | 2 | ESL | L | | | | | | | | | | | |
| Toilets | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations.<br>All fixtures will reach the end of their anticipated useful lives within 20 years. | 2 | ESL | L | | | | | | | | | | | |
| Mech/Storage | fluorescent strips with T8 lamps | Update lighting to LED as part of any planned facility renovations.<br>All fixtures will reach the end of their anticipated useful lives within 20 years. | 2 | ESL | L | | | | | | | | | | | |
| Assembly | Performance lighting is incandescent fixtures controlled by the circuit breakers of a residential/light commercial grade load center. | Update lighting to LED fixtures controlled by dimmers | 2 | OB | L | Carry $12,000 + MU's | | | | | | | | | | $28,047 |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | | |

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Gym | T8 fluorescent high bays | Update lighting to LED as part of any planned facility renovations.<br>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 | | | | | | | | | | $128,899 |
| Fire Alarm | 1998 vintage conventional zonded FCI control panel. Occupant notification does not comply with ADA or current standards in some areas. | Udate to fully addressable system. | 2 | END | L | 103,118 sf | | | | | | | | | | $301,282 |
| 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 | L | Carry (8) outdoor units and 40 indoor units | | | | | | | | | | $51,404 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 6 - 10** | **$9,123,347** |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Interior doors | Older wood doors intermixed throughout the building. These doors are showing their age - denting, scuff marks, and deterioration of wood. Glass panes in these doors could be a safety issue. Also, these doors have wood frames which are also showing heavy wear and tear. Many of these frames have transoms extending to underside of ceiling. In some cases, the glass panes remain, and in others the glass has been removed and infilled. Wood trim surrounds all frame elements. Overall, these doors and frames are nearing the end of their useful life. | While these doors may preserve school character, future large-scale renovations should consider replacing all of these doors with new wood veneer, HM frame doors (to match what many doors have already been replaced to). | 2 | END | L | Approx. 75 single (36"x84") doors, notes indicate "many" with transoms to 9' + .. Assume 50% with transom & 50 % just door & frame .. $1,500 demo & replace wood door & frame w/lockset & closer + MU's (40 each) .. $2,000 + MU's demo & replace wood door & frame w/lockset & closer & transom (35 each) = $130,000 total + MU's. | | | | | | ● | ● | | | $378,681 |
| Classroom/Staff room casework | Mix of laminate casework and wood casework. Condition varies widely throughout classrooms, from casework that looks original to the building, to newer looking laminate casework. Typically, casework is showing its age through dents, cracks, discoloration, delamination, and broken hardware. | Recommend replacing aging wood casework with more resilient plastic laminate casework with resilient edge banding. | 2 | ESL | L | Provide the following in each room (total of 50 rooms).<br>(2) 48" wide tall cabinet units with adjustable shelves and lockable doors, 100 wardrobes @ $750 = $75,000 + MU's.<br>(4) 36" wide wall cabinets with adjustable shelves and lockable doors, 600 lf wall cabinet @ $125 =$75,000 + MU's, assumes attachment to wall using existing studs, no added blocking behind wall.<br>(4) 36" wide base cabinets with adjustable shelves and lockable doors, 600 lf base & plam countertop @ $265 = $159,000 + MU's. Add $10 lf to demo & dispose existing presumed 1,200 lf base & wall cabinet + $75 demo & dispose 100 wardrobes = $19,500 + MU's .. TOTALS ALL =$328,500 + MU's. | | | | | | ● | ● | ● | | $1,145,390 |
| Floors | VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles.<br>Terrazzo is showing areas of major cracking and chipping, discoloration and staining.<br>Carpeted areas are typically in better condition, however they still show areas of fraying and staining.<br>Paint on 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. | Recommend replacement of all VCT, terrazzo, and carpet floors as part of wholesale floor replacement for entire school.<br>Replace all rubber/wood floor bases as part of wholesale floor replacement. Replace VCT and terrazzo and with Quartz tile. Replace carpet floors with new carpet. | 2 | END | L | Approx. 62,000 SF VCT removal, and replacement with quartz tile @ $3.75 + $0.50 base replaced ave + $1.75 demo & prep (partial terrazzo required more demo $$) = $372,000 + MU's.<br>Approx. 10,500 SF carpet removal, replace with carpet, $3.25 sf carpet + $0.50 base new ave + $1.50 sf demo & prep = $55,125 + MU's. | | | | | | ● | ● | | | $642,825 |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Walls | Nearly universally, walls need to be refinished and repainted. | Recommend refinishing, repainting all walls, wood trim, window sills in entire school. | 2 | END | L | Approx. 54,000 GSF school needs refinishing and repainting of GWB and plaster walls @ $2 sf floor area prep & repaint = $108,000+ MU's.<br>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 | | | | | | ● | ● | | | $346,715 |
| Ceilings | 2x4 ACT tiles. Generally, tiles throughout the school are beginning to sag and become discolored. There are isolated areas of cracking and failing tiles, as well as discoloration from dripping water above.<br>Painted GWB. Spots of denting, discoloration. | Replace tiles as part of building-wide ceiling replacement. Consider a 10 year item.<br>Patch and repaint GWB ceilings. | 2 | END | S | 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.<br>Approx. 6,400 SF patch and repaint GWB ceilings @ $1.50 sf = $9,600 + MU's<br><br>OK | | | | | | ● | ● | | | $798,432 |
| Wainscoting | Painted wood wainscoting up to 5'. Wood trim lining top of wainscoting. Both are showing wear and tear, scuff marks, denting, chipping. | Recommend refinishing and repainting all wood wainscoting. | 0 | OB | I | Approx. 30,000 GSF of school building that has this wainscoting. Need lf run of wainscot, otherwise cannot calculate .. Can be included under 100% wall painting line 236<br><br>Approx. 4,500 LF wainscoting. | | | | | | ● | ● | | | $137,643 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Entrance Mats | Loose 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. | 3 | 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.<br>2 areas, approx. 300 Square Feet of mild grade walk-off mat, $15 interior water hog rolll up matt = $3,000 + MU's.<br>2 areas, approx. 300 Square feet of low grade walk-off mat @ $10 sf = $3,000 + MU's | | | | | | ● | ● | | | $27,678 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Lockers | Painted metal lockers. Lockers are showing signs of heavy abuse, wear and tear. Dented, scratched, scuffed. Bases are typically discolored from floor cleaning. | Replace all corridor lockers. | 2 | END | S | Approx. 400 LF of double tier, 1' wide lockers, 800 openings @ $35 demo & replace per opening = $108,000 + MU's | | | | | | ● | ● | | | $314,596 |

# LINCOLN MIDDLE SCHOOL

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Other Notes | Second floor connector corridor (with large curtain wall) is partially being used for storage. Temporary part-height partitions being used to quarantine storage space in corridor | Remove temporary walls, remove storage materials. | - | - | - | Allowance $750, lf run of temp partitions unknown<br><br>Approx. 50 LF of 8'-0" high temp partitions. | | | | | | ● | ● | | | $1,752 |
| 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. | Restore wood framework and trim. Remove and replace single pane glass with tempered glass. | 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. | | | | | | ● | ● | | | $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.<br>Metal nosings are also heavily worn, discolored, rusted. Metal nosing/treads at center stair are heavily worn, dented, discolored. | Replace all rubber nosings/treads.<br>Replace all metal nosings and VCT treads.<br>Replace all metal nosing/treads at center stair. | 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<br>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;<br>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<br><br>In both cases, nosing & nosing/tread are adhered. | | | | | | ● | ● | | | $69,184 |
| **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 | S | 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 | | | | | | ● | ● | | | $229,395 |
| **Science Classrooms (Science classrooms may or may not be used as science classrooms, based on classroom rotation) Generally feature the same issues as the general purpose classrooms.** | | | | | | | | | | | | | | | | |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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. | Remove existing lab benches, replace with new lab benches. | 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) .. presume 5' length each and allow $7000 lf with solid surface top & demo-replace & new sinks-faucets = 25 lf @ $700 = $17,500 + MU's .. please advise if scope understanding incorrect, are sinks and faucets integral to bench and also need reinstallation???<br><br>Provide the following in (5) of the Science Classrooms:<br>(10) 60"x36" phenolic top lab base cabinet style benches. Non movable, freestanding with (2) new faucets in each bench end, rubber base. | | | | | | ● | ● | | | $78,649 |
| **Technology Classrooms (Fabrication Lab)** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT is aging, areas of cracking, discoloration, busted edges. Some areas missing tiles.<br>Ceramic tile is damaged, discolored, and stained.<br>Rubber base is scuffed, damaged in high traffic areas, and often peeling away from wall. | Replace floors and rubber wall bases. | 2 | END | S | Approx. 2000 SF ceramic floor tile replacement, $15 sf demo & replace including tile base = $30,000 + MU's | | | | | | ● | ● | | | $87,388 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | S | Patch and repair approx. 50 LF of cracks, $50 lf for stitch repairs = $2,500 + MU's. Infill approx. 30 SF of failing CMU, $20 sf demo & replace = $600 + MU's.<br>See general notes for painting quantities. | | | | | | ● | ● | | | $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 | S | 2 (3' doors), $500 each leaf demo & replace & reinstall hardware = $1,000 + MU's.<br>Repaint 8 HM frames, $75 clean-grind-repaint frames = $600 + MU's = = = TOTALS $1,600 + MU's | | | | | | ● | ● | | | $4,665 |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Grilles | 2 grilles. Both are dirty, staining wall above and below. | Replace grilles. | 2 | END | S | Remove existing grilles, replace 2 new (5' x 5') grilles, $750 ea demo & replace = $1,500 + MU's | | | | | | ● | ● | | | $4,374 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Painted concrete floor. Tile floor. Tile base. Concrete floor in good condition. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored. | Replace tile floors and bases. | 2 | END | S | Approx. 2000 SF of existing tile removal, replace with new tile, $15 sf demo & replace including tile base =$30,000 + MU's | | | | | | ● | ● | | | $87,388 |
| Shower Configuration (Gang, Stalls) | Both Boy's and Girls have gang shower spaces. Girl's also provided with 3 shower stalls. | Gang showers are obsolete, consider adding stalls. | 0 | OB | I | See attached plans for reconfiguration. | | | | | | ● | ● | | | $0 |
| Level of Privacy | Gang showers provide no privacy. Girl's shower stalls provide privacy, however the stalls do not have a changing area in front. | Provide changing area in front of shower stall. | 0 | OB | I | See attached plans for reconfiguration. | | | | | | ● | ● | | | $0 |
| Level of Privacy | No privacy. | Provide private changing area. | 0 | OB | I | See attached plans for reconfiguration. | | | | | | ● | ● | | | $0 |
| **Locker Area Toilet Rooms** | | | | | | | | | | | | | | | | |
| Toilet Partitions | Baked enamel toilet partitions. Dented and scuffed in some areas. | No Action Required. Within expected service life. Replace with any large-scale locker room renovation. | 3 | ESL | L | Remove existing partitions. Replace with approx. 6 new standard size toilet partitions, 2 new ADA toilet partitions, $1,250 demo & replace standard size, $1,500 demo & replace ADA size = $10,500 + MU's | | | | | | ● | ● | | | $30,591 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Linoleum floor is discolored, deteriorating, and peeling away. There is a mix of wood base and rubber base. Paint on 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. | Replace all linoleum floors. Replace all floor bases as part of wholesale floor replacement. | 2 | END | S | Approx. 400 SF linoleum floor replacement, $1.50 demo & prep for new + $4.50 linoleum + $0.50 base ave area = $6.50 = $2,600 + MU's | | | | | | ● | ● | | | $7,577 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Linoleum floor is discolored, deteriorating, and peeling away. Tile floors and base are in a state of disrepair. Missing and broken tiles, discolored. There is a mix of wood base and rubber base. Paint on 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. | Replace linoleum floors. Replace tile floors. Replace all floor bases. | 2 | END | S | Replace approx. 430 SF linoleum floors with ceramic tile, $15sf w/demo & prep & ceramic tile w/tile base = $6,450 + MU's | | | | | | ● | ● | | | $18,794 |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Toilet Partitions | Baked enamel toilet partitions. Dented and scuffed in some areas. | No Action Required. Within expected service life. Replace with any large-scale locker room renovation. | 3 | ESL | L | Remove existing partitions. Replace with approx. 8 new urinal divider partitions, 14 new 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 | | | | | | ● | ● | | | $113,604 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Linoleum floor is discolored, deteriorating, and peeling away.<br>Tile floors and base are in good condition. | Replace linoleum floors and rubber base. | 2 | END | L | Remove approx. 200 SF Linoleum, replace with approx. 200 SF new ceramic tile on floor, $15sf w/demo & prep + $13 sf ceramic tile w/tile base =$3,000 + MU's | | | | | | ● | ● | | | $8,739 |
| Wall Finish Materials | Painted GWB. Dented and chipping areas, particularly at outer corner areas. Scuffed, marked, showing wear and tear from heavy traffic, abuse.<br>Ceramic tile up to 4' above floor in some. | Patch and repaint all GWB.<br>Install tile up to 4' along walls with no tile protection. | 3 | ESL | L | Approx. 300 SF new tile 4' up bathroom walls, demo gyp + new tile backer board + tile wainscot = $17.50 sf = $5,250 + MU's.<br>See general notes for repainting quantities. | | | | | | ● | ● | | | $15,310 |
| Mirrors | Wall-mounted mirrors provided, missing in 1 staff bathroom. | Provide 1 wall-mounted mirror. | 3 | ESL | S | 1 (18" x 30") wall-mounted mirror = $100 + MU's | | | | | | ● | ● | | | $290 |
| Door Material (Including Frame & Glazing) | Wood veneer doors, no lites. Painted HM frames. 1 original wood door with wood frame and trim is showing its age - denting, scuff marks, deterioration of wood. | Replace 1 door | 3 | ESL | N/A | Remove existing door, install 1 (3' x 7') wood veneer door and painted HM frame, $1,500 demo & replace door & frame include lockset and closer + MU/s | | | | | | ● | ● | | | $4,374 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Exposed concrete deck. Painted. | Repaint concrete deck. | 2 | END | S | Repaint approx. 3000 SF concrete deck, $2 sf prep-repaint = $6,000 + MU's | | | | | | ● | ● | | | $17,478 |
| Door Material (Including Frame & Glazing) | Wood and metal doors with HM frames. All are in relatively poor condition. | Replace doors and frames. | 2 | END | S | Replace 4 existing doors and frames with 4 new HM doors and frames, $1,500 door & frame demo & replace including lockset & closer = $6,000 + MU's<br><br>Change to (20) existing doors. | | | | | | ● | ● | | | $87,388 |
| | | | | | | | | | | | | | | | **Total Years 11 - 15** | **$4,672,448** |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Brick, Glass Block, Granite Block, CMU block (at lower level entry). Brick seems to be in fair condition. Isolated areas of cracking, spalling brick. It should be noted that the exterior brick is in the process of being repointed. Repointed brick looks good, although gymnasium brick needs repointing as well. Glass block is broken, failing in numerous areas. Granite block and CMU appear to be in good condition. | Continue work repointing brick. Patch isolated cracking, replace spalled brick. Recommend removal of all glass block, replace with functional and energy efficient system. Remove staining on CMU block with light pressure wash.<br><br>Repoint brick around Gym. | 2 | ESL | L | Remove approx. 1,200 SF of 12" x 12" glass block, replace with thermally broken aluminum window system. Will assume lintels already in place above glass block in good condition u.n.o., $75 sf demo & replace glass block with alum window system + MU's.<br>Approx. 10,000 SF of gymnasium brick needs repointing - confirm that this is not under current scope of work. Will exclude u.n.o.<br><br>Nevermind note about lintels - glass block lintels quantified below.<br><br>Price 10,000 SF of brick repointing | | | | | | ● | ● | | | $244,431 |
| Spalling, Staining, Efflorescence | Efflorescence does not appear to be an issue. Brick spalling in isolated areas. Large areas of brick staining under exterior vents and grilles. | Light pressure wash of brick in areas of staining. | 2 | ESL | L | Replace 30 SF spalled brick, particularly at outside corners, $25 sf demo & replace + MU's. | | | | | | ● | ● | | | $6,356 |
| **Windows** | | | | | | | | | | | | | | | | |
| Frame Materials | Painted aluminum. Paint is fading, staining. Broken seals at glass units. | Replace all windows over long term | 2 | END | L | Replace 50 (4'-8'-6" (34 SF)) windows @ $70 + MU's all windows<br>Replace 100 (4' x 11' (44 SF)) windows<br>Replace 120 (4' x 10' (40 SF)) windows = = = TOTALS 10,900 sf @ $70 = $763,000 + MU's ..<br>Existing blocking re-used<br><br>Confirmed to replace all windows, include new blocking | | | | | | ● | ● | | | $2,486,676 |
| Storm Windows and Insect Screens | Lower level windows next to playground have protection screens, metal grilles. Showing age, rusting, wear and tear. No insect screens. | Replace protection grilles. Recommend adding insect screens to all windows. | 2 | END | L | Replace 17 (4' x 4') steel protection grilles, allow $500 per grill demo & replace + MU's\. Install 270 (4' x 4') insect screens, allow $150 per insect screen + MU's = = = TOTALS $49,000 + MU's | | | | | | ● | ● | | | $159,695 |

# LINCOLN MIDDLE SCHOOL

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Sills | 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 lf demo & replace = $1,000 + MU's; = = = TOTALS $2,250 + MU's | | | | | | ● | ● | | | $7,341 |
| Lintels | Painted steel lintels. Heavy rusting on lintels associated with glass block. Other lintels show minor rusting, paint chipping. | Replace lintels in openings where glass block occurs (along with glass block replacement). Exterior lintels occurring at the gymnasium | 2 | END-ESL | L | Approx. 300 LF of steel lintel needs replacement, assume 2 ea 4" x 4" back to back angels = 1 | | | | | | ● | ● | | | $124,332 |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Glazing Type and Color | Clear, single pane | Replace with energy efficient insulated glazing. | 0 | OB | L | Remove and replace approx. 75 SF (5 panes) of insulated glazing, assumes new perimeter glass | | | | | ● | ● | ● | | | $7,341 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | 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 is an aluminum system, showing signs of heavy wear and dated hardware. | Replace aluminum storefront system (rear side of gymnasium). Replace HM doors and frames at building rear. | 2 | END-ESL | L | 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 sidelite-transom = $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 | | | | | | ● | ● | | | $95,499 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| Materials | 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.<br>Both gym canopies have deteriorating, chipping, discolored EIFS. Looks like it is already a hazard (falling pieces)<br>Wood soffit paneling at main entry canopy. Beautiful woodwork, showing signs of weathering, discoloration. | Refinish and repaint fascia board wood at gym and canopy perimeters.<br>Replace EIFS at canopies.<br>Refinish wood soffit paneling at main entry. | 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;<br>Replace approx. 200 SF EIFS, $20 sf demo & replace, assumes some flashing & barrier wrap work behind = $4,000 + MU's.<br>Refinish approx. 150 SF wood soffit paneling, $5 sf clean-sand-refinish = $750 + MU's = = = TOTALS $6,475 + MU's | | | | | | ● | ● | | | $21,103 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |

# LINCOLN MIDDLE SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Window / Door Perimeter Sealant | 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.<br>Sealants around doors and grilles showing signs of deterioration, cracking, failure. | All window sealants will be replaced when windows are replaced.<br>Replace sealants around all exterior doors and grilles. | 2 | END | L | Approx 400 lf sealant, $3.50 lf to rout out & replace = $1,400 + MU's. | | | | | | ● | ● | | | $4,569 |
| Building Joint Sealant | Building sealant around gymnasium volume and canopies is deteriorating, breaking away. | Reseal building joints in rear of building. | 2 | END | L | Approx 200 lf sealant $5 lf to rout out & replace & backer rod = $1,000 + MU's. | | | | | | ● | ● | | | $1,505 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Material, Type, Color | EPDM, black over main building volumes. Appears to be in good condition. Maintenance staff noted they haven't had issues lately. Repairs were made a few years ago to gymnasium roof, which was leaking in places. No current issues.<br>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. | Budget for replacement at end of service life | 3 | ESL | L | 33,100 SF | | | | | | ● | ● | | | $1,294,506 |
| Roof Drains (Covers) | Mix of plastic and steel roof drain covers. Noted one drain on cafeteria roof where cover is missing. | Replace roof drain cover. | 3 | ESL | L | Replace 1 steel drain roof cover, $150 + MU's | | | | | | ● | ● | | | $487 |
| **Gutters and Downspouts** | | | | | | | | | | | | | | | | |
| Locations and Materials | Gutters, downspouts located at lower entry "dunce cap". Appears to be in fair condition, although paint is fading and is showing areas of rust. | Refinish and repaint. | 2 | ESL | L | Refinish, repaint 50 LF gutter, 10 LF downspout, assume 15" average gutter or downspout width/circumference dimension =75 total sf area @ $5 sf clean-scrape-prep-repaint = $375 + MU's | | | | | | ● | ● | | | $1,224 |
| Splash Block or Tied to Storm Drainage | Doesn't appear to be either | Add splashblock. | - | - | L | Install new splash block<br><br>Price (1) new splashblock | | | | | | ● | ● | | | $1,224 |
| **Decorative Items or Features** | | | | | | | | | | | | | | | | |
| Types and Locations | Steel structure of "Dunce cap" lower entry canopy, paint on structure beneath canopy is chipping away and peeling, steel is rusting.<br>Decorative spiral columns supporting "dunce cap" columns, paint is chipping, fading. | Refinish and repaint steel structure beneath "dunce cap".<br>Refinish and repaint decorative spiral columns. | | | L | Refinish, repaint approx. 400 SF steel structure beneath "dunce cap" canopy, $6 sf clean-scrape-prep-repaint = $2,400 + MU's.<br>Refinish, repaint 5 spiral columns, 18" diameter, 10' high. (5' circumference x 10' x 5 columns = 250 SF), $6 sf clean-scrape-prep-repaint = $1,500 + MU's = = = TOTALS $3,900 + MU's | | | | | | ● | ● | | | $12,711 |
| **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 lf sealant @ $5 clean & reseal = $2000 + MU's | | | | | | ● | ● | | | $6,518 |

# LINCOLN MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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.<br><br>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. | | | | | | ● | ● | | | $81,477 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 16 -20** | **$4,556,994** |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | | |
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| **Total Year 0** | **$0** |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Paving Materials | Bituminous - pavement at parking in front of building good. Pavement along primary route and parking lot side of building- Poor | Mill and repave primary route and parking lot at side of building. | 1 | END | S | 47,000 s.f. @ $1.25 | | | | | | | ● | | | $110,213 |
| Curbing Materials & Wheel Stops | No wheel stops or curb at side parking lot. Concrete curb at front in poor condition | Wheel stops needed at side parking lot adjacent to athletic field. Replace poor curbing sections | 2 | ESL | S | 150 lf curb@$10 | | ● | | | | | | | | $2,813 |
| Parking Striping Condition | Good, White/ Faint Arrows | Repaint arrows around access loop. | 2 | ESL | S | 200sf@$2 | | ● | | | | | | | | $499 |
| Number of Spaces (Regular & ADA) | 4 ADA, only 1 sign, non compliant grades, no van accessible parking | Adjust parking grades to be less than 2% within ADA parking. Repaint to include van accessible aisle. | 1 | END | S | 1400 s.f. @$4<br>stiping: 250 lf@$0.50 | | | | ● | | | | | | $10,740 |
| Accessible Parking Signage | Only 1 sign | Install 1 ADA sign per space. | 2 | ESL | S | $350 + MU's | | | | ● | | | | | | $656 |
| **Vehicular Drop-Off & Pick-Up Areas** | | | | | | | | | | | | | | | | |
| Locations | No separation | Further investigate and study: Paint and/or install curbing and signage to better define and separate bus and parent drop off locations. | 2 | ESL | S | Budget for additional study | | ● | | | | | | | | $12,465 |
| Car & Bus Separations | No strong delineation from cars and buses, only 1 sign | | | | | | | | | | | | | | | |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Traffic Markings & Traffic Signage | Need better signage for no parking spaces | Install no parking signs | 2 | ESL | S | 8@$125 | | ● | | ● | | | | | | $1,876 |
| Walkway Materials | Bituminous, walk along east side in poor condition | Replace walkway on east side of building. | 2 | ESL | S | 3000s.f@$2.50 | | ● | | ● | | | ● | | | $14,069 |
| Curb Cuts & Detectable Warning Strips | No panels on site | Install detectible warning panels at crosswalks. | 0 | OS | S | 3000s.f@$2.50 | | ● | | ● | | | | | | $14,069 |
| Pedestrian Ramp Location & Materials | Bituminous and concrete - Fair | Adjust transitions to 1/4" or less where applicable. | 2 | ESL | S | Mill and Overlay<br>200s.f.@$5 | | ● | | ● | | | | | | $1,876 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Loading Dock or Leveler | 1 at front (still used?), no markings at entrance to not block | Install no parking sign. | 2 | ESL | S | $350 + MU's | | ● | | | | | | | | $656 |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 1- 10 yd solid, 1- 6 yd recycle, no screening, poor placement | Relocate dumpsters and install screening. | 2 | ESL | S | 10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | ● | | | | | | | ● | $10,786 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | Propane @ loading | Make fence more secure | 2 | ESL | S | 50lf@$50 | ● | ● | | | | | | | | $4,689 |
| **Site Drainage** | | | | | | | | | | | | | | | | |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| Ponding | Evidence of ponding at side parking lot. | Install catch basin or adjust grade to drain. | 2 | ESL | S | 1cb@$2500<br>pave adjust: 100s.f@$4 | | | | | | | ● | | | $5,440 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Exterior Wall Construction | Brick veneer tied to CMU walls. | Replace corroded lintels | 2 | END | S | Approx. (25) lintels, 100 lf +/- | | | | | | ● | ● | | | $43,628 |
| Exterior Wall Construction | | Replace base sealants at areas of newer construction | 2 | END | S | Approx. 600 lf | | | | | | ● | ● | | | $1,807 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | | Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair. | 2 | END | S | A total of 45 linear feet of replaced painted round pipe handrail. Single line wall pipe rail assumed @ $30 demo & replace = $1,350 + MU's | | | ● | ● | | | | | | $2,537 |
| Locations and Materials | Concrete ADA ramp. Handrail mounted to ramp has come loose | Replace handrail mounted to ramp | 2 | ESL | S | A total of 40' of painted round metal handrail mounted to ramp double line ground mount rail assumed @ $80 demo & replace = $3,200 _+ MU's<br><br>Correct, provide double line ground mount rail. | | | ● | ● | | | | | | $6,008 |
| **Other Observations** | | | | | | | | | | | | | | | | |
| | (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 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 + MU's | | | ● | ● | | | | | | $61,533 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **Main Entrance / Main Lobby** | | | | | | | | | | | | | | | | |
| Door Configuration (Vestibule?) | No secured entrance or vestibule. | 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 | OB | S | 800 Square Feet of complete interior renovations. $125 sf = $100,000 + MU's | ● | | | | | | | | | $187,598 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Wall Projecting Objects | Drinking fountains are not located in alcoves and do not have cane detection devices. | Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements | 0 | OB | S | (5) painted round metal cane detection devices. Two for each fountain. 10 total @ $250 = $2,500 + MU's | | | | ● | | | | | | $4,693 |
| **Science Classrooms** | | | | | | | | | | | | | | | | |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Sinks (ADA compliance) | Stainless steel counter mounted sink, varying quantities in each classroom. Each classroom had one ADA compliant sink with the exception of one classroom. Sinks had stainless steel goose neck faucets. All in good condition | Recommend providing ADA compliant sink in the one remaining classroom. | N/A | OB | S | (1) counter mounted stainless steel sink at ADA height. See above for counter quantities $2,250 w/new rough + MU's | | | | ● | | | | | | $4,226 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| 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 | S | Provide the following in the (2) Art rooms:<br>(1) 20'x2' Plastic Lam counter at ADA height @ $90 demo-replace = $1,800 ea room;<br>(4) 48" double door base cab with drawers 16 lf @ $275 demo-replace =$4,400 ea room;<br>(1) 48" ADA sink apron $400 ea room<br>(2) 12'x2' butcher block wood counter tops 24 lf @ $100 = $2,400 ea room<br>(12) 3 tier metal locker base cabs, vented $500 ea = $6,000 per room<br>(2)36" tall storage cabinet $900 ea = $1,800 per room<br>(2) 36" open shelf tall storage $750 ea = $1,200 per room<br>(2) 48" open shelf tall storage $900 ea = $1,800 per room = = = TOTALS $19,800 per room x 2 = $39,600 + MU's | | | | ● | | ● | ● | | | $74,291 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| 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 lf wall pad 6' ht assumed = 60 sf @ $8.50 = $510 + MU's | | ● | | | | | | | | $960 |
| **Weight Room / Fitness Room** | | | | | | | | | | | | | | | | |
| 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. | 1 | OB | S | replace one (1) door knob with ADA compliant hardware, $500 assumes wood door w/modifications + MU's | | | ● | ● | | | | | | $941 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Shower Configuration (Gang, Stalls) | CMU shower stalls with shower curtains and one ADA stall. Composite shower bases are in poor condition. | Clean shower stall bases of all residue and stain as part of standard maintenance practice | 2 | ESL | S | (8) 36"x36" stalls<br>(2) 60"x36" stalls 102 sf total area @ $5 = $510 + MU's | | | | ● | | | | | | $960 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |

# LYMAN MOORE MIDDLE SCHOOL

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Other Observations | Restroom in nurses suite is non-ADA due to size and missing grab bars. | Recommend providing an ADA compliant bathroom in the nurses suite. | 0 | OB | S | Interior renovation of 250 square feet to reconfigure the bathroom 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 | | | | ● | | | | | | $70,352 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | 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. | Udate to fully addressable system. | 1 | OB | S | Carry complete new system for 104,424 sf | | ● | | | | | | | | $244,314 |
| 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. | Replace older units as they fail. Provide outdoor emergency lighting at building exits. | 2 | ESL | S | Carry replacement of (45) indoor emergency lighting units and addition of (14) outdoor units. | | ● | | | | | | | | $56,093 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Secure Entry Vestibule | 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 | OB | S | 800 Square Feet of complete interior renovations. $125 sf = $100,000 + MU's | ● | | | | | | | | | $187,598 |
| Intrusion 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 104,424 sf | ● | | | | | | | | | $117,171 |
| Security Camera System | POE cameras connected to district DVR servers, which are located at PATHS | Add exterior cameras to cover the outdoor area at the west side of the building north of the gym | 2 | ESL | S | 16 cameras | ● | | | | | | | | | $68,558 |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$1,324,115** |

# LYMAN MOORE MIDDLE SCHOOL

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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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Domestic distribution piping | Copper pping lead solder (1950s) | Copper system beyond service life--replace | 2 | END | L | $/SF @ 70K SF | | | | | | ● | ● | | | $2,018,900 |
| Sanitary Waste and Vent System | Cast Iron (1950s) and PVC | Cast iron sanitary beyond service life--replace. | 2 | END | L | $/SF @ 70K SF | | | | | | ● | ● | | | $1,164,750 |
| Storm Drain System | Cast Iron (1950s) and PVC | Cast iron sanitary beyond service life | 2 | END | L | $/SF @ 70K SF | | | | | | ● | ● | | | $504,725 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | (2) Burnham Industrial 5,021 MBH Gross Output steam boilers, 1991 est. mfg. Provides steam to Lyseth; steam and hot water to Moore. The HX and original pumps were installed during the 96 renovation. Condensate return pumps are in good condition. Boiler feed system appears older than the 96 renovation date. | Convert boiler plant from steam to hot water. | 1 | END | L | Figure (2) 2,700 MBH gas condensing boilers with appurtenances (exp tank, etc) | | | | | | ● | ● | | | $737,675 |
| 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. | Units are nearing their usefull service life (5 yeaars left) Replace in kind. | 2 | END | L | (5) 5,000 cfm rooftop H & V units. | | | | | | ● | ● | | | $349,425 |
| Pumps | 7 1/2 hp hot water pumps to the building were replaced in 2012. | The expected service life of a base mount pump is 25 years. Add (2) 150 gpm pumps w/VFDs to serve orignal building at time of steam to HW conversion. Replace exisitng (2) 7 1/2 HP pumps with VFD pumps. | 3 | ESL | L | Figure (4) 175 gpm pumps w/VFDs | | | | | | ● | ● | | | $0 |
| Terminal Unit Systems Heating | Convective heating units and CUHs are mostly HW units. | CUHs and convective units at end of expected service life of 20 years- replace units. | 2 | END | L | Figure (20) units at $2,500 ea. | | | | | | ● | ● | | | $108,710 |
| Terminal Unit Systems Classes (Addtion 1996) | Reheat duct coils serving classrooms from H&V rooftop unit. | Reheat duct coils are at the end of their expected service life. Replace coils in kind. | 2 | END | L | Figure (35) 14 x12 duct coils | | | | | | ● | ● | | | $77,650 |
| Terminal Unit Systems Unit ventilators (original building side) | Floor mount (steam) and ducted (HW) unitventilators are end of expected service life of 20 years. | New rooftop ERU units with HW coils to provide classroom ventilation. Instlall system at time of steam to HW conversion. Assume (4) 2,500 cfm units. Install fintube to classrooms for heating. | 2 | END | L | (4) Rooftop ERUs 2,500 cfm. $/SF @ 70K SF for unisulated ductwork. Figure 800 ft fintube | | | | | | ● | ● | | | $271,775 |
| Exhaust Systems | Roof top toilet power exhausters and unit ventilators relief hoods | Nearing end of service life--remove and incorporate as part of the new ERU ventilation at time of steam to HW converson. | 2 | END | L | No price--ductwork modification figured in above. | | | | | | ● | ● | | | $0 |
| Piping System (HW for 1996 Reno) | Piping mains were replaced in 2012 due to victaulic fitting failure. | No Acrtion Required for recently replaced mains. Replace copper runouts to coils. | 3 | ESL | L | Figure $/SF @ 15K SF for insulated for runnouts to HW coils. | | | | | | ● | ● | | | $232,950 |
| Piping System (Steam original Bldg) | Steam piping is original to the 1950's buildings. This piping is beyond is expected service life of 30 years. | Replace steam piping with HW piping system at time of steam to HW conversion. | 2 | END | L | Figure $/SF @ 70K SF --pipe with insulation. | | | | | | ● | ● | | | $1,863,600 |
| Automatic Temperature Controls | Vintage pneuymatics and some DDC electric. | Pneumatics are end of service life- replace complete system for original building and 1996 addition at time of steam to HW conversion. | 2 | END | L | Figure $/SF @ 104K SF. | | | | | | ● | ● | | | $807,560 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Service | Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general 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 to blown utility cutouts. | Update to padmount transformer. Further investigation by utility company is required to determine cause of shorts due to squirrel activity. | 2 | OB | L | Carry complete new service entrance for 104,424 sf | | | | | | ● | ● | | | $132,005 |
| Equipment | (1) 1995 vintage 800A panelboard and (1) 1960 vintage switchboard | Update to a single switchboard as part of service upgrade | 2 | END | L | Carry new 1600A, 208/120V 3-phase switchboard | | | | | | ● | ● | | | $83,862 |
| Panels | Mix of 1960 vintage and 1995 vintage panelboards | Replace 1960 vintage panelboards. All panels will reach the end of their anticipated useful lives within 10 years. | 2 | END | L | Carry complete power distribution system replacement fo 104,424 sf | | | | | | ● | ● | | | $526,467 |
| Branch Circuits | Receptacles appear to be located appropriately for the current program. Some receptacles located near sinks science rooms do not include GFCI protection. | Provide GFCI protection for receptacles in accordance with current code. | 2 | ESL | L | $2,000 + MU's | | | | | | ● | ● | | | $4,675 |
| Exterior Building Lighting | LED wall packs. Some fixtures are not properly secured. | Repair or replace fixtures that are not properly secured. | 2 | ESL | L | Carry replacement of (4) LED wall packs in the immediate | | | | | | ● | ● | | | $5,591 |
| Exterior Building Lighting | LED wall packs. Some fixtures are not properly secured. | All fixtures will reach the end of their anticipated useful lives within 20 years | 2 | ESL | L | Carry replacement of (20) in the long term | | | | | | ● | ● | | | $27,954 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | END | L | Carry complete interior lighting replacement for 104,424 sf | | | | | | ● | ● | | | $1,888,448 |
| 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. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Corridors | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Toilets | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Mech/Storage | fluorescent strips with T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Assembly | | | | | L | | | | | | | ● | ● | | | |
| Gym | T8 fluorescent high bays | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Life Safety | | | | | | | | | | | | | | | | |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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| 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. | Replace older units as they fail. Provide outdoor emergency lighting at building exits. | 2 | ESL | L | Carry replacement of (45) indoor emergency lighting units and addition of (14) outdoor units. | | | | | | ● | ● | | | $69,885 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 6 - 10** | **$10,876,606** |

# LYMAN MOORE MIDDLE SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Interior wall base finish material | Resilient rubber base is in fair condition and should be replaced in 11-20 years | Replace all resilient rubber wall base with new resilient rubber base through out the entire building | 3 | ESL | L | New resilient rubber wall base for a 102,000 GSF two story building @ $0.50 per sf floor = $51,000 + MU's | | | | | | ● | ● | | | $148,559 |
| Wall Finish Materials | | Budget for repainting entire interior, including doors and frames | 2 | ESL | L | Base on 102,000 GSF | | | | | | ● | ● | | | $594,237 |
| **Main Entrance / Main Lobby** | | | | | | | | | | | | | | | | |
| Entrance Mats | (3) large lay down 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. Schedule work with secured entry vestibule renovation | 3 | ESL | L | 150 Square Feet of aggressive grade walk-off mat. $17.50 recycled rubber matt = $2,625 + MU's 250 Square Feet of mild grade walk-off mat. $15 sf = $3,750 + MU's 1,000 Square feet of low grade walk-off mat @ $10 = $10,000 + MU's = = TOTALS $16,375 + MU's | | | | | | ● | ● | | | $47,700 |
| Ceiling Finish Materials | 2x2 ACT in good condition | Recommend replacing 2x2 ACT ceiling system complete. | 3 | ESL | L | 1,300 sf 2 x 2 @ $6 demo & replace = $7,800 + MU's | | | | | | ● | ● | | | $22,723 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x4 ACT in fair condition. Tiles are sagging | Recommend replacing with new 2x4 ACT ceiling complete | 2 | ESL | L | 15,000 sf @ $4.50 demo-replace = $67,500 + MU's | | | | | | ● | ● | | | $196,627 |
| Lockers | Double tier metal lockers, vented, and ADA compliant. Lockers are in fair condition | Recommend replacing lockers with new double tier painted metal vented lockers | 3 | ESL | L | 500 lf lockers double tier $135 opng demo-replace =$135,000 + MU's | | | | | | ● | ● | | | $393,245 |
| Doors opening into Corridors (rating, closers, hold-opens, swing, widths) | Most doors opening into corridors have closers but no hold opens (wood stops are used). Swings and widths are compliant. | Remove wood stops and provided hold opens at doors that are intended to remain open | 0 | OB | L | Provide magnetic closers for a total of (40) doors) quantity unclear<br><br>A total of 40 doors | | | | | | ● | ● | | | $29,129 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with resilient rubber wall base | Replace damaged floor tile (isolated areas around floor catches at doors). | 1 | END | L | 30 sf @ $7.50 =$225 + MU's | | | | | | ● | ● | | | $658 |
| Ceiling Finish Materials | 2x4 ACT in fair condition. Painted GYP under stair landings and stringers | Recommend replacing with new 2x4 ACT ceiling complete. Repaint GYP ceilings. | 2 | ESL | L | Paint 1,000 sf allowance $1.50 pre-repaint = $1,500 + MU's .. 700 sf ACT @ $4.50 demo-replace = $3,150 + MU's | | | | | | ● | ● | | | $13,549 |
| Handrails (height, extensions, profile) | Painted round metal handrails in fair condition. Heights, extensions, and profile are all compliant. | Recommend repainting handrails as part of standard maintenance practice | 2 | ESL | L | 180 lf single line pipe rail assumed @ $10 = $1,800 + MU's<br><br>Correct, single line pipe rail wall mounted. | | | | | | ● | ● | | | $5,245 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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| Floor & Base Finish Materials | A mix of broadloom carpet and VCT with resilient rubber wall base | Recommend replacing broadloom carpet with new carpet tile | 3 | ESL | L | An average of 800 square feet in each carpeted classroom (total of 17 classrooms) @ $6 sf demo-prep-replace = $81,600 + MU's | | | | | | ● | ● | | | $237,699 |
| 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<br><br>Correct, 4' height | | | | | | ● | ● | | | $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 demo-replace =$126,000 + MU's | | | | | | ● | ● | | | $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):<br>(2) 36" tall cabinet $750 ea = $1,500 per class;<br>(4) 36" Tall open book shelves $600 ea = $2,400 per class;<br>(6) 36"x48" open book shelves 18 lf @ $150 w/demo = $2,700 per class = = TOTALS $231,000 + MU's | | | | | | ● | ● | | | $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 | OB | L | Provide (1) 20' of wall mounted white board in each classroom (35 classrooms), 4' ht assumed @ $30 demo-replace =$84,000 + MU's | | | | | | ● | ● | ● | | $244,686 |
| **Science Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with resilient rubber wall base in fair condition | Recommend replacing VCT floor with new VCT | 3 | ESL | L | 7,500 sf vct demo-replace w/wall base @ $5.25 =$39,375 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | | ● | | | $152,934 |

# LYMAN MOORE MIDDLE SCHOOL

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| 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 | OB | 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 | | | | | | ● | ● | ● | | $6,997 |
| **Science Prep Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with resilient rubber wall base in fair condition | Recommend replacing VCT floor. | 3 | ESL | L | 300 sf vct demo-replace w/wall base @ $5.25 =$1,575 + MU's | | | | | | ● | ● | | | $4,587 |
| 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 | | | | | | ● | ● | | | $3,939 |
| **Life Science (Home Ec.)** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $23,594 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with resilient rubber wall base. Floor shows areas of previous patch jobs. Base is in fair condition | Recommend replacing VCT floor with new VCT floor to provide a uniform floor finish and condition. | 2 | ESL | L | 3,000 sf vct demo-replace w/wall base @ $5.25 =$15,750 + MU's | | | | | | ● | ● | | | $45,881 |
| 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 | 3,000 sf @ $4.50 demo-replace = $13,500 + MU's | | | | | | ● | ● | | | $39,329 |
| 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-replace = $1,200 + MU's | | | | | | ● | ● | | | $3,503 |
| Other Observations | Wood top, metal base work stations (4) are heavily worn and beat up. | Recommend replacing work stations with new work stations of better quality material | 2 | END | L | 4 ea 60" x 60" work stations 20 lf @ $350 = $7,000 + MU's | | | | | | ● | ● | | | $20,390 |
| **Technology Classrooms** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $17,042 |
| **Special Education Classrooms** | | | | | | | | | | | | | | | | |
| 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 | 2,400 sf @ $6 demo-replace = $14,400 + MU's | | | | | | ● | ● | | | $41,952 |
| 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 | | | | | | ● | ● | | | $60,301 |
| 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 | | | | | | ● | ● | ● | | $132,833 |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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 assumed, 400 sf @ $30 demo-replace = $12,000 + MU's | | | | | | ● | ● | ● | | $34,955 |
| **Cafetorium** | | | | | | | | | | | | | | | | |
| Flooring | | Recommend repainting gaming lines. | 2 | ESL | L | (1) full basketball court (3) racquetball courts Allowance 1,000 lf game lines @ $5 lf w/masking = $5,000 + MU's | | | | | | ● | ● | | | $14,565 |
| Backstops (quantity, mounting type, manual/motorized) | (2) ceiling mounted backstops, fixed, in fair condition (dated) | Recommend replacing backstops. | 3 | ESL | L | (2) ceiling mounted, fixed, backstops $5,000 ea w/demo = $10,000 + MU's | | | | | | ● | ● | | | $29,129 |
| Door Material (Including Frame & Glazing) | A mix of wood veneer door and painted metal door, all in painted hollow metal frames. A mix of flush doors, narrow lites, and half glass. All glazing in gym area is wired safety glass. | Metal doors and hollow metal frames need to be repainted | 2 | ESL | L | (4) single 36"x84" painted metal doors with hollow metal frames and narrow lites. $125 ea door & frame repaint = $500 + MU's | | | | | | ● | ● | | | $1,461 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted CMU and operable partition with acoustic treatment. Operable wall separates stage from auditorium to allow for band and chorus practice. | Recommend replacing operable wall finishes with acoustic fabric finish. | 3 | ESL | L | 500 sf assumed to be area of opening x 2 = 1,000 sf fabric required @ $12 demo-replace = $12,000 + MU's | | | | | | ● | ● | | | $34,955 |
| Theatrical Lighting | Minimal, single row of incandescent lights | Recommend providing functional theatrical lights. | 0 | OB | L | (2) 10' ceiling mounted light poles with theatrical lighting @ $200 lf = $4,000 + MU's | | | | | | ● | ● | | | $11,652 |
| **Performing Arts - Music Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of broadloom carpet and rubber slip-resistant ramp finish with resilient rubber wall base | Recommend replacing broadloom carpet with new carpet tile | 3 | ESL | L | 1500 sf @ $6 demo-prep-replace = $9,000 + MU's | | | | | | ● | ● | | | $26,216 |
| 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 | | | | | | ● | ● | | | $19,665 |
| Other Observations | Paint on metal guardrail and handrail at ramp is failing in several areas. | Remove failing paint and re-paint railings complete | 2 | ESL | L | A total of 35 linear feet of metal round handrail to be sanded and painted. Double line pipe guard rail assumed for 85 total lf pipe @ $10 lf = $850 + MU's | | | | | | ● | ● | | | $2,477 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| 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 | 3300 sf @ $6 demo-prep-replace = $19,800 + MU's | | | | | | ● | ● | | | $57,678 |
| Ceiling Finish Materials | 2x4 ACT in fair condition. Tiles are sagging | Recommend replacing with new 2x4 ACT ceiling complete | 2 | ESL | L | 3,600 sf @ $4.50 demo-replace = $16,200 + MU's | | | | | | ● | ● | | | $47,197 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Acoustical Treatments | Painted tectum panels hi up on wall behind backstops in good condition. | Recommend re-painting all tectum panels | 3 | ESL | L | 1200 sf @ $1,75 prep-repaint = $2,100 + MU's | | | | | | ● | ● | | | $6,116 |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | | |

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Other observations | Temporary plywood partition in gym equipment storage room. | Recommend replacing with permanent GYP partition. | 2 | OB | L | Replace with a total of 13' linear 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 | | | | | | ● | ● | | | $3,774 |
| **Weight Room / Fitness Room** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with resilient rubber wall base. Flooring is showing heavy wear and tare but is well maintained. | Recommend replacing with sheet rubber athletic flooring. | 3 | ESL | L | 1000 sf @ $13 demo-prep-replace = $13,000 + MU's | | | | | | ● | ● | | | $37,868 |
| Ceiling Finish Materials | Painted GYP ceiling in good condition | Recommend re-painting as part of standard maintenance practice | 3 | ESL | L | 1000 sf @ $1,75 prep-repaint = $1,750 + MU's | | | | | | ● | ● | | | $5,100 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Painted GWB / plaster with isolated areas of damage or failing paint. | Repaint, patch, sand, and paint isolated areas of ceiling damage and failing paint (specifically above shower stalls). | 2 | ESL | L | A total of 80 square feet in each of the two locker rooms @ $2.75 epoxy paint = $220 + MU's | | | | | | ● | ● | | | $648 |
| Shower Configuration (Gang, Stalls) | CMU shower stalls with shower curtains and one ADA stall. Composite shower bases are in poor condition. | Clean shower stall bases of all residue and stain as part of standard maintenance practice | 2 | ESL | L | (8) 36"x36" stalls<br>(2) 60"x36" stalls 102 sf total area @ $5 = $510 + MU's | | | | | | ● | ● | | | $1,490 |
| Level of Privacy | Moderate level of privacy. Semi private showers (curtains) but no private changing area directly in front of showers. | Recommend providing private changing / drying areas directly in front of shower stalls | 0 | OB | L | Provide the following in each of the two locker rooms:<br>(4) 36"x36" plas. partition stalls w/ doors infront of each shower stall @ $1,250 ea<br>(1) 36"x60" plas. partition stall w/ door infront of ADA shower stall @ $1,500 ea = = = TOTALS $6,500 + MU's | | | | | | ● | ● | | | $18,939 |
| Changing Area (Private or Open) | Open changing area with wood locker benches | Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas. | 0 | OB | L | Provide the following in each of the two locker rooms:<br>(1) 36"x36" plastic partition stall with door @ $1,250 ea;<br>(1) 60"x60" plastic partition stall with door @ $1,750 ea;<br>demo 8 lockers $25 ea = $200 = = = TOTALS $3,200 per room x 2 = $6,400 + MU's | | | | | | ● | ● | | | $18,649 |
| **Kitchen and Servery** | *(See Food Service Below)* | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | Painted GYP / plaster ceiling and areas of 2x4 ACT in fair condition. | Recommend replacing with new 2x4 ACT ceiling complete | 2 | ESL | L | 400 sf @ $4.50 demo-replace = $1,800 + MU's | | | | | | ● | ● | | | $5,245 |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Door Material (Including Frame & Glazing) | Painted metal doors with painted hollow metal frames. All doors in kitchen area are flush. Paint is peeling and failing in most areas. | Recommend replacing metal doors and hollow metal frames with wood veneer doors in painted hollow metal frames. | 2 | ESL | L | (4) single 36"x84" wood veneer door with narrow lites. $1,750 w/narrow lites demo-replace = $7,000 + MU's | | | | | | ● | ● | | | $20,390 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $14,419 |
| Casework | Plastic laminate in varying condition (dated). Casework located in admin suite is in good 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 (3) staff rooms):<br>(1) 48"x36" open book shelfl $150 lf = $600 per room;<br>(1) 48" tall open book shelf $600 per room;<br>(1) 36" tall cabinet $750 per room;<br>(1) 36" ADA sink apron $300 per room;<br>(1) 48" double door base cab w/ drawers @ $275 w/demo = $1,100 per room;<br>(1) 84"x24" counter at ADA height @ $90 w/demo = $630 per room;<br>(1) stainless steel counter mounted sink $1,500 re-use exist rough for sinkper room; = = =<br>TOTALS $5,480 per room x 3 = $16,440 + MU's | | | | | | ● | ● | | | $47,894 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $5,245 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| 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 | 1700 sf @ $6 demo-prep-replace = $10,200 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $22,287 |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 | L | 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 | | | | | | ● | ● | | | $327,709 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Ceramic floor tile with no base in fair condition. A few 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 | Recommend replacing floor finish with porcelain tile and providing porcelain tile wall base. | 2 | END | L | 1700 sf @ $15.50 demo-prep-replace-tile base = $26,350 + MU's | | | | | | ● | ● | | | $76,762 |
| 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 | OB | L | 30 sf @ $15 = $450 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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<br>(22) 26"x60" stalls $1,250 ea;<br>(5) 60"x120" ADA stalls $1,750 ea;<br>(1) 60"x60" ADA stalls $1,500 ea;<br>TOTALS$37,750 + MU's | | | | | | ● | ● | | | $109,965 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $3,939 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $17,700 |

| | |
|---|---|
| **Total Years 11 - 15** | **$4,940,480** |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Brick masonry veneer and precast concrete. Condition varies; original building has isolated areas of efflorescence and damaged masonry, the addition is in good condition with isolated areas of damage. | Recommend re-pointing masonry as part of standard maintenance practice. | 3 | ESL | L | 102,600 GSF two story masonry veneer building, financially unfeasible, suggest mason study to determine exact repairs needed<br><br>2,750 SF of area needs to be repointed | | | | | | ● | ● | | | $67,217 |
| Spalling, Staining, Efflorescence | Isolated areas of spalling and cracked masonry veneer as the result of rusting lintels. Isolated areas of efflorescence. | 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 300 Square Feet of exterior masonry to be removed (due to rusted lintels or efflorescence) back to substrate, reflashed, and replaced with new brick to match existing. @ $35 demo & replace = $10,500 + MU's | | | | | | ● | ● | | | $34,226 |
| Other Observations | Exterior painted metal column enclosures at front entrance are showing signs of normal wear and tear as well as signs of rust. | Grind away all rust, fill and sand smooth and dents or deformations in the column wrap and repaint enclosure complete. | 2 | ESL | L | (5) 24" diameter x 144'<br>" assumed, not '<br>(5) 24" diameter x 96'<br>" assumed, not ' 6<br>30 total sf area @ $12 = $7,560 + MU's<br><br>Correct, inches not feet | | | | | | ● | ● | | | $24,643 |
| **Windows** | | | | | | | | | | | | | | | | |
| Frame Materials | Storefront framing, aluminum operable windows, and Insulated panel system (Kalwall). Varying age and condition. Paint on metal frames is failing | Painted metal frames in the original building should be sanded and painted with the appropriate exterior grade paint. | 2 | ESL | L | A total of 5,600 square feet of painted steel exterior frames to be sanded and repainted @ $10 = $56,000 + MU's | | | | | | ● | ● | | | $182,508 |
| Frame Materials | | Budget for window replacement | 2 | END | L | Budget from PPS CIP | | | | | | ● | ● | | | $541,375 |
| Glazing Type and Color | Insulated panels, clear insulated glass. Insulated panels are in fair condition. | Replace damaged panels in the insulated panel wall system (Kalwall panels) | 2 | ESL | L | A total of 60 Square Feet of insulated panel (Kalwall) @ $30 demo & replace = $1,800 + MU's | | | | | | ● | ● | | | $5,869 |
| Storm Windows and Insect Screens | Insect screens at a few windows only. Appears to be missing from all other windows | Recommend replacing / providing insect screens to all operable windows. | 2 | ESL | L | A total of 180 operable windows that need insect screens. Typical operable sash size is 48"x48" $160 ea screen = $28,800 + MU's | | | | | | ● | ● | | | $93,864 |

# LYMAN MOORE MIDDLE SCHOOL

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Sills | Aluminum sheet metal. Paint is failing on the flashing | Recommend removing paint and providing exterior paint and primer intended for aluminum | 2 | ESL | L | A total of 700 linear feet of painted metal sill to be sanded and painted @ $10 lf = $7,000 + MU's | | | | | | ● | ● | | | $22,814 |
| **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 | | | | | | ● | ● | | | $132,323 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | Metal doors in hollow metal frames. Paint is failing on all of the doors and frames. | Replace all exterior doors with thermally broken painted aluminum frames and painted aluminum doors | 2 | END | L | (9) 36"x84" aluminum exterior doors and frame<br>(11) 72"x84" aluminum exterior double doors and frame<br>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 | | | | | | ● | ● | | | $277,844 |
| | 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<br>(2) 72"x84" aluminum exterior double doors and frame $2,750 ea door demo-replace-panic hdwr-closer = $19,250 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 doo | 2 | END | L | (1) 96"x96" overhead sectional insulated door with vision panels, elect op assumed re-used, $2,250 demo & replace + MU's<br><br>Correct, electrical operation. New door, not re-used | | | | | | ● | ● | | | $7,341 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| Materials | Painted Cementitious soffit material in fair condition. Staining from previously removed wasps nests is visible. | Clean all residue from old wasps nests. Recommend repainting. | 2 | ESL | L | 100 sf @ $5 = $500 + MU's | | | | | | ● | ● | | | $1,635 |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $6,843 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |

# LYMAN MOORE MIDDLE SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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 | | | | | | ● | ● | | | $5,706 |
| Building Joint Sealant | Building joint sealant located in the addition portion of the exterior only. Condition of joint sealant is fair and showing signs of deterioration. Material unknown | remove and replace all sealant and back rod materials at building joints in the "addition" areas. | 2 | END | L | A total of 500 linear feet of building joint sealant @ $5 rout & reseal w/backer rod = $2,500 + MU's | | | | | | ● | ● | | | $8,153 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Flat or Sloped Geometry | Majority of the roof is flat with sloped steel and tapered insulation. One small area of sloped roof over Gym storage. | Budget for roof replacement (black EPDM) at end of service life | 2 | ESL | L | 86,000 SF | | | | | | ● | ● | | | $3,363,368 |
| Roof Drains (Covers) | Roof drains, some missing roof drain covers. Areas around some roof drain have collected debris and hindering free flow of water into the drains. | Replace missing roof drain covers. Clear areas around roof drains of collected debris to allow for free flow of water into the drain. Replace roof drain covers completely in areas of ballasted roof. | 1 | END | L | 10 roof drain covers @ $150 = $1,500 + MU's | | | | | | ● | ● | | | $4,894 |
| Other Observations | Small portion of Kalwall system is to close to the low roof and could cause water entry issue from snow build up. | Recommend raising the sills of the Kalwall unit to a minimum of 18" above the finish roof surface. | 3 | ESL | L | (2) 48"x96" areas of Kalwall, allowance $10,000 | | | | | | ● | ● | | | $32,591 |
| | Low roof by loading dock has been, and still is, a problem by being to low and allowing kids easy access to the roof. | Install an anti-climbing device along the roof edge along the loading dock stairs. Devices like "Climb Prevention Rollers" are recommended. | 0 | OB | L | 20 linear feet of climb prevention rollers installed along roof edge. | | | | | | ● | ● | | | $4,331 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | A mix of concrete stairs and concrete stairs with recessed metal nosing. | Recommend repairing damaged concrete stairs and replacing / providing recessed metal stair nosing. | 2 | END | L | A total of 300 Square Feet of concrete stairs to be repaired, scope unclear, allow $5,000 + MU's<br><br>Demo damaged stair treads and provide new form work, and pour new concrete treads / risers.<br>A total of (8) 10' long treads with 7" risers<br>A total of (3) 8' long treads with 7" risers<br>A total of (1) 26' long tread with 7" riser<br><br>Provide new metal recessed nosings at new stair treads. | | | | | | ● | ● | | | $18,093 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | **Total Years 16 -20** | | **$4,904,587** |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| General Layout Description | Observed a need for pedestrian safe passage in lot. Observed students parking in limited parking. ADA spaces don't have passage. Observed low lying OHE along East side of site. Observed parents parking in bus drop-off. No lighting. | Paint crosswalks and install signs in parking lot. Relocate/raise OHE. Install lighting in parking lot. | 2 | ESL | I | # crosswalks proposed (3); # signs required (5); definition OHE (Overhead Electric ~200-ft); # (7) & height lights (20 FT)<br>cross walk: 150sf@$2<br>signs: 5each @$125<br>Lights: 7 ea@$6000<br>Overhead Elec: 200 lf@$100 | ● | | | | | | | | | $94,702 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Sanitary Waste and Vent System | Mostly cast iron, 8" sanitary exits near maintenance room. Kitchen has grease interceptor. Much of the sanitary piping from floor drains in the garage is corroded from salt drippings. | Replace sanitary floor drain piping serving auto garage floor drains to gas trap. Most sanitary is beyond useful life. | 1 | END | I | (I) Figure $50K garage corroded piping | | | | | | ● | ● | | | $75,000 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | **Total Year 0** | | **$169,702** |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

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| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Paving Materials | Bituminous Asphalt - Poor in parking areas, at loading docks and along east access roadway. | Mill and overlay bituminous in poor condition. | 2 | END | S | (54,000 SF)<br>54,000 s.f. @$1.25 | | | | | | | ● | | | $126,628 |
| Curbing Materials & Wheel Stops | Concrete curb poor condition at parking lot, no wheel stops at door to school maintenance, | Replace/repair curb where needed. Install wheel stops at parking adjacent to building near maintenance entrance. | 2 | ESL | S | Curb: 125lf@$10<br>Wheelstops: 4@$250 | | | | | | | ● | | | $4,221 |
| Number of Spaces<br>(Regular & ADA) | 2 front - 9' aisle, paint & stop<br>2 front signed, no paint<br>1 signed& paint | Paint ADA spaces as needed. Maintenance area could use defined parking area. | 2 | ESL | S | 5 ADA spaces paint @ $125 = $625 + MU's, signage 5 ea @ $350 = $1,750 + MU's | | | | ● | | | | | | $3,285 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Walkway Materials | Concrete - Good, Bituminous - poor at front | Overlay walks around front of school. | 2 | ESL | S | (1250 SF)<br>1250s.f.@$1.25 | | | | | | | ● | | | $2,929 |
| 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 | | | | ● | | | | | | $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 | | | | ● | | | | | | $4,502 |
| DOT School Zone Markings/Signage at Street | No School Zone signs on Allen Avenue. | Install School Zone signs on Allen Avenue | 0 | OB | S | # signs unclear (2), allow $350 ea + MU's | | ● | | | | | | | | $1,313 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Paving Materials | Poor pavement at drive to maintenance/loading area. Curb and Drainage recommended | Replace pavement drive to maintenance area. Install curbing and catch basins. | 2 | ESL | S | Overlay: 52,000sf@$1.25<br>Curb: 370@$10<br>CB:2ea@$2500<br>Pipe: 220 lf @$50 | | | | | | | ● | | | $158,895 |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 1 each - 8 yd solid, 2 yd solid, 4 yd solid<br>1- 6 yd recycle<br>Not screened, spread out | Relocate/localize dumpsters. Install screening. | 2 | ESL | S | 10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | | | | | | ● | | ● | $10,788 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Bicycle Racks | None observed. | Install bike rack(s). | 0 | OB | S | SAY 50 total with 25 each side of double rack @ $50 space = $2,500 + MU's | | | | | | | ● | | | $4,689 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Roof Construction | At Building A and B, Tectum roof deck spanning to bar joists, with joists supported by structural steel frame. All roofs are EDPM. | Install clip connections to tie down Tectum roof deck at Building B | 2 | END | S | Approx 50,000 sf of roof, provide 3,000 conns, allow $30 per clip labor & material = $9,000 + MU's | | ● | | | | ● | ● | | | $16,884 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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.<br><br>At Building A, monitor corroding relieving angles at large openings and major cantilever projections. Repair/replace on case-by-case basis. | 2 | END | S | Approx. 55-60 lintels, 250 lf of lintel +/-, assume 1 ea 4" x 4" lintel angle @ 6 #/lf = 1,500 # galv lintel =$3,000 lintel material + 250 mason hours @ $45 = $14,250 + MU's | | | | | | ● | ● | | | $26,737 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Brick masonry at chimney over building B is failing and needs to be replaced. | Rebuild brick chimney over building B complete. Will require new brick masonry, precast cap, and sealant / flashing. | 1 | END | S | Size of chimney is 4'x3' and is 4' high, 60 sf total area @ $40 sf demo & replace brick = $2,400 + $750 precast cap + $700 base flashing + $300 cap flashing = $4,150 + MU's | | ● | | | | ● | ● | | | $7,784 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | | Replace all exterior metal doors, including the two double doors in the penthouses (one double door in each penthouse), with thermally broken painted aluminum frame and door | 2 | ESL | S | (10) single 36"x84" door<br>(5) double 72"x84" door, HM door & frame demo & replace @ $2,500 per opening = $50,000 + MU's | | | | | | ● | ● | | | $93,799 |
| 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. 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. | 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 | | | ● | ● | | | | | | $3,752 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| 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<br><br>No, typical painted metal rail, mounted to the concrete stair at each posts of the rail. | | | ● | ● | | | | | | $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 poor to fair condition and are approaching end of life. | Replace all painted metal doors/ hollow metal frames with new wood veneer doors/ 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;<br>(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 | | | | | | ● | ● | | | $680,047 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 | | | ● | ● | | | | | | $84,419 |
| **Main Entrance / Main Lobby (same space)** | | | | | | | | | | | | | | | | |
| General | | Budget for construction of new entrance, not including items noted below | 0 | | S | | ● | | | | | ● | ● | | | $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. | 3 | 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 | ● | | | | | ● | ● | | | $18,853 |
| Ceiling Finish Materials | 2x2 ACT w/ tegular tiles. Tiles are showing signs of aging. | Recommend replacing 2x2 ACT tiles with new 2x2 ACT ceiling system complete | 3 | ESL | S | A total of 1,700 square feet @ $6 sf demo-replace grid & tiles = $10.200 + MU's | ● | | | | | ● | ● | | | $19,140 |
| Door Configuration (Vestibule?) | Just exterior doors, no secured vestibule area | Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite. | 0 | OB | S | 800 Square Feet of complete interior renovations. Typical finishes of gyp partition, 2x2 ACT ceiling, moderate grade walk-off mat, and (2) thermally broken aluminum entrance doors 72"x84" with insulated glass panels, allow $125 sf = $100,000 + MU's | ● | | | | | ● | ● | | | $187,598 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Wall Projecting Objects | Drinking fountains are not located in alcoves and do not have cane detection devices. | Provided painted round metal cane detection devices to either side of the drinking fountain to meet ADA requirements | 0 | OB | S | (5) painted round metal cane detection device, allow $250 per each device = $1,250 + MU's | | | | ● | | | | | | $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 | OB | 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 | | | | ● | | | | | | $20,636 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| Materials | A mix of paper and metal | Provide consistent code compliant signage throughout the entire building | 0 | OB | S | Provide ADA compliant room signage for 160 spaces @ $75 = $12,000 + MU's | | | ● | ● | | | | | | $22,512 |
| **Kindergarten Classrooms (CTE)** | | | | | | | | | | | | | | | | |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Door Widths and Clearances | Door going into large office swings into path of egress causing a clearance issue | Recommend providing a new door that swings into the space and not into the path of egress. | 2 | OB | S | one 3'x7' hollow metal door to swing in correct direction, assume existing frame not predrilled for reverse swing & new HM frame required; $1,550 demo-replace including lockset & closer + MU's | | | ● | ● | | | | | | $2,911 |
| **CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A** | | | | | | | | | | | | | | | | |
| Casework | | Replace all dated casework for the simulation kitchen in the healthcare lab. Replace with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. New casework to meet ADA requirements | | | S | Provide the following in kitchen sim lab: solid surface countertops for assumed wet areas typical;<br>(5) 36" double door base cabinet, (4) 24" three drawer base cabinet, (2) 44'x2' counter at ADA height<br>(1) 36" ADA sink apron .. 23 lf base cabinet & solid top w/demo exist @ $300 lf = $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;<br>(7) 36" wall mounted cabinets 21 lf $125 w/demo =$2,625;<br>(4) 24" wall mounted cabinets 8 lf $125 w/demo =$1,000; = = = TOTALS $16,665 + MU's<br><br>No, plastic laminate counter tops as called out in the description of recommended work. | | | | ● | | ● | ● | | | $181,896 |
| Toilet rooms | Single user non ADA toilet rooms located off of each locker room area. | Recommend providing ADA compliant bathrooms in future renovations | 1 | OB | L | Interior renovations for (2) 64 square foot ADA compliant bathrooms, assume demo 2 perimeter walls-gut existing area, reframe 2 walls of perimeters, new door & floor & ceiling finishes, WC-LAV, accssys = $10,000 per room x 2 = $20,000 + MU's | | | | ● | | | | | | $37,520 |
| **CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech, Carpentry, HVAC, Plumbing, Masonry ) All Located in Building B** | | | | | | | | | | | | | | | | |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

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| Toilet rooms | Individual uni-sex restrooms located at each open lockers area. Restrooms are non-ADA with painted CMU, sealed concrete, and exposed structure finishes. Doors are compliant push/pull hardware lockable from the interior. | Recommend providing ADA compliant bathrooms with new finishes in future renovations | 1 | OB | S | (8) 64 square feet of interior renovations to provide ADA compliant restrooms. Construction to include 8" CMU 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 x 8 = $80,000 + MU's | | | | ● | | | | | | $150,079 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | stainless steel counter mounted sinks with stainless steel goose neck faucets. Sinks are not at ADA height. | Replace and provide with sinks that meet ADA requirements | | | S | Provide (3) stainless steel counter mounted sinks. One in each of the three classrooms. | | | | ● | | | | | | $11,256 |
| **Music Lab - CTE** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Plastic floor mounted sink, non-ADA | Replace with ADA compliant sink | 3 | OB | S | (1) wall mounted ADA compliant sink-use exist rough @ $1,500 w/demo + MU's | | | ● | ● | | | | | | $2,817 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Stainless steel counter mounted sink in plastic laminate counter and casework. Not at ADA height and no knee clearance | Recommend replacing with ADA height counter and counter mounted stainless steel sink. | 0 | OB | S | Provide the following: (1) 48"x24" solid surface counter at ADA height 4 lf $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 | | | | ● | | | | | | $4,581 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance) | Recommend replacing base cabinet casework and counter complete to allow for an ADA compliant sink. | 0 | OB | S | (4) 36" wall mounted cabinets @ $125 w/demo = $1,500; (2) 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) stainless steel counter mounted sink @ $1,500 w/demo & re-use rough = TOTAL $6,855 + MU's | | | | ● | | | | | | $12,864 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

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| Type of Sprinkler System | NFPA 13 automatic wet system, (2) 4"risers, 50 hp fire pump | Entrance beyond service life of 20 years, heads service life 25 years, and piping system service life 40 years, fire pump servicel life is 25 years. Recommend replacement of vintage (1976) automatic system, newer or recent sprinkler work and piping could remain. Requires new sprinkler design. | 2 | END | S | Figure New Entrance with 50 hp fire pump (2) risers at minimum. Add $5k for in depth sprinkler system assessment. | | ● | ● | | | | | | | $177,003 |
| Sprinklers | upright, pendant, semi recessed | 25 years, service life- replace vintage heads | 3 | END | S | Replace Heads for 200,000 sf area. | | ● | ● | | | | | | | $93,488 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Sanitary Waste and Vent System | Mostly cast iron, 8" sanitary exits near maintenance room. Kitchen has grease interceptor. Much of the sanitary piping from floor drains in the garage is corroded from salt drippings. | Replace sanitary floor drain piping serving auto garage floor drains to gas trap. Most sanitary is beyond useful life. | 1 | END | S | (S )Figure $/SF @ 160K SF + MU's | | | | | | ● | ● | | | $2,119,050 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| 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. | Replace failed 85 kW generator and associated automatic transfer switch | 0 | OB | S | Carry complete replacement of 85 kW diesel genset and ATS | | ● | | | | | | | | $82,892 |
| Fire Alarm | 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. | Provide a complete addressable fire alarm system. | 1 | OB | S | 237,000 gsf area suggest $1.25 sf budget w/demo = $296,250 + MU's | | ● | | | | | | | | $555,764 |
| 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. Exterior areas of exits do not have emergency lighting. | Replace failed emergency generator. Provide emergency lighting at exterior of building exits. | 0 | OB | S | Carry $30,000 + MU's in addition to emergency generator replacement above | | ● | | | | | | | | $56,279 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Secure Entry Vestibule | None | Recommend providing a secured entry directly into administration area in future renovations. Renovate portion of main lobby to create a secured entry sequence directly into Admin Suite. | 0 | OB | S | 800 Square Feet of complete interior renovations. Typical finishes of gyp partition, 2x2 ACT ceiling, moderate grade walk-off mat, and (2) thermally broken aluminum entrance doors 72"x84" with insulated glass panels, allow $125 sf = $140,000 + MU's | ● | | | | | | | | | $262,638 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

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| 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 updated to a system that is integrated with the district-wide network system. | 2 | ESL | S | Assume door contacts on 20 openings and 60 motion detectors | ● | | | | | | | | | $291,432 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$6,480,694** |

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| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Cold Water System | (3) RPZ backflow preventers | Replace | 3 | ESL | L | (3) 2" RPZs + MU's | | | | | | ● | ● | | | $23,295 |
| Domestic Distribution System | Mostly original copper with lead solder--end of service life | Replace with new copper distribution system for 75% of building | 2 | END | L | Figure $/SF @160 K SF +MU's | | | | | | ● | ● | | | $4,472,640 |
| Storm Drain System | Mostly cast iron, 10" storm exits near kitchen. | Camera Inspection | 3 | ESL | L | Scope 500 ft. | | | | | | ● | ● | | | $5,824 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | (2) HB Smith 17 section 650 Mills steam boilers, 5,400 MBH ea., 1976 mfg. Gas only burners upgraded recently. New Hurst boiler feed system in 2013. | Boilers are at the end of their service life (35 years). Although boilers have been operating well due to maintenance and rebuild, failure is anticipated. Recommend converting entire steam heating system to hot water. | 2 | END | L | Replace with Hot Water Condensing Boilers (3) 3,500MBH ea. | | | | | | ● | ● | | | $760,970 |
| Air Conditioning (Yes/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 serving IT wih Trane split backup (10 tons). | Most units are in decent operating condtion. Unit mfg dates range from recent to about 11 years old with a service life of 18 years. Replace in 6 to 10 years. | 3 | ESL | L | Figure (6) 7.5 ton packaged RTU replacements. Figure (3) 5 ton split AHU replacements. Figure (1) 10 ton data air unit for IT. | | | | | | ● | ● | | | $582,375 |
| 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 high voltage electrostatic air cleaners. Units serve primarily vetilation for Auto-shop area and building trades area. | Units are beyond service life and should be replaced with new ventilation systems. | 2 | END | L | Replace with (4) Direct fired gas MUA units, 15,000 cfm ea. Figure supply ductwork for at $/SF for 100K SF. | | | | | | ● | ● | | | $1,863,600 |
| Air Handling Unit Systems "A" building | Several vintage indoor AHUs serve offices and meeting rooms, these units had split DX cooling added at a later date. | Units are beyond service life and should be replaced with new indoor split DX or packaged roof top units. **Time replacement with steam to hot water conversion.** | 2 | END | L | This should be covered in air conditioning above. | | | | | | ● | ● | | | $0 |
| Terminal Unit Systems Uvs | Most class areas have vintage wall mounted steam unit ventilators (UVs). | Units are beyond service life and should be replaced with new UV s or via new ventilation and heating design. **Time replacement with steam to hot water conversion.** | 2 | END | L | Figure $15/SF for 100K SF to convert to Hot Water ERU ventilation. | | | | | | ● | ● | | | $1,164,750 |
| Terminal Unit Systems Other | Steam radiation heating at rooms with (UV s), most all is vintage. | Units are beyond service life. **Time replacement with steam to hot water conversion.** | 2 | END | L | Figure HW fintube radiation for 100K SF. | | | | | | ● | ● | | | $698,850 |
| Exhaust Systems | Mostly roof top exhaust fans vintage to building. Fune exhaust is recent from science lab renovation. | Beyond service life of 20 years. | 2 | END | L | Figure (10) 2,000 cfm rooftop fans. | | | | | | ● | ● | | | $116,475 |
| Piping System | Steam piping is vintage to building. | Aged piping and is mostl likely corroding with weakend wall thickness. Replace at time of steam to water conversion. | 2 | END | L | Figure hydronic piping $/SF for 200K SF. | | | | | | ● | ● | | | $3,727,200 |
| Automatic Temperature Controls | Mostly pneumatic and vintage--little DDC electric | Beyond service life of 20 years. Time with steam to water conversion. | 2 | END | L | Figure $/SF for 200K SF | | | | | | ● | ● | | | $1,397,700 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Wiring | Building wire in underground conduit | | 2 | END | L | Carry replacement of Service entrance for 210,000 sf | | | | | | ● | ● | | | $279,540 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

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| Equipment | 1976 vintage GE fusible switchboard with ground-fault protected main fusible switch. | Perform infra-red scanning of the service equipment to assess condition of contacts and terminations. | 2 | END | L | Carry complete replacement of 3000A 480/277V switchboard | | | | | | ● | ● | | | $423,969 |
| Distribution System | | | | | | | | | | | | | | | | |
| Panels | Mostly old GE panelboards containing circuit breakers that are at the end of their anticipated useful life. A couple of light-commercial-grade loadcenters have been added, as well as few modern panelboards in the CBHS area. | Although circuit breakers that fit into the existing panelboards remain availble, it would likely be more cost effective to update the existing original panelboards in their entirety rather than replacing on the circuit breakers within them. | 1 | END | L | Carry complete replacement for 210,000 sf | | | | | | ● | ● | | | $1,313,838 |
| Wiring | Based on what can be seen from a visual inspection, the wiring appears to be a mixture of buidling wire in conduit and MC cable, although some type SER cable has also been installed. | | 3 | ESL | L | Carry complete distribution wiring system replacement for 210,000 sf | | | | | | ● | ● | | | $583,928 |
| Site Lighting (type & material) | The city is in the process of replacing old HID pole lighting with LED. Approximately 15 pole light have not yet been updated | Replacing remaining HID pole lights with LED. | 2 | OB | L | Carry 15 Pole lights | | | | | | ● | ● | | | $105,138 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Various fluorescent fixture types utilizing T8 lamps. | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | ESL | L | Carry complete replacement fo 210,000 sf | | | | | | ● | ● | | | $4,171,358 |
| Offices | Various fluorescent fixture types utilizing T8 lamps. | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Corridors | Various fluorescent fixture types utilizing T8 lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Toilets | Various fluorescent fixture types utilizing T8 lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Mech/Storage | T12 fluorescent are still in use in some areas. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Shops | T8 fluorescent Instant-start ballasts are in use with occupancy sensor control, resulting premature lamp failure. | Update lighting to LED | 1 | END | L | | | | | | | ● | ● | | | |
| Data System (& Service) | Data service is overhead fiber optic to a storage room on second floor. IDF's are located in shared areas that do not provide adequate space dedicated to telecommunications. | Provide dedicated spaces to house terminations and equipments. Provide Pathways and infrastructure lin accordance with BICSI standards. | 2 | ESL | L | Carry complete replacement for 210,000 sf | | | | | | ● | ● | | | $490,826 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 6 - 10** | **$22,182,276** |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Interior wall base finish material | Resilient rubber base, original to the building. Base is in poor condition and is approaching end of life. | Replace all resilient rubber wall base with new resilient rubber base through out the entire building | 2 | END | 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 | | | | | | ● | ● | | | $407,810 |
| Temporary Partitions | There are a few areas with temporary partitions that stop at the bottom side of the finish ceilings. These partitions do not offer any acoustic rating and should be replaced. | 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. | 0 | OB | L | A total of 400 linear feet of temp partitions to be replaced with full height acoustically rated gyp partitions, $9.00 sf demo-replace-paint-reinstall ACT = $36,000 + MU's | | | | | | ● | ● | | | $101,952 |
| Wall Finish | | Budget for repainting entire interior, including doors and frames | 2 | ESL | L | Base on 237,000 SF | | | | | | ● | ● | | | $1,380,728 |
| Ceiling Finish Materials | 2x4 ACT ceilings | 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 | | | | | | ● | ● | | | $1,959,820 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x2 ACT w/ tegular tiles. Tiles are showing signs of aging. | 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 | | | | | | ● | ● | | | $230,712 |
| Doors opening into Corridors (rating, closers, hold-opens, swing, widths) | It is likely the doors are rated. Doors have closers / No hold-opens / mix of flush doors and half glazed doors with safety glazing | 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 | | | | | | ● | ● | | | $67,743 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Tread & Riser Height Uniformity and Nosing Compliance | Tread and riser height is compliant. Painted metal tread pan risers are rusting and causing the paint to fail in some areas, specifically 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 | | | | | | ● | ● | | | $13,113 |
| 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 + MU's | | | | | | ● | ● | | | $10,200 |
| 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 | | | | | | ● | ● | | | $10,200 |
| **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 panel | Replace all finishes complete; 2'x7' plastic laminate panels, raised profile rubber flooring, remove all paint on metal doors / frames and repaint. Replace elevator controls with new panel and new finishes. | 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 | | | | | | ● | ● | | | $29,129 |
| Other | Budget for Engineering for Freight Elevator at Stair 2 | Budget for Engineering for Freight Elevator at Stair 2 | - | - | L | From PPS CIP (2019) | | | | | | ● | ● | | | $483,875 |
| **Kindergarten Classrooms (CTE)** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of broadloom carpet and VCT with resilient rubber 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 | | | | | | ● | ● | | | $13,113 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of broadloom carpet and VCT with resilient rubber 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 | | | | | | ● | ● | | | $157,298 |
| 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<br><br>A total of 500 square feet of wall area to be painted per classroom (total of 30 classrooms). | | | | | | ● | ● | | | $45,881 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 lf to be replaced = $150 lf demo & replace = $3,600 x 30 = $108,000 + MU's; (2) 144"x24" counter, 24' to be replaced = $90 lf 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 | | | | | | ● | ● | ● | | $634,438 |
| **CTE Programs - Lab Spaces (Computer Tech, Textiles, Healthcare, Mech & Arch Drafting, Multi-Media Studio) All Located in Building A** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of broadloom carpet and VCT with resilient rubber wall base | 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 | | | | | | ● | ● | | | $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<br><br>A total of 2,000 square feet of wall area to be painted. | | | | | | ● | ● | | | $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 lf demo exist & new workstation plam countertop @ $90 =$12,960 + MU's .. 18 lf 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 + MU.s | | | | | | ● | ● | ● | | $282,438 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 | OB | L | (6) 6' wall mounted white boards, 4' ht assumed, $30 sf demo & replace =$4,320 + MU's<br><br>Yes, 4' high | | | | | | ● | ● | ● | | $12,590 |
| Lockers (Material, Vented, ADA) | Separate male and female private locker areas in the healthcare lab. Tall, single, vented metal lockers in fair condition | Recommending replacing lockers. | 3 | ESL | L | A total of 22 linear feet of new metal lockers, tall single units, ventilated, 22 lockers 72" demo & replace @ $300 = $6,600 + MU's | | | | | | ● | ● | | | $19,229 |
| **CTE Programs - Lab Spaces (Machine Tech, Automotive, Auto Collision, Welding, Marine Tech, Carpentry, HVAC, Plumbing, Masonry ) All Located in Building B** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of sealed concrete with painted floor lines and VCT with resilient rubber wall base. All floors are in varying condition, rubber wall base is in poor condition. | Strip sealed concrete to remove all chemical stains, oil stains, paint stains and other stains noticeable throughout both levels. Repaint fading floor lines. | 2 | ESL | L | A total of 65,300 square feet, unclear how many sf is concrete & how many sf is VCT, cannot be estimated<br><br>65,300 square feet of concrete | | | | | | ● | ● | | | $256,792 |
| Floor & Base Finish Materials | | Replace all damaged floor drain covers. | 2 | ESL | L | (3) 18"x18" steel floor drain cover @ $150 ea = $450 + MU's | | | | | | ● | ● | | | $1,161 |
| Floor & Base Finish Materials | | Replace all VCT floors with new VCT. | 2 | ESL | L | A total of 3,200 square feet @ $4.75 demo & prep & replace = $15,200 + MU's | | | | | | ● | ● | | | $1,316 |
| Floor & Base Finish Materials | | Repair damaged CMU wall in masonry lab. Remove broken CMU units and replace with new 12" units. | 1 | END | L | 30 Square Foot area @ $25 = $750 + MU's | | | | | | ● | ● | | | $2,187 |
| Lockers (Material, Vented, ADA) | Scattered areas of uni-sex locker rooms open to the lab areas (not used for full undressing). Tall vented metal locker units in fair condition. | Recommending replacing lockers. | 3 | ESL | L | A total of 120 linear feet of new metal lockers, tall single units, ventilated, 120 ea @ $300 demo & replace 72" ht = $36,000 + MU's | | | | | | ● | ● | | | $104,865 |
| Other observations | Large open lab areas have limited access to natural light | Recommend considering providing natural light via solar tubes at level two and light wells in level 1 in future renovations | _ | OB | L | Level 2: (25) solar tubes @ $1,000 ea = $25,000 + MU's<br>Level 1: (8) 72"x72" light wells @ ($500 roof dome + 120 sf framed downlight @ $10) = $1,700 ea x 8 = $13,600 + MU's | | | | | | ● | ● | | | $39,620 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 Art classroom (3 classrooms): (8) 36" double door base cabinet 24 lf $275 =$6,600 per room; (8) 36" three drawer base cabinet 24 lf $275 = $6,600 per room; (2) 288"x24" counter at ADA height 48 lf $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 | | | | | | ● | ● | | | $162,282 |
| 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-replace = $1,440 + MU's | | | | | | ● | ● | ● | | $4,200 |
| 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 storage room to allow Art room to have access to natural light, more adequate storage, privacy from corridor, and better finishes. | 2 | OB | 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 | | | | | | ● | ● | | | $873,878 |
| **Special Education Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet with resilient rubber wall base. Carpet is worn and stained | Replace carpet with new broadloom carpet in the near future. | 2 | ESL | L | 9,000 square feet @ $6 sf demo-prepreplace & new base = $54,000 + MU's | | | | | | ● | ● | | | $157,298 |
| 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) | | | | | | ● | ● | | | $30,591 |

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| 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 lf $275 w/demo =$1,650 per room; (2) 24" four drawer base cabinet 4 lf $275 w/demo $1,100 per room; (1) 120"x24" counter at ADA height 10 lf $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 | | | | | | ● | ● | | | $76,907 |
| Visual Display Surfaces | White board laminate panel mounted to wall | Replace with quality whiteboard | 1 | OB | L | 4' x 6' white board (3) = 72 sf @ $30 demo & replace = $2,160 + MU's | | | | | | ● | ● | ● | | $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 | | | | | | ● | ● | ● | | $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. | Replace carpet in office with new broadloom carpet. Remove and re-use sheet vinyl flooring; reinstall correctly with welded seams to eliminate wrinkles in performance floor. | 2 | ESL | L | 150 square feet of broadloom carpet @ $6 sf demo-prep-replace=new base = $900 + MU's | | | | | | ● | ● | | | $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)<br><br>No, provide new vinyl flooring. | | | | | | ● | ● | | | $46,897 |
| 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 = $400 + MU's, paint excluded, distance to corners unknown<br><br>A total of 1,600 square feet of paint | | | | | | ● | ● | | | $9,329 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Performance floor area accessibility | Accessible through practice room which is accessible from ramp in doorway | Recommend providing a ramp along the entire front edge of the performance area | 3 | ESL | L | 40 foot long ramp, 4 feet deep, and finished with sheet vinyl performance floor, wood framed & with guardrail facing audience side = $5,750 + MU's | | | | ● | | | | | | $16,752 |
| **Music Lab - CTE** | | | | | | | | | | | | | | | | |
| 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-replace-new base = $12,000 + MU's | | | | | | ● | ● | | | $34,955 |
| Casework | A mix of wood and metal casework. Wood veneer slat wall in large practice room in rough condition | 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):<br>(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 lf @ $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<br><br>Yes, assumption of 5' width is correct. Yes, assumption of storage wardrobe is correct. | | | | | | ● | ● | ● | | $215,673 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet and resilient rubber base in poor condition | Replace carpet with new broadloom carpet in the near future. | 2 | ESL | L | 2,100 square feet @ $6 demo-prep-replace & new base =$12,600 + MU's | | | | | | ● | ● | | | $36,707 |
| Circulation Desk | Plastic laminate FFE desks in varying finishes and conditions | Recommend replacing with plastic laminate circulation desk with resilient edge banding | 3 | ESL | L | Provide (1) circulation desk:<br>(1) 120"x30" work surface<br>(1) 24" book drop off base cab<br>(1) 24" base cabinet with drawer<br>(1) 24" four drawer base cabinet, 16' total length ADA compliant @ $360 lf w/demo = $5,760 + MU's | | | | | | ● | ● | | | $16,781 |
| **Kitchen and Servery** | *(See Food Service Below)* | | | | | | | | | | | | | | | |
| 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 = $4,800 + MU's | | | | | | ● | ● | | | $13,984 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Lockers (Material, Vented, ADA) | uni-sex locker area open to the serving areas (not used for full undressing). Tall vented metal locker units in fair condition. | Recommending replacing lockers, | 3 | ESL | L | A total of 35 linear feet of new metal lockers, tall single units, ventilated, 35 ea 72" ht @ $300 w/demo = $10,500 + MU's | | | | | | ● | ● | | | $30,591 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of broadloom carpet and VCT all of varying finishes and condition. Resilient wall base throughout of poor condition. | Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 with new broadloom carpet. | 2 | ESL | L | 1,500 square feet of broadloom carpet @ $6 sf demo-prep-replace & new base = $9,000 + MU's | | | | | | ● | ● | | | $26,216 |
| Ceiling Finish Materials | a mix of 2x2 and 2x4 ACT ceiling in fair condition | Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future | 3 | ESL | L | A total of 750 square feet of 2x2 ACT ceiling and a total of 650 square feet of 2x4 ACT ceiling., assume new grid, 2x2 @ $6 sf w/demo & 2x4 @ $4.25 w/demo = $7,265 + MU's<br><br>Yes, provide new grid | | | | | | ● | ● | | | $21,165 |
| Casework | A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition. | 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 staff room (2) rooms:<br>(5) 36" tall cabinet, assume 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 | | | | | | ● | ● | | | $63,852 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of VCT, broadloom carpet, and resilient rubber wall base all in fair condition | Recommend replacing all flooring with VCT. | 2 | ESL | L | 200 square feet of VCT @ $5 demo-prep-replace & new base = $1,000 + MU's | | | | | | ● | ● | | | $2,913 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Sinks (ADA compliance) | Stainless steel counter mounted sink with stainless steel fixtures (non-ADA because of height and knee clearance) | Recommend replacing non-ADA compliant sink with resilient plastic laminate casework with resilient edge banding, lockable doors, adjustable shelves, and meets current ADA requirements. | 2 | ESL | L | (1) 8"'x24" counter at ADA height @ $90 w/demo = $630 + MU's (note 84" assumed, NOT 84'); (1) 24" base cabinets with 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<br><br>Correct, dimension is supposed to be 84 inches. | | | | | | ● | ● | | | $10,287 |
| Privacy Curtains (no. of rest areas) | Pull privacy curtain in good shape. Rest area is located within the nurses office offering little privacy. | Recommend providing a private rest area with privacy curtain separate from the nurses office in future renovations | 3 | OB | L | 64 square feet of interior renovation. Construction 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 | | | | | | ● | ● | | | $13,984 |
| **Administration Office Area** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of broadloom carpet and VCT of varying finishes and condition. Resilient rubber wall base throughout in poor condition. | Recommend replacing the older and more aged carpet in a few of the staff areas on level 1 and 2 with new broadloom carpet. | 2 | ESL | L | 2,000 square feet of broadloom carpet @ $6 demo-prep-replace-new base = $12,000 + MU's | | | | | | ● | ● | | | $34,955 |
| Ceiling Finish Materials | a mix of 2x2 and 2x4 ACT ceiling in fair condition | Recommend replacing 2x2 and 2x4 ACT tiles with new 2x2 and 2x4 ACT ceilings complete in the near future | 3 | ESL | L | A total of 400 square feet of 2x2 ACT ceiling and a total of 400 square feet of 2x4 ACT ceiling, assume new grid, 2x2 @ $6 sf w/demo & 2x4 @ $4.25 w/demo =$4,100 + MU's<br><br>Correct, provide new grid | | | | | | ● | ● | | | $11,942 |
| Casework | A mix of plastic laminate, wood, and metal casework of varying age, finishes, and condition. | 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 office (8) rooms:<br>(2) 36" tall cabinet, assume wardrobe cabinet @ $750 = $12,000 + MU's | | | | | | ● | ● | | | $34,955 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| 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 patch gyp = $400 + MU's, masonry excluded & paint excluded | | | | | | ● | ● | | | $1,171 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 11 - 15** | **$8,303,498** |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Brick masonry veneer in good condition. | Recommend re-pointing masonry as part of standard maintenance practice. | 3 | ESL | L | Budget | | | | | | ● | ● | | | $216,550 |
| Materials | Corrugated metal panel at penthouses over building B is in poor condition. | Strip paint off of metal panels and repaint with exterior grade paint. Replace rusted panels. | 2 | ESL | L | Size of penthouses are 20'x40' and is 20' high. Replace 5 metal panels complete. Assume wall panels, not roof panels, unclear .. panel width for replacement unclear .. clean-scrape-prep-repaint 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<br><br>Metal panels are wall panels and assume they are 48" wide. | | | | | | ● | ● | | | $42,368 |
| 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. | | | | | | ● | ● | | | $31,779 |
| **Windows** | | | | | | | | | | | | | | | | |
| 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<br>(25) 4'-0"x6'-4" Alum window<br>(26) 10'-0"x4'-8" Alum window<br>(10) 6'-0"x6'-4" Alum window<br>(18) 20'-4"x6'-4" Alum window<br>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 | | | | | | ● | ● | | | $1,493,480 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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 lf total lintel length @ $10 lf clean & repaint = $11,150 + MU's | | | | | | ● | ● | | | $36,337 |
| 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 finishes. | 3 | OB | L | See above for quantities .. 6,110 sf total window treatment demo & replace @ $7.50 sf =$45,825 + MU's | | | | | | ● | ● | | | $149,355 |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Frame Materials | Aluminum, original to the building. | Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems. | 2 | OB | L | (1) 20'-4"x8'-4" Aluminum storefront system with two 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 | | | | | | ● | ● | | | $57,527 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | Aluminum (part of aluminum storefront system) and stand alone metal doors in varying condition. | Replace all existing aluminum framed exterior entrances with thermally broken painted aluminum storefront systems. | 2 | OB | L | (1) 11'-4"x21'-0" Aluminum storefront system with one 72"x84" double door (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 | | | | | | ● | ● | | | $156,598 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| 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 + MU's | | | | | | ● | ● | | | $48,886 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Perimeter sealant material unknown and is varying in age and condition. Sealant is failing at all windows and storefronts. | remove and replace all sealant and back rod materials at windows and curtainwalls | 1 | END | L | A total of 4,000 linear feet of perimeter sealant @ $3.50 lf rout out & recaulk =$14,000 + MU's | | | | | | ● | ● | | | $45,627 |

# CASCO BAY AND PORTLAND ARTS & TECHNOLOGY

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Building Joint Sealant | A mix of older building joint sealant material unknown and is varying in age and condition with newer building joint sealant. Newer sealant is in good condition but isolated areas of old sealant is showing signs of failing. | Consider replacing all of the "older" building joint sealant. Schedule sealant replacement with work needed to replace sealant around windows and curtainwalls | 2 | ESL | L | Approx 800 lf sealant, assuming deeper & wider for expansion or brick joint & backing rod required, $5 lf to rout out & replace = $4,000 + MU's.<br><br>Brick joint width with backing rod | | | | | | ● | ● | | | $13,036 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | 1 metal roof ladder, 1 metal exterior egress stair at building B, 1 concrete stair at building B. All of varying condition. 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). | Roof ladder: Remove rust and provide new exterior paint finish. | 2 | ESL | L | (1) 14' wall mounted steel roof ladder, approx 60 lf ladder piping clean-prep-repaint @ $10 lf = $600 + MU's | | | | | | ● | ● | | | $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 perforated steel treads, $15,000 + MU's.<br><br>Yes, wall mount single pipe rail | | | | | | ● | ● | | | $51,820 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 16 -20** | **$2,345,323** |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Additional Observation | A. Boiler Chimney: Mass masonry/brick chimney. Numerous cracks are visible in the mortar between the brick. Four steel ring have already been installed but do not appear to be enough. | Further investigate chimney, rebuilding most likely require | 1 | OB | I | 1 chimney size & ht & scope unclear rebuilt Assumed Repair (repair to be verify by investigation) removing existing chimney down to roof level and rebuilding, chimney is 12ft round by 60ft tall. | | | | | | ● | ● | | | $63,210 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| 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 | I | Replace (year 0) current boiler feed with new unit (9,000 #/hr steam boilers) | | | | | | ● | ● | | | $30,000 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Year 0** | **$93,210** |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| General Layout Description | Observed parking enforcement walking lot. Linear at back. Bollards to be replaced. Observed parking in fire lane | Replace bollards. | 1 | END | S | 4 ea $600 | | ● | | | | | ● | | | $4,502 |
| Paving Materials | Bituminous. Parking lot of Ludlow Street, Poor. Permit parking signs outside of paved lot. | Mill and repave parking lot off Ludlow Street. Pave permit parking spaces. | 1 | END | S | Overlay: 12500s.f.@$1.25<br>New Spaces: 500 s.f. @$4 | | | | | | | ● | | | $33,063 |
| Curbing Materials & Wheel Stops | None | Install wheel stops in staff lot at building and along grassed/sidewalk at faculty/student parking in rear. | 0 | OS | S | wheelstops:13 @ $250<br>Curb: 800 lf@10 | | | | | | | ● | | | $21,104 |
| Number of Spaces<br>(Regular & ADA) | 5 at faculty parking, not compliant<br>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<br>Striping: 200lf@$1<br>grade change will depend on severity of non-compliance | | ● | | ● | | | | | | $1,078 |
| Size of Spaces | 8' X 18', if compact spaces sign them | Sign compact spaces as appropriate. | 2 | ESL | S | 10 @$125 | | | | | | | ● | | | $2,345 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Observed Circulation Patterns | Worn path along south side of building. | Consider installing sidewalk. | 2 | END | S | 1770s.f.@$2.5 | | ● | | | | | | | | $8,300 |
| Walkway Materials | Brick, Pavers, Concrete as noted on plans. Faculty/Student parking does not have connectors to sidewalk. Observed Peds using drive aisle as opposed to sidewalk. Brick sidewalk in front of school, south of the circle in poor condition. | Handrails needed at stairwell nearest the Ludlow Street parking. Brick sidewalk in front of school, south of the circle needs replacement. | 1 | END | S | Concretewalk: 2600 s.f. @$14<br>Handrails: 50lf@$100 | | ● | | | | | | | | $51,605 |
| Curb Cuts & Detectable Warning Strips | Curb cuts and panels on Stevens Avenue - Good.<br>No panels at Ludlow Street lot. | Install panels at Ludlow Street lot. | 0 | OS | S | 4 panels: 80s.f.@$60 | | ● | | ● | | | | | | $36,019 |
| Pedestrian Ramp Location & Materials | No ADA access along front of building. Lip on ramp on parking lot off Ludlow Street | Adjust ramp to reduce lip to 1/4" or less. | 2 | ESL | S | 50s.f.@$24 | | ● | | ● | | | | | | $2,251 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | 2- 10 yd solid. 1- 6 yd recycle. No screening. | Screening needed. Recommend swapping dumpster and recycle area with facility maintenance vehicle parking. | 3 | ESL | S | 10' x 15' exclusive screened area w/8" concrete on 12" gravel & gate & bollards, $5,750 + MU's | | | | | | | ● | | ● | $10,788 |
| **Courtyards & Exterior Gathering 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 | | | | | | | ● | | | $2,179 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Types, Locations, Materials | Granite benches, various trash cans in courtyard, good trash can coverage at doors. Limited lighting. | Additional lighting. | 2 | ESL | S | 4 ea @$6000 | ● | | | | | | | | | $45,024 |
| Flagpoles | Front (poor) | Pole needs to be painted. | 2 | ESL | S | 1 @ $500 | | | | | | | | | ● | $937 |
| **Site Drainage** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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| Ponding | Various, Ponding at dumpsters | Install catch basin and connect to existing drainage. | 1 | OB | S | Catch Basin: 1@$3000<br>Curb: 60lf @$10<br>Pipe: 70lf@$50 | | | | | | | ● | | | $13,319 |
| Catch Basins | Sags at basins within parking. | Adjust cover to grade and patch pavement. | 2 | ESL | S | 3each @$750 | | | | | | | ● | | | $4,221 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| First Floor Construction | B. Spalls on the underside of the concrete slab (some are link to penetrations) some with exposed rebar. | Coat exposed rebar with protective coating. Patch concrete | 2 | END | S | 30 locations, allow $150 ea = $4,500 +MU's | | | | | | | | | | $8,445 |
| First Floor Construction | D. Water damage in north wall first floor | Verify water did not damage structure. Repair. | 2 | END | S | 1 location quantity damage unknown, allow $1,500 + MU's<br><br>OK | | | | | | ● | ● | | | $2,817 |
| First Floor Construction | E. Exterior round steel column (with channels) at north wing south face: paint is peeling at the top and bottom (rust) | Paint columns | 2 | END | S | 1 location quantity column ht & diameter unknown, allow 12" diameter & 14' ht = 90 sf prep-repaint @ $10 = $900 + MU's<br><br>OK | | | | | | ● | ● | | | $1,689 |
| Roof Construction | Original building:<br>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. | Repair Cracks | 2 | END | S | 10lf | | | | | | ● | ● | | | $380 |
| Roof Construction - Pitched Roofs | A. Some water stains in wood framing by the door (not currently wet) and water damage at flat roof section (room beyond cell tower) | Monitor for moisture. Repair damage area | 3 | ESL | S | 5 locations,<br>assume 30sq.ft per areax5locations = 150sq. ft. 3 locations unfinished (attic area), 2 locations finish (plaster) | | | | | | ● | ● | | | $4,506 |
| Roof Construction | Above the roof are large square parapets (the parapets become terracotta through the attic space). No cracks are visible but there are reports of leaks in hard driven rain<br><br>(localized items issues noted below). | Re-point parapet | 3 | ESL | S | ~3,500 sq. ft. @ $7.50 = $26,250 + MU's | | | | | | ● | ● | | | $49,249 |
| Roof Construction | A. At the south most parapet/chimney, we observed small spalls in the cast stone, exposing rebar. | Coat expose rebar with protective coating. Patch concrete | 2 | END | S | 2 locations @ $150 ea = $300 + MU's | | | | | | ● | ● | | | $567 |
| Roof Construction | B. There is a smaller square chimney, above the north roof. The chimney is missing mortar and has a handful of damage brick. | Re-point/repair. | 2 | END | S | 1 chimney, dimensions & ht unclear<br>chimney is 2'-8" by 1'-4" by 11ft | | | | | | ● | ● | | | $1,689 |
| Exterior Wall Construction - Original Building | A. Localized brick issues noted including damage brick, spalls, bulge and cracks | Repair brick | 2 | OB | S | 20 locations, size of damaged areas & categorization of different damages per area unclear, allow $500 ea location = $10,000 + MU's<br>OK | | | | | | ● | ● | | | $18,760 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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| Exterior Wall Construction - Original Building | B. Cast stone band has some spalls and loose sections some exposing rebar | Remove loose sections, coat rebar with protective coat and patch. | 2 | OB | S | 10 locations (mostly on south face), size of damaged areas unclear, allow $750 ea = $7,500 + MU's OK | | | | | | ● | ● | | | $14,073 |
| Exterior Wall Construction - Original Building | C. Decorative stone at the entrances have some small spalls/cracks and mortar missing | Patch/Repair | 2 | END | S | 7 locations, size of areas unclear, allow $500 ea = $3,500 + MU's OK | | | | | | ● | ● | | | $6,569 |
| Exterior Wall Construction - Original Building | D. Lintel rusting and in the creating in some locations cracking/jacking of the brick | At location with no jacking, clean lintel and paint with protective coating. At location with jacking, remove and replace lintels. | 2 | END | S | 25 locations replacement total lf lintels unclear, cannot be estimated 125lf, 30 locations coating only total lf of lintels unclear, cannot be estiamted. 450lf (is there overlap with item 155) | | | | | | ● | ● | | | $107,872 |
| Exterior Wall Construction - 1982 Addition | A. Where the overhang steps back, steel lintels are visible. The lintels are showing signs of rust (also noted at door overhang on north east face) | Paint lintels with protective coating | 2 | ESL | S | 7 locations total lf of lintels unclear, cannot be estimated 185lf | | | | | | ● | ● | | | $3,472 |
| 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 lf of cracks unknown assume 150lf | | | | | | ● | ● | | | $14,073 |
| Exterior Wall Construction - 1982 Addition | C. Localize brick issues noted: (1) step crack at north façade, missing mortar at tall column wraps, chipped brick. | Repair brick/mortar | 2 | END | S | 4 locations, total lf cracks unknown, scope of repairs and areas unclear, 15 lf of crack and 30sq ft of repointing | | | | | | ● | ● | | | $1,832 |
| Exterior Wall Construction - 1982 Addition | D. At brick movement joint the caulking is falling out | Replace caulking | 2 | OB | S | 4 locations total lf caulk required unclear assume 35lft (is this already covered by line 176?) | | | | | | ● | ● | | | $231 |
| Interior Partitions - Original Construction | A. In isolated location we noted cracking in the interior masonry | Repair cracks | 2 | END | S | 7 locations total lf cracks unknown assume 50lf per locations | | | | | | ● | ● | | | $32,833 |
| Additional Observation | Site Feature: Entry features at street (brick walls on concrete foundations spalls, crack and effervescent observed in the brick. | Repair brick | 2 | END | S | 3 entry features, 20 repair locations entry feature meaning 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. | | | | | | ● | ● | | | $14,210 |
| Additional Observation | Site Feature: Concrete site walls and stairs: cracks and spalls observed in discrete locations, some exposing reinforcement. Additional spoils noted at base of post | Coat reinforcement with protective coating and path concrete | 2 | END | S | 10 locations # locations w/exposed rebar and total sf affected areas unclear. 3 location with exposed rebar, approximaterly 30 sq. ft of concrete to replace. | | | | | | ● | ● | | | $1,409 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

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| Interior doors | A mix of painted wood and painted metal doors with a mix of painted wood frames and painted hollow metal frames. Doors in the original building are dated and approaching end of life. | Original Building (building A): Recommend replacement of all interior doors and wood frames in the original building with new wood veneer doors and painted hollow metal frames | 2 | END | S | (275) single door 36"x84" (40) double door 72"x84" $1.550 per door-frame w/demo-replace-new lockset & closer =355 @ $1,550 =$550,250 + MU's | | | | ● | | ● | ● | | | $1,032,264 |
| 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. Door knobs are found on doors in both the original and addition buildings | 0 | OB | S | 110 Knobs to be replaced with ADA/Code compliant, aluminum hardware $500 ea includes wood leaf modification = $55,000 + MU's | | | | ● | | ● | ● | | | $103,179 |
| **Main Entrance -Addition (building B)** | | | | | | | | | | | | | | | | |
| Door Configuration (Vestibule?) | Vestibule, non-secured entrance. No ADA push button | Recommend providing ADA push button access at each entrance. | 0 | OB | S | (2) ADA push button sequence for two double doors. $5,000 w/new wiring + MU's | | | | ● | | | | | | $9,380 |
| | | Recommend creating a secured entry into building B by providing a sequence of lock / buzz-in entry devices | 0 | OB | S | (2) Buzz-in intercom entry devices @ $1,500 w/door hdwr upgrade = $3,000 + MU's | ● | | | | | | | | | $5,628 |
| Door Hardware | Aluminum, ADA/Code compliant hardware. One set of vestibule doors have a crash bar, the other set does not and requires one | Provide crash bar egress hardware at set of vestibule doors where it is missing. | 0 | OB | S | (1) set of aluminum crash bar exit device for a total of three 36" doors. @ $550 ea = $1,650 + MU's | | | ● | | | | | | | $3,098 |
| **Corridors (building B)** | | | | | | | | | | | | | | | | |
| Doors opening into Corridors (rating, closers, hold-opens, swing, widths) | It is likely the doors are rated. Doors have closers and hold opens (with the exception of classroom doors) mix of flush doors and half glazed doors with safety glazing | Provide closers at classroom doors | 0 | OB | S | A total of (10) closers for single 36" doors. @ $300 = $3,000 + MU's | | | ● | | | | | | | $5,628 |
| Drinking Fountains | No drinking fountains in corridors | Provide ADA compliant fountains on each level of building B | 0 | OB | S | (2) high-low ADA compliant 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 | | | | ● | | | | | | $10,321 |
| **Science Classrooms (building A)** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Sinks provided in labs. Non-ADA because of height and lack of knee clearance | Provided sinks that meet ADA requirements when casework is replaced as described above. | 0 | OB | S | (1) ADA sink required in each lab (A total of 10 labs) $2,000 ea new sink & re-use rough but adjust as req'd = $20,000 + MU's | | | | ● | | | | | | $37,520 |
| **Family & Consumer Science** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

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| Casework | A mix of residential grade kitchen casework, plastic laminate, and wood casework of varying age and condition. Not at ADA height and no knee clearance. | Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements. | O | OB | S | (1) plastic laminate 120"x48" peninsula type counter (mirrored casework layout on each side). @ $450 = $4,500; (2) 36" three drawer base cabinet @ $275 lf w/demo-plam top assumed = $1,650; (2) 36" ADA sink apron @ $300 = $600; (2) 24" Base cabinet with drawer @ $275 lf w/demo-plam top = $1,100; (2) 24" open shelf base cabinet @ $250 lf w/demo & plam top = $1,000; (2) 24" wall cabinet @ $125 lf w/demo = $500; (2) 36" open shelf wall cabinet @ $115 w/demo = $690; (1) 48"x36" open shelf book case @ $150 w/demo = $600 = = = | | | | ● | | | | | | | $19,963 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Sinks provided but are non-ADA because of height and lack of knee clearance | Provided sinks that meet ADA requirements when casework is replaced as described above. | 0 | OB | S | (1) ADA sink required per Art room (2 rooms) $2,000 sink & re-use exist rough but modify as req'd = $4,000 + MU's | | | | ● | | | | | | $7,504 |
| Kilns | Kiln (not enclosed) | Provide a rated, ventilated, and accessible room to keep the kiln in as part of future renovations. | 0 | OB | S | 80 square feet of interior renovation to provide a room constructed of gyp partitions up to roof deck, single wood veneer 36"x84" door, 2x4 ACT ceilings, and quartz floor tile. @ $125 sf =$10,000 + $2,500 relocate kiln-hood-fan = $12,500 + MU's | | ● | | | | | | | | $23,453 |
| Other observations | Both Art rooms have an "upper" level that is currently used by students. Upper levels contain areas of low ceilings, non-code compliant rails at each stair, and the entire upper level is not accessible. | Recommend providing code compliant railings to each stair. Railings to be painted round metal hand rails with required extensions beyond top and bottom of stairs. | 0 | OB | S | A total of 18 linear feet of round metal hand rail, single line wall rail assumed @ $30 demo & replace =$540 + MU's | | | ● | | | | | | | $1,016 |
| Other observations | | Recommend providing chair lift to make upper levels accessible to all students. | 0 | OB | S | (2) chairlifts - 36"x48" painted metal w/ slip resistant floor finish @ $25,000 mea + $7.500 enclosure & trims = $32,500 es x 2 = $65,000 + MU's | | | | ● | | | | | | $121,939 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |

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| 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 match other plastic laminate casework in the same room. | 0 | OB | S | Provide the following in two rooms: (1) Plastic laminate 96" counter 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 lf $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 | | | | ● | | | | | | $14,615 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Wall Pads | Wall mounted wall pads located behind two hoops at main basketball court. Pads are in good condition. | Recommend providing wall pads at walls behind two hoops, next to two main basketball hoops, for added protection. | 0 | OB | S | A total of 20 linear wall feet of wall pads to match existing 6' ht assumed @ $8.50 sf = $1,020 + MU's | | ● | | | | | | | | $1,913 |
| 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 | | | | ● | | | | | | $4,170 |
| Bleachers | Wood telescoping bleachers in fair condition and working order. Obvious signs of wear and tear, recommending replacing in future renovations. | Recommend replacing bleachers complete in the next 20 years with a more resilient bleacher (plastic seats) and ADA grab bars in center walkways. | 3 | ESL | S | (2) 90 foot retractable bleachers (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 | | | | ● | | | | | | $213,862 |
| **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. | 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 have wall mounted mirrors, grab bars, and ADA compliant fixtures. $10,000 ea 64 sf bath complete x 7 = $70,000 + MU's | | | | ● | | | | | | $131,319 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| 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. | Recommend providing sprinkler system | - | - | S | 173,000 sf @ $3.50 (older const) + $12,000 backflow & bldg entry + $20,000 allow water main upgrade = $637,500 + MU's | | ● | ● | | | | | | | $1,195,942 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| 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 | Install (years 1-5) (2) 300 gpm pumps with VFDs + MU's | | | | | | ● | ● | | | $49,860 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| 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 third set of entry doors between corridor and entrances into admin suite and principles office. Third set of door to be buzz-in to allow access to student areas. Door configuration to match existing vestibule doors | 0 | OB | S | 300 Square Feet of complete interior renovations. $125 sf = $37,500 + MU's | ● | | | | | | | | | $70,352 |
| Intrusion Alarm System | 2012 vintage bosch with wireless motion detectors. System is integrated with district-wide network. | System will reach the end of its anticipated useful life within 15 years | 3 | ESL | S | Carry complete system replacement for 138,818 sf | ● | | | | | | | | | $192,584 |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$3,776,921** |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Water Service | Municiple Water Supply w/Single Check Testable Backflow | Upgrade Backflow Protection to current municiple requirements | 2 | END | L | Replace with Compliant RPZs Figure (2) 2" + MU's | | | | | | ● | ● | | | $16,307 |
| 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 DHW Maker/storage in original building. | 1 | END | L | Replace with gas fired unit. + MU's | | | | | | ● | ● | | | $15,530 |
| Domestic Distribution System | Mostly original copper with lead solder--end of service life | Replace with new copper distribution system with insulaton | 2 | END | L | Figure $/SF @ 140K SF | | | | | | ● | ● | | | $3,727,200 |
| Sanitary Waste and Vent System | Cast iron and PVC | Replace in original building | 3 | ESL | L | $/SF @ 140K SF | | | | | | ● | ● | | | $2,282,910 |
| Storm Drain System | Cast iron and PVC | Replace in original building | 3 | ESL | L | $/SF @ 140K SF | | | | | | ● | ● | | | $978,390 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | The Steam boiler plant was replaced in 2014 with (3) Hurst Firetube Series 500 boilers. Gross output is 2,678 MBH per boiler. Existing breeching was reused. Combustion air supplied via combustion air fan (VFD). A steam to hot water convertor supplies hot water to the 1981 additon via vertical inline pumps. Steam heating supplies the original building. Heating hot water and domestic CW piping serves the 1981 additon via underground piping. | Replace exisitng steam boielers with (2) 3,500MBH condensing hot water boilers at time of building steam to hot water conversion. | 4 | N | L | (2) 3,500 MBH condensing boilers & Appurtenances + MU's | | | | | | ● | ● | | | $660,025 |
| Air Handling Unit Systems (1981 Asddition) | 1981 Addition (Hot Water): Gym roof top ERUs were not operating. The wheels are plugged with debris and rusty and at end of service life. All indoor H & V units as well are at end of service life. | 1981: Repair and cleanERUs and recommision to operate ( year 0) Requires replacement (Years 1-5) Rplace all indoor H & V (AHU) units. | 1 | END | L | Figure (2) rooftop ERVs at 2,500 cfm each with hot water coils. Figure (4) indoor AHUs at 10,000 cfm each with HW coils. $/SF @ 20K SF for ductwork modifications | | | | | | ● | ● | | | $1,164,750 |
| Air Handling Unit Systems (Original Building) | Original Building: Indoor AHUs operating H & V units only with economizer cooling. | Replace indoor H & V (AHU) units with new HW units. Replace Exhaust Fans | 2 | END | L | (6) 15,000 cfm indoor AHUs with HW coils and economizer--no AC. $/SF @ 130K SF for ductwork | | | | | | ● | ● | | | $2,772,105 |
| 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 | | | | | | ● | ● | | | $58,238 |
| 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 | | | | | | ● | ● | | | $1,327,815 |
| 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 | | | | | | ● | ● | | | $55,908 |
| Piping System | 1981 addition is satisfactory. Original school steam and condensate piping is vintage with steam trap and manual control valve maintenance. | Steam heating sytem serving original building and underground to Longfellow is at end of service life--underground near failure. | 2 | END | L | Install new HW piping in the original building. $/SF @ 130K SF No underground to Longfellow + MU's | | | | | | ● | ● | | | $3,634,020 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| 4 - Excellent - New | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Automatic Temperature Controls | Mostly pnuematics. Aged system w/air leaks | Replace controls with new electric DDC system | 2 | END | L | $/SF @ 190K SF ($3/SF ?) + MU's | | | | | | ● | ● | | | $1,327,815 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Service | Underground primary to utility transformer vault in building. The vault was not accessible at the time of our visit as it requires utility company presence to access. Comments regarding life cycle are based on the general building vault arrangement being an obsolete design. | Update service to padmount transformer arrangement. Upgrade 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. | | OB | L | Carry Complete new service with padmount transformer for 138,818 sf | | | | | | ● | ● | | | $283,423 |
| Wiring | Building wire in conduit | | 3 | ESL | L | | | | | | | ● | ● | | | |
| Equipment | 1983 vintage GE switchboard | As a maintenance item, perform infra-red scanning of the service equipment to assess condition of contacts and terminations. Switchboard will need to be replaced within 10 years. | 2 | END | L | Carry complete replacement for 1600A 480/277V switchboard | | | | | | ● | ● | | | $281,093 |
| Distribution System | 1983 Addition 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. | Delete 600V transformers and provide a 480V feeder to the 1983 building as part of service entrance upgrades recommended above. | 3 | END | L | Carry complete power distribution system for 138,818 sf | | | | | | ● | ● | | | $869,680 |
| Panels | Panels 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 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. | 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. | 2 | END | L | | | | | | | ● | ● | | | |
| Branch Circuits | 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 an 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. Receptacles should be located appropriately to eliminate the need for extension cords. | 2 | END | L | Carry $400,000 allowance + MU's | | | | | | ● | ● | | | $934,906 |
| Exterior 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 main 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 | | | | | | ● | ● | | | $37,738 |
| Interior Lighting | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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. | 2 | END | L | Carry complete interior lighting replacement for 126,500 sf | | | | | | ● | ● | | | $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. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Toilets | Mixed fluorescent fixtures utilizing T8 lamps. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Mech/Storage | Mix of fluorescent strips, wraparounds, and industrial fixtures. | Update lighting to LED as part of any planned facility renovations. | 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 | 2 | OB | L | | | | | | | ● | ● | | | |
| Gym | T8 Fluorescent high-bays. Illumination level is approximately 17 footcandles average at 3' above the playing surface. IES recommended illumination level for high-school basketball and volleyball with some spectator capacity is 50 fc average at 3' above the playing surface. | Update lighting to LED that provides illumination levels as recommended by IES. | 2 | ESL | L | Carry 42 LED high-bay | | | | | | ● | ● | | | $97,839 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 6 - 10** | **$23,038,444** |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Typical Interior Wall Finish Materials | Original Building (building A): Painted gyp / plaster in poor condition<br>Addition (building B): Painted CMU block, painted gyp, and exposed brick veneer. All in a varying condition, refer to the following specific areas and notes in the report for descriptions and recommended actions | Recommend refinishing (repair, patch, sand, and paint) all walls due to areas of wall that are damaged or where the paint is peeling. Only in the original building. | 1 | END | L | Total of all walls for a four story building with a gross square feet of 173,000 @ $2.50 sf floor area (more extensive patching req'd) = $432,500 prep-patch-repaint + MU's | | | | | | ● | ● | | | $1,259,846 |
| Ceiling Finish Materials | A majority of the ceiling finish throughout the school (both buildings) is 2x4 ACT and is in fair condition. Isolated areas of 2x2 ceilings are in a variety of age and condition, refer to the following specific areas and notes in the report for descriptions and recommended actions | Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete | 2 | ESL | L | Total of 90% of all ceilings for a four story building with a gross square feet of 173,000 155,700 sf @ $4.25 demo-replace =$661,725 + MU's | | | | | | ● | ● | | | $1,927,564 |
| Visual Display Surfaces (chalkboards) | Both buildings: A majority of the instructional spaces have chalkboards or chalkboard covered with whiteboard laminate in poor condition. | Remove all chalkboards and chalkboards with whiteboard laminate complete. Replace with wall mounted whiteboards. | 2 | OB | L | (21) 10' wall mounted whiteboard<br>(15) 12' wall mounted whiteboard<br>(30) 15' wall mounted whiteboard 3,360 total sf @ $30 demo-replace =$100,800 + MU's | | | | | | ● | ● | ● | | $293,625 |
| Interior window sills in addition building (building B) | Plastic laminate window sills are in poor condition. Laminate is peeling and has been chipped away. | Replace all window sills in building B with plastic laminate sills with resilient edge banding. | 2 | END | L | Building B: A total of 280 linear feet @ $20 demo-replace = $5,600 + MU's | | | | | | | ● | ● | | $16,316 |
| **Main Entrance - Original Building (building A)** | | | | | | | | | | | | | | | | |
| Entrance 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. | 3 | ESL | L | 150 Square Feet of aggressive grade walk-off mat. @ $17.50 recycled rubber = $2,625 + MU's 200 Square Feet of mild grade walk-off mat. @ $15 sf = $3,000 + MU's 150 Square feet of low grade walk-off mat @ $10 = $1,500 + MU's | | | | | | | ● | ● | | $20,758 |
| Door Configuration (Vestibule?) | Vestibule, secured entrance. No ADA push button | Recommend providing ADA push button acces | 0 | OB | L | ADA push button sequence for two double doors. $2,500 w/new wiring + MU's | | | | ● | | | | | | $7,287 |
| **Main Entrance -Addition (building B)** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Entrance 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. | 3 | ESL | L | (2 entrances)<br>100 Square Feet of aggressive grade walk-off mat. Assume 100 sf per entrance @ $17.50 recycled rubber = $3,500 + MU's both entries;<br>75 Square Feet of mild grade walk-off mat. Assume 75 sf per entrance @ $15 $2,250 + MU's both entries;<br>100 Square feet of low grade walk-off mat. Assume 100 sf per entrance @ $10 = $2,000 + MU's both entries<br><br>Correct, each square footage is multiplied by 2 for the two entrances. | | | | | | | ● | ● | | $22,578 |
| **Main Lobby - Original Building (building A)** | | | | | | | | | | | | | | | | |
| Display Cases | Four tall glass display cases trimmed in stained wood. Display cases are in fair condition. Wood trim shows signs of scratches and dents. | Sand down and refinish wood trim on all four display cases. | 2 | ESL | L | (4) 2'x4'x7' wood and glass display cases, extent of glass vs wood unclear, assume 50% surface area wood to be reworked = 115 sf wood @ $7.50 = $865 + MU's<br><br>Correct | | | | | | ● | ● | | | $2,526 |
| **Main Lobby -Addition (building B)** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x2 ACT in poor condition. Painted GYP in good condition | Replace ceiling with new 2x2 ACT ceiling complete | 2 | ESL | L | A total of 1,000 square feet of new 2x2 ACT ceiling @ $6 demo-replace = $6,000 + MU's | | | | | | ● | ● | | | $17,478 |
| **Corridors (building A)** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of VCT and porcelain floor tile, all with painted wood base | Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor. | 2 | ESL | L | A total of 9,500 square feet @$5,75 sf demo-replace-new wall base = $54,625 + MU's | | | | | | ● | ● | | | $159,117 |
| | | Sand and repaint wood trim complete. | 2 | ESL | L | All walls in corridors on all levels; sf area wood surface unclear, cannot be estimated<br><br>2,700 linear feet of "picture rail" wood trim. | | | | | | ● | ● | | | $39,329 |
| Lockers | Single tier, vented, metal lockers with separate book cubbie above and sloped tops. Lockers are in fair condition. Locker bases and lockers at the ends of rows are in poor shape. | Recommend replacing with painted metal lockers complete. | 3 | ESL | L | All lockers on each floor. A total of 900 linear feet @ $300 opng x 900 = $270,000 + MU's | | | | | | ● | ● | | | $786,490 |
| **Corridors (building B)** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of VCT and porcelain floor tile, all with resilient rubber wall base | Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor. | 3 | ESL | L | A total of 1,200 square feet @ $5.75 demo-replace-new base =$6,900 + MU's | | | | | | ● | ● | | | $20,100 |
| Ceiling Finish Materials | 2x4 ACT ceiling in fair condition | Replace 2x4 ACT ceilings with new 2x4 ACT ceilings complete | 2 | ESL | L | A total of 1,200 square feet @ $4.50 demo-replace =$5,400 + MU's | | | | | | ● | ● | | | $15,736 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Stairs and Exits (building A)** | | | | | | | | | | | | | | | | |
| Handrails (height, extensions, profile) | Painted wood rail in fair condition. Missing handrails or extensions in some areas. | Recommend stripping down and re-staining wood handrails. Recommend providing missing handrails and or extensions using painted round metal handrail at required heights | 0 | OB | L | A total of 30 linear feet of painted round metal handrail. scabbed onto existing for extensions; refinish wood rail excluded; @ $35 cut-weld-finish rails = $1,050 + MU's<br><br>Correct | | | | | | ● | ● | | | $3,058 |
| **General Purpose Classrooms (building A)** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and 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 | An average of 750 square feet in each classroom. A total of (30) classrooms with VCT flooring to be replaced @ $4.50 demo-replace-new base =$101,250 + MU's | | | | | | ● | ● | | | $294,941 |
| | | Replace broadloom carpet in some classrooms with carpet tile. | 2 | ESL | L | A total of 3,500 square feet @ $6 demo-replace = $2,100 + MU's | | | | | | ● | ● | | | $6,116 |
| 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 each of the (30) classrooms:<br>(4) 48"x84" open shelf units $600 ea = $2,400 per class;<br>(1) 36" tall cabinet width unknown allow $750 per room (12 linear feet) of 4 rows of adjustable shelves on shelving standards. $20 lf = $960 per room;<br>(3) 48"x36" open shelf units @ $150 = $1,800 per room = = = TOTALS $177,300 + MU's<br><br>The width is 36". "Tall" cabinets are 84" tall and the width is 36" UNO | | | | | | ● | ● | | | $516,469 |
| **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. | 2 | ESL | L | A total of 4,500 square feet @ $5.75 demo-replace-new base =$25,875 + MU's | | | | | | ● | ● | | | $75,378 |
| Casework | A mix of metal and plastic laminate casework in varying condition and size. | 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 (9 rooms) in building B<br>(1) 36" tall cabinet width unknown allow $750 per room<br>(2) 36" tall open shelves width unknown allow $750 per room<br>(2) 48"x48" open shelve cabinet $600 ea = $1,200 per room;<br>$2,20 per room x 9 = $31,050 + MU's<br><br>The width is 36". "Tall" cabinets are 84" tall and the width is 36" UNO | | | | | | ● | ● | | | $90,446 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| **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 | | | | | | ● | ● | | | $88,772 |
| Floor & Base Finish Materials | | Abatement of 9x9 vinyl asbestos tile and replace with quartz floor tile or an equivalent non-wax finish floor. | 1 | OB | L | A total of 5,300 square feet @ $8 abate-prep-replace-new base = $42,400 + MU's | | | | | | ● | ● | | | $123,514 |
| 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 | L | Provide the following in (4) of the Science Classrooms:<br>(3) 144"x18" counters @ $175 lf epoxy resin top = $6,300 per room;<br>(1) 96" counter @ $175 epoxy resin top =$1,400 per room;<br>(1) 72" counter (demo station) @ $175 epoxy resing = $1,050 per room;<br>(9) 36" base cabinets with drawers 27 lf @ $425 lf sci cabinets = $11,475 per room;<br>(6) 36" ADA sink aprons @ $750 ea = $4,500 per room;<br>(2) 30" base cabinets with drawers = 5 lf @ $425 -$2,125 per room;<br>(2) 48" wall cabinets = 8 lf @ $225 = $1,800 per room;<br>(4) 48"x36" open shelf units @ $150 lf = $2,400 per room;<br>(1) 36" tall storage cabinet $750 per room; = = = TOTALS $31,800 per room x 4 = $127,200 + MU's | | | | | | ● | ● | | | $370,455 |
| 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 | OB | L | Provide the following in (4) of the Science Classrooms:<br>(10) 60"x36" phenolic top lab benches with adjustable height legs @$275 lf = $13,750 per room x 4 = $55,000 + MU's | | | | | | ● | ● | | | $160,211 |
| **Science Prep Rooms (building A)** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with painted wood base. | Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor. | 2 | ESL | L | A total of 1,700 square feet @ $5.75 demo-replace-reinstall salvaged base =$9,775+ MU's | | | | | | ● | ● | | | $28,481 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Casework | A mix of Plastic laminate and wood science casework with lab quality black laminate on most flat surfaces, wood counters on others. Varying condition of casework | Recommend replacing all casework in science prep rooms complete. Replace with plastic laminate casework and black phenolic countertops on all flat surfaces. | 2 | ESL | L | Provide the following in each of the (5) prep rooms:<br>(3) 36" tall storage cabinets $1,250 = $3,750 per room;<br>(1) 120" counter at ADA height @ $175 epoxy resin = $1,750 per room;<br>(1) 36" ADA sink apron @ $600 per room;<br>(1) 24" four drawer base cabinet @ $425 epoxy resin top = $850 per room;<br>(2) 30" base cabinet with drawer 5 lf @ $425 = $2,125 per room;<br>(2) 36" wall cabinets 6 lf @ $425 = $2,550 per room;<br>(2) 24" wall cabinets 4 lf @ $425 = $1,700 per room; = = = TOTALS $ $13,325 per room x 5 = $66,625 + MU's | | | | | | ● | ● | | | $194,073 |
| **Family & Consumer Science** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT with resilient wall base in fair condition. | Replace VCT in some classrooms with quartz floor tile or an equivalent non-wax finish floor. | 2 | ESL | L | A total of 500 square feet @ $5.75 demo-replace-new base = $2,875+ MU's | | | | | | ● | ● | | | $8,381 |
| Floor & Base Finish Materials | | Recommend replacing wall base with resilient rubber wall base on all walls. | 2 | ESL | L | 110 lf @ $3 demo-replace-new base = $330+ MU's | | | | | | ● | ● | | | $968 |
| Floor & Base Finish Materials | | Recommend patch/sand/and repainting gyp ceiling complete. | 2 | ESL | L | 100 sf @ 1.75 = $175 + MU's | | | | | | ● | ● | | | $513 |
| 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-replace = $1,440 + MU's | | | | | | ● | ● | | | $4,200 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mic of VCT and painted wood floors, all with painted wood base. Wood floors are warped and do not provide a level / uniform surface. Floors in varying age and condition | Replace VCT with quartz floor tile or an equivalent non-wax finish floor. | 2 | ESL | L | 2000 square feet @ $5.75 demo-replace-re-use salvaged base = $11,500+ MU's | | | | | | ● | ● | | | $33,504 |
| 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 | 1300 square feet @ $11.50 demo-level substrate-new floor-re-use salvaged base = $14,950+ MU's | | | | | | ● | ● | | | $43,549 |
| 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 each of the two art classrooms :<br>(1) 96" counter at ADA height @ $90 w/demo = $720 per room;<br>(1) 36" ADA sink apron @ $300 per room;<br>(2) 30" base cabinet with drawer 5 lf @ $275 w/demo =$1,375 per room; == TOTALS $2,395 x 2 = $4,790 + MU's | | | | | | ● | ● | | | $13,955 |
| **Technology Classrooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Broadloom carpet with rubber base in good condition | Recommend replacing broadloom carpet with carpet tile. | 3 | ESL | L | 1100 sf @ $6 demo-replace = $6,600 + MU's | | | | | | ● | ● | | | $19,229 |
| **Special Education Classrooms** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Floor & Base Finish Materials | A mix of VCT and broadloom carpet with painted wood base. VCT is in varying age and condition. Wood wall base is in poor condition. | Replace VCT with quartz floor tile or an equivalent non-wax finish floor. | 2 | ESL | L | 3000 square feet @ $5.75 demo-replace-new base = $17,250+ MU's | | | | | | ● | ● | | | $50,255 |
| | | Replace broadloom carpet with carpet tile. | 2 | ESL | L | 2,000 sf @ $6 = $12,000 + MU's | | | | | | ● | ● | | | $34,955 |
| 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 each of the (8) classrooms:<br>(4) 48"x84" open shelf units $600 = $2,400 per room;<br>(1) 36" tall cabinet $750 per room;<br>(12 linear feet) of 4 rows of adjustable shelves on shelving standards. 48 lf @ $20 = $960 per room;<br>(3) 48"x36" open shelf units $500 = $1.500 per room; = = = TOTALS $5,610 per room x 8 = $44,880 + MU's | | | | | | ● | ● | | | $130,733 |
| **Performing Arts - Auditorium** | | | | | | | | | | | | | | | | |
| General | Budget for general renovations and upgrades | | - | - | L | Budget | | | | | | ● | ● | | | $967,750 |
| Floor & Base Finish Materials | Broadloom carpet with painted exposed concrete under the seating areas. Painted wood base board in good condition | Repaint exposed concrete floors under seating areas of both main level and balcony. | 1 | END | L | 3800 square feet prep & repaint @ $2 = $7,600+ MU's | | | | | | ● | ● | | | $22,142 |
| Seating Type | Folding auditorium seats with wood arms and fabric backing / seating. Chair finish is in fair condition | Recommend replacing seats complete with folding, auditorium style seats with wood arms and fabric backing and seat. | 3 | ESL | L | All seats in a total area of 3,800 square feet quantity seats unknown<br><br>A total of 739 seats | | | | | | ● | ● | | | $753,432 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Wood paneled stage flooring system, with vented wood base. | Repaint floors complete. | 2 | END | L | 1900 square feet strp-prep-repaint-seal @ $6 = $11,400+ MU's | | | | | | ● | ● | | | $33,213 |
| Ceiling Finish Materials | Painted plaster ceilings in poor / failing condition. | Recommend removing all peeling paint complete and then patch, sand, paint all ceilings and trim above the stage. | 1 | OB | L | 1900 square feet patch-prep-repaint @ $3 = $5,700 + MU's | | | | | | ● | ● | | | $16,607 |
| **Performing Arts - Music Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | A mix of broadloom carpet and VCT all with resilient rubber wall base. Flooring in varying condition and age. | Replace VCT with quartz floor tile or an equivalent non-wax finish floor. | 2 | ESL | L | 800 square feet @ $5.75 demo-replace-new base = $4,600+ MU's | | | | | | ● | ● | | | $13,403 |
| Floor & Base Finish Materials | | Recommend replacing broadloom carpet with carpet tile. | 3 | ESL | L | 1900 square feet @ $6 demo-replace-new base = $11,400+ MU's | | | | | | ● | ● | | | $33,213 |
| 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 | (2) 36" tall cabinets $750 = $1,500;<br>40 linear feet of adjustable wall shelves on shelving standards $20 lf = $800;<br>(8) 48" double door tall storage cabinets $750 = $6,000; = = = TOTALS $8,300 + MU's | | | | | | ● | ● | | | $24,184 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Floor & Base Finish Materials | | Recommend replacing VCT tile in storage room with quartz floor tile or an equivalent non-wax finish floor. | 2 | END | L | 5100 square feet @ $5.75 demo-replace-new base = $29.325 + MU's | | | | | | ● | ● | | | $85,423 |
| 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 | | | | | | ● | ● | | | $10,490 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $5,826 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Ceramic wall tile in varying age and condition. Ceramic wall base in poor condition. | Remove all wall base and replace with ceramic wall base complete. | 2 | END | L | All walls in a 4,600 square foot, single level, area; allowance $10,000 demo-replace + MU's | | | | | | ● | ● | | | $29,129 |
| Floor & Base Finish Materials | | Repair, patch, sand, and paint areas of damaged CMU block spread out around the locker room area. | 2 | ESL | L | Total of 600 square feet $2 filler coat | | | | | | ● | ● | | | $3,503 |
| Ceiling Finish Materials | 2x4 ACT ceiling in fair condition. Several areas of broken tile and ceiling grid | Recommend replacing 2x4 ACT ceiling with resilient painted gyp ceiling | 2 | ESL | L | 4,600 sf $4.50 = $20,700 + MU's | | | | | | ● | ● | | | $60,301 |
| Lockers (Material, Vented, ADA) | A variety of single tier and double tier painted metal lockers with extruded metal mesh doors. Lockers are rusting, dented, and several doors have been broken and replaced with plywood doors. All lockers are in poor condition. | Recommend removing and replacing all lockers complete. Replace with single tier and double tier, vented metal lockers with sloped tops. | 1 | 2 | L | scope unclear<br><br>Forthcoming | | | | | | | | | | $0 |
| Level of Privacy | 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. | Recommend renovating gang shower areas to provide private shower stalls w/ private changing areas. | 0 | OB | L | Mens Shower: Interior renovation of 300 square feet to provide private shower stalls and changing stalls, $125 sf = $37,500;<br>Womens Shower: interior renovation of 400 square feet to provide private shower stalls and changing stalls, $125 sf = $50,000 = = TOTALS $87,500 + MU's | | | | | | | | | | $254,886 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Level of Privacy | No privacy in changing areas. | Recommend providing private changing areas in the locker rooms. Remove 8 lockers from each locker room and provide plastic partition stalls with doors for private changing areas. | 0 | OB | L | Provide the following in each of the two locker rooms: (1) 36"x36" phenolic partition stall with door $1,150; (1) 60"x60" phenolic partition stall with door $1,500; $2,650 per room x 2 = TOTALS $5,300 + MUI's | | | | | | | | | | $15,445 |
| **Locker Area Toilet Rooms** | | | | | | | | | | | | | | | | |
| Toilet Partitions | A mix of plastic laminate phenolic panels and enamel painted metal stalls. Phenolic panels are in good condition, metal panels are in fair condition with a few dents and scratches. | Recommend replacing stalls with new toilet compartments (phenolic) during the gang shower and gang changing area renovations to match finishes throughout the locker rooms. | 3 | ESL | L | () 36"x60" toilet stall - phenolic $1,150; (2) 60"x60" ADA compliant toilet stalls - phenolic $1,650 x 2 = $3,300; TOTALS $4,450 + MU's | | | | | | ● | ● | | | $12,968 |
| **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 | | | | | | ● | ● | | | $72,823 |
| Ceiling Finish Materials | 2x2 ACT ceiling tile in poor fair condition | Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete | 2 | ESL | L | 5,600 sf @ $6 w/demo-new celling = $33,600 + MU's | | | | | | ● | ● | | | $97,878 |
| **Kitchen and Servery** | *(See Food Service Below)* | | | | | | | | | | | | | | | |
| General | Budget for Upgrades / Renovations | | - | - | L | Budget | | | | | | ● | ● | | | $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. | Recommend regrouting floor tiles and wall base as part of standard maintenance practice. | 3 | ESL | L | 2000 sf $1.50 sf = $3,000 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $5,361 |
| Ceiling Finish Materials | 2x4 ACT ceiling in good condition | Recommend replacing ceiling as part of standard maintenance practice | 3 | ESL | L | 2350 sf @ $4.50 w/demo-new ceiling = $10,575 + MU's | | | | | | ● | ● | | | $30,803 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $0 |
| 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 | | | | | | ● | ● | | | $22,723 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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 lf x8 = $2,200 per room; (1) 96"x24" counter at ADA height $90 w/demo = $720 per room; (4) 24" wall cabinets 8 lf $125 =$1,000 per room; TOTALS $5,720 per room x 8 =$45,760 + MU's | | | | | | ● | ● | | | $133,298 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $24,474 |
| Ceiling Finish Materials | 2x2 ACT ceiling tile in poor fair condition | Recommend replacing 2x2 ACT ceiling with new 2x2 ACT ceiling complete | 2 | ESL | L | 1400 sf @ $6 sf w/demo-new ceiling = $8,400 + MU's | | | | | | ● | ● | | | $24,474 |
| **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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $64,375 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 11 - 15** | **$10,718,267** |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| General | Budget for general masonry restoration | | - | - | L | Budget | | | | | | ● | ● | | | $866,200 |
| Materials | A mix of brick masonry veneer, pre-cast concrete, and granite. Main façade of the school appears to be in great shape while the rest of the schools is in varying condition and age. | Recommend re-pointing masonry 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 173,000, total sf area masonry unclear, suggest mason study to determine actual sf areas needing repointing & other repairs<br><br>A total of 3,000 square feet of masonry to be repointed. | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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<br><br>A total of 600 square feet of precast to be restored | | | | | | ● | ● | | | $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 lf = $4,000 + MU's<br><br>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. | | | | | | ● | ● | | | $13,036 |

# DEERING HIGH SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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 demo-new brick + allowance of 100 lf @ $15 lf brick flashing = $36,500 + MU's<br><br>Include the allowance in the price. | | | | | | ● | ● | | | $118,962 |
| **Windows** | | | | | | | | | | | | | | | | |
| Frame Materials | Budget for general window replacements | | 2 | END | L | Budget | | | | | | ● | ● | | | $1,624,125 |
| 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 / failing condition. | Replace wood framed windows complete with thermally broken aluminum framed windows of the same size and operation. | 2 | END | L | (4) 36"x36" thermally broken aluminum framed windows<br>(20) 36"x72" thermally broken aluminum framed windows<br>(3) 48"x48" thermally broken aluminum framed windows; $80 sf demo-replace-limited reblocking & interior jamb repairs for 444 sf windows =$35,520 + MU's | | | | | | ● | ● | | | $115,768 |
| 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 | 2 | ESL | L | All operable windows in both buildings complete, quantity windows unclear, cannot be estimated<br><br>250 operable windows (double hung) and average of 4'x6' window size | | | | | | ● | ● | | | $203,698 |
| Storm Windows and Insect Screens | No storm windows. Insect screens only provided to operable windows long the ground floor. | Provide insect screens at all operable windows throughout school | 1 | OB | L | All operable windows in both buildings complete, quantity & size unclear, cannot be estimated<br><br>250 operable windows (double hung) and average of 4'x6' window size | | | | | | ● | ● | | | $195,545 |
| Window Treatment (Shades or Blinds) | A mix of window blinds and shades in varying finishes, age, and condition. | Recommend replacing all shades with new shades to allow for a continuous | 3 | ESL | L | all exterior windows complete, sf area for window treatment unclear<br><br>300 operable windows (total of both buildings) (double hung) and average of 4'x6' window size | | | | | | ● | ● | | | $234,654 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| Materials | A mix of painted metal doors and painted wood doors all in varying age and condition. Wood doors are obsolete. | Replace all wood doors and heavily damaged metal doors with thermally broken painted aluminum frames and painted aluminum doors. | 1 | OB | L | (4) 36"x84" thermally broken aluminum framed doors.<br>(3) 72"x84" thermally broken aluminum framed doors 10 total leaves $2,500 ea w/demo | | | | | | ● | ● | | | $81,477 |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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| Lintels | Steel lintels, isolated areas of corrosion with rust scale build up is visible on steel lintels. | Replace all lintels with galvanized steel lintels. Remove 12 square feet of masonry for lintel replacement. Reflash and replace existing masonry. | 2 | ESL | L | (2) 7' galvanized steel lintels (4) 4' galvanized steel lintel A total of 50 square feet of existing masonry to be removed and replaced for lintel work. Assume 4 x 4 lintel 6#/lf =200 # lintel @ $2 material = $400 + 33 hours mason labor $45 hr =$1,485 + 50 sf brick $25 demo-replace = $750 = = = TOTALS $2,635 + MU's | | | | | | ● | ● | | | $8,586 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| Materials | Painted cementitious soffit material is showing signs of water damage and paint failure. | Remove and repair all loose material. Repaint all soffits. | 2 | ESL | L | A total of 2,100 square feet @ $7.50 including lose materials =$15,750 + MU's | | | | | | ● | ● | | | $51,333 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Perimeter sealant material unknown. Sealant is failing at most louver and window locations in both buildings | Remove and replace all failing sealant and backrods complete. | 1 | END | L | 3700 lf @ $3.50 rout & reseal =$12,950 + MU's | | | | | | ● | ● | | | $42,206 |
| Building Joint Sealant | Building joint sealant material unknown. Sealant is aging at all conditions | Recommend removing and replacing building joint sealant and backrods complete as part of standard maintenance practice. | 2 | ESL | L | 500 lf @ $5 rout & reseal & backer rods =$2,500 + MU's | | | | | | ● | ● | | | $8,153 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Material, Type, Color | Original Building (building A): Dark colored asphalt shingles in fair condition. Areas of black EPDM in good condition. Dark colored standing seam metal roof in good condition. Addition Building (building B): Black EPDM in good condition | Recommend replacing asphalt shingle roofs, metal standing seam roof, and EPDM roofs (on both buildings). | 3 | ESL | L | Asphalt shingles ( 18,000 SF ) @ $4.50 demo-new ice & water-felt-shingles-trims but blocking re-used =$81,000 + MU's; Metal standing seam ( 6,000 SF ) @ $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 | | | | | | ● | ● | | | $2,297,650 |
| Roof Edges and Copings | Original Building (building A): EPDM / brick masonry knee walls up to 36" with sheet metal caps. Unsealed laps in good condition Addition Building (building B): Sheet metal. Unsealed laps in good condition | Original Building (building A): Recommend replacing EPDM on knee wall and sheet metal cap when roofing replacement work takes place | 3 | ESL | L | Entire perimeter of original building (Building A) roof edge. sf or lf knee wall area unclear & lf sheet metal wall cap unclear, cannot be estimated 1,400 linear feet of 30" tall knee wall with sheet metal wall cap. | | | | | | ● | ● | | | $148,293 |
| **Gutters and Downspouts** | | | | | | | | | | | | | | | | |
| Locations and Materials | Open faced,copper downspouts, one located on each end of roof over side entrances. A total of (4) copper downspouts. Downspouts are dented and damaged near bottom | Recommend replacing copper downspouts with new copper downspouts at each side door entrance. | 2 | ESL | L | (4) 14' copper, open faced downspouts. @ $35 lf demo-replace =$1,960 + MU's | | | | | | ● | ● | | | $6,388 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |

# DEERING HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Locations and Materials | A mix of concrete and granite exterior stairs in varying condition. 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). | Replacing handrails, or provide missing handrails, to meet required extensions beyond the bottom of the stair. | 0 | OB | L | A total of 80 linear feet of replaced painted round pipe handrail. Presume this means ground mounted double line pipe rail @ $85 demo & replace =$6,800 + MU's<br><br>Correct | | | | | | ● | ● | | | $22,164 |
| | Maine entrance is not accessible due to lack of exterior ramp. | Recommend providing a5' wide by 14' long by 14" tall exterior concrete ramp at main entrance. Provide a chair lift inside the main vestibule to allow for access to the main level. | 0 | OB | L | (1) 60" x 168" x 14" tall concrete ramp. dig-bf-foundations-slab-ground mount hrails-gravel backfill-patfch c.i.p. ramp $12,000 + MU's<br>(1) chair lift at interior of main vestibule $25,000 + $7.500 enclosure & trims = $32,500 + MU's | | | | | | ● | ● | | | $145,034 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 16 -20** | **$6,370,674** |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Foundations / Drainage | A. Stone entry steps have shown evidence of movement. | Reset entry risers | 2 | ESL | I | All entries except south connector. about 65, 8 foot treads to reset assuming 75 percent reset | | | | | | ● | ● | | | $25,680 |
| Foundations / Drainage | D. Entry cast stone spalled and effloresced. | Replace cast stone elements and provide appropriate flashing. | 2 | OB | I | 4 stones; see picture | | | | | | ● | ● | | | $6,020 |
| 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 | I | Say 6' stone x 16 wide, two sides | | | | | | ● | ● | | | $3,765 |
| 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 | I | 6 foot header beam, shore-demo-replace-flash allow $3,000 + MU's | | | | | | ● | ● | | | $4,515 |
| Foundations / Drainage | G. Retaining wall at areaway, building north, east side severely displaced and rotated; steel railings failed from corrosion and wall movement. | Replace retaining wall and railings | 1 | OB | I | Estimated 95 feet by 6 foot tall. w/dig-bf retained side-demo-replace wall=guard rail along wall top, assume dowleded into existing footing to remain = $27,500 + MU's<br><br>Increase budget to $300k | | | | | | ● | ● | | | $451,500 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Year 0** | **$491,480** |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Building Entrances** | | | | | | | | | | | | | | | | |
| Connection to accessible route and accessibility | Main entrance is not accessible due to monumental stair case | Provide elevator addition at main entry of the building | - | - | S | Assume:<br>1. 3-stop passenger elevator<br>2. 40-ft tall addition, 20'x20' footprint, exterior walls on 3 sides<br>3. Brick veneer with 150 SF precast decorative panels, 200 SF storefront entrance/windows<br>4. EPDM roof<br>5. 400 SF light renovations to provide connection to main corridor at first floor | | | ● | ● | | | | | | $468,996 |
| **Parking** | | | | | | | | | | | | | | | | |
| 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 | | ● | | | | | | | | $224 |
| Curbing Materials & Wheel Stops | Granite - Good, Concrete - Poor | Repair/replace spalling concrete curb. | 2 | ESL | S | 75lf@$12.50 | | | | | | | | | ● | $1,759 |
| 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<br>Striping: 120lf@$1 | | ● | | ● | | | | | | $694 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Walkway Materials | Brick, Concrete | Make repairs | | | S | 1300 s.f.@$14 | | | | | | | ● | | | $34,143 |
| Curb Cuts & Detectable Warning Strips | | Add detectable warning strips | | | S | 2each: 120sf@$60 | | ● | | ● | | | | | | $27,014 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Loading Dock or Leveler | Concrete Dock, Vehicle Parked in dock area | Make repairs | | | S | 2each @$125 | | ● | | | | | | | | $469 |
| Trash & Recycling Containers (# & Size), Trash Compactor (size) | No external | | | | S | 2each @$100 | | | | | | | ● | | | $375 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Metal - Poor/damaged | Make repairs | | | S | 300lf@$30 | | | | | | | ● | | | $16,884 |
| **Site Drainage** | | | | | | | | | | | | | | | | |
| Ponding | | | | | S | Raise CB grade;2 @$750 | | | | | | | ● | | | $2,813 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $14,073 |
| Roof Construction | 1. Two truss stitch rivets noted missing; recommend that bolts be utilized to replace missing rivets. Not part of primary connections and thus likely minimal impact on connection capacities. | Replace two missing rivets with high strength bolts. | 2 | ESL | S | 2 bolt locations $250 ea drill & bolt = $500 + MU's | | | | | | ● | ● | | | $941 |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Roof Construction | 2. 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 | | | | | | ● | ● | | | $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 lf x 80 feet tall x 70% sealing = 92,400 sf | | | | | | ● | ● | | | $173,345 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Stair Railings | Short stair runs throughout building typically lack proper ADA hand/guardrails. | Remove existing hand/guardrails. Install new ADA compliant rails. | 0 | OB | S | Approx. 50 LF/floor, or 250 LF total new ADA compliant hand/guardrails.; lf single line pile rail vs lf floor mount guard rail unclear .. Assume 50% each = 125 lf wall rail $35 w/demo + 125 lf floor mount guard rail $150 w/demo & 4" spacers = $23,125 + MU's<br><br>OK - 50% each. | | | ● | ● | | | | | | $43,384 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Lockers | Painted metal double-tier lockers. Lockers are typically dented, scratched, and nearing the end of their expected service life. | Replace all lockers with ADA compliant double tier plastic lockers. | 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 | | | | ● | | | | | | $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 requirements. | 0-3 | OB-ESL | S | (2) painted round metal cane detection devices. $250 ea = $500 + MU's | | | | ● | | | | | | $941 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| Materials | Plastic signage. | Provide consistent code compliant signage throughout the entire building. Basement level is lacking ADA compliant interior signage. | 0 | OB | S | Provide plastic ADA compliant room signage for 45 spaces. $75 ea = $3,375 + MU's | | | ● | ● | | | | | | $6,332 |
| **Family & Consumer Science (Home Ec.)** | | | | | | | | | | | | | | | | |
| Casework | Plastic laminate casework. Typically showing wear and tear. Scuff marks, dents, and delamination. Counter mounted sinks not at ADA height and no knee clearance. | Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. Casework to all meet ADA requirements. | O | OB | S | (2) plastic laminate 96"x48" peninsula type counter with (4) 24" base cabinets and drawer above (mirrored casework layout on each side) $425 lf 16 lf = $6,800;.<br>(4) 36" ADA sink apron $300 ea = $1,200;<br>(4) 24" Base cabinet with drawer 8 lf $275 =$2,200;<br>(20) 24" base cabinets 40 lf $275 =$11,000;<br>(20) 24" wall cabinets 40 lf $125 = $5,000; = = = TOTALS $26,200 + MU's | | | | ● | | ● | ● | ● | | $49,156 |

# PORTLAND HIGH SCHOOL

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| Stairs | Auxiliary room with washer and dryer is not accessible due to stairs.<br>Accessible hand/guardrails not provided. | Move washer and dryer to accessible space.<br>Install hand/guardrails. | 0 | OB | 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<br><br>Assume 12 LF single line pipe wall rail. | | | | ● | | | | | | $2,555 |
| **Technology Classroom** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | No sink. However non-ADA water fountain is provided | Remove existing water fountain, replace with ADA compliant water fountain. | 0 | OB | S | Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler. Install within wall alcove. $1,550 re-use rough + MU's | | | | ● | | | | | | $2,911 |
| **Performing Arts - Auditorium** | | | | | | | | | | | | | | | | |
| Seating Area Layout<br>(flat, sloped, aisles) | Raised, stepped seating. 15 rows, approx. 480 seats. Handrails along stepped aisles do not have proper extensions at the top and bottom. | Refinish concrete flooring below stepped seating sections, paint all. See above.<br>Remove and replace existing handrails with ADA compliant handrails. | 0 | OB | S | Remove and replace approx. 100 LF existing handrails with equal length of ADA compliant handrails. Single line wall pipe rail assumed $35 demo-replace = $3,500 + MU's<br><br>Amend estimate: handrails do appear to be compliant. Instead, refinish and repaint approx. 100 LF existing 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. | | | | ● | | ● | ● | | | $5,628 |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Non-ADA sink provided in staff area. | Remove non-ADA sink and existing casework. | 0 | OB | S | Provide 36" long x 24" wide base cab w/plam top & resilient edge banding 3 lf $275 = $825. Provide 36" sink countertop 3 lf $90 = $270 w/ADA accessible sink $1,550 re-use rough.<br>(2) 36" wide wall cabinets with adjustable shelves and lockable doors 6 lf $275 =$1,650; = = = TOTALS $4,295 + MU's | | | | ● | | | | | | $8,059 |
| Door Hardware | Aluminum lever handles, panic push bars. Compliant at main entry. Doors to back staff areas have non-compliant door knobs. | Replace 5 non-compliant door knob sets | 0 | OB | S | Provide 5 new compliant aluminum lever type hardware sets. $500 ea = $2,500 + MU's | | | | ● | | | | | | $4,693 |

# PORTLAND HIGH SCHOOL

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| Door Widths and Clearances | Threshold at main entry doors to library is too high. Remove threshold and replace with thinner metal transition threshold.<br>Door heights into staff rooms are too short. Replace with proper 7' tall doors with wholesale school door replacement. | Remove threshold and replace with thinner metal transition threshold. | - | - | S | Provide 6' long metal threshold at library double doors. $150 + MU's | | | | ● | | | | | | $287 |
| **Weight Room / Fitness Room** | | | | | | | | | | | | | | | | |
| Door Hardware | Doors have compliant aluminum lever-type handles, as well as non compliant door knob. | Replace 1 non-compliant door knob set. | 0 | OB | S | Provide 1 new compliant aluminum lever type hardware set. $500 + MU's | | | | ● | | | | | | $941 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |
| Lockers (Material, Vented, ADA) | Painted metal lockers. A mix of types, including double tier and 6 tier. Typically vented. Lockers are not ADA compliant. Lockers are damaged and dented. | Remove all existing lockers, replace with new. | 0 | OB | S | Provide approx. 150 new plastic lockers, mix of double and 6 tier, vented, and 8 of which must be ADA accessible. Need # of double tier openings & # of 6 tier openings<br><br>Assume 50% of each | | | | ● | | | | | | $101,303 |
| Shower Configuration (Gang, Stalls) | Girls LR has separate shower stalls. Privacy curtains are missing. No ADA accessible stall.<br>Boy's LR has gang shower configuration. | Girl's LR - provide 9 privacy shower curtains. Provide ADA compliant seat in larger shower stall for compliance.<br>Boy's LR - Provide temporary painted enamel partitions for privacy. Provide curtain rod and privacy curtains with these partitions. | 0 | OB | S | Girl's LR - Provide (9) stall privacy curtains $100 set = $900. Provide (1) ADA shower stall seat $450.<br>Boy's LR - Provide (12) baked enamel privacy screens between existing shower fixtures $500 ea = $6,000. Provide 80 LF steel curtain rod, (12) stall privacy curtains. $100 set = $1,200 = = = TOTALS $$8,550 + MU's | | | | ● | | | | | | $16,042 |
| Accessibility (maneuvering clearances, fixture clearances, grab bars, accessory heights) | Both LRs lack accessible shower stall. | Girls' LR - Provide ADA accessible shower seat (see above).<br>Boy's LR - Will require reconfiguration of gang shower space. | 0 | OB | S | Complete renovation of approx. 500 SF gang shower area. $200 sf =$100,000 + MU's | | | | ● | | | | | | $187,598 |
| Door Hardware | Compliant aluminum lever-type pull handles, panic hardware, and non-compliant door knobs. | Replace 2 non-compliant door knob sets. | 0 | OB | S | Provide 2 new compliant aluminum lever type hardware sets. $500 ea = $1,000 + MU's | | | | ● | | | | | | $1,876 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| Sinks (ADA compliance) | Non-ADA sink provided. | Remove existing sink, replace with new counter and ADA compliant sink. | 0 | OB | S | Remove existing. Install new 36" long, 24" deep plastic laminate counter with resilient edge banding $90 lf w/demo = $270, and counter mounted ADA compliant stainless steel sink $1,550 re-use rough = = = TOTALS $1,810 + MU's. | | | | ● | | | | | | $3,397 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |

# PORTLAND HIGH SCHOOL

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| Other | (1) in-suite single use toilet room, non-ADA compliant | Gut renovation of toilet room to be ADA compliant, including all finishes, toilet, lavatory and accessories | 1 | OB | S | 75 SF $5,000 walls remain + MU's | | | | ● | | | | | | $9,380 |
| **Atrium** | | | | | | | | | | | | | | | | |
| Water Fountain | Recessed water fountains provided in atrium outside of gym. Fountains are dated, leaking, and not ADA accessible. | Remove existing water fountains, replace with ADA compliant water fountains. | 0 | OB | S | Remove existing non accessible drinking fountain. Provide 1 new hi/low drinking fountain with water bottle filler. Install (2) cane detection devices on sides of new water fountain. $1,500 re-use rough + $500 detectors = $2,000 + MU's | | | | ● | | | | | | $3,752 |
| **Loading Dock** | | | | | | | | | | | | | | | | |
| Ramp | Ramp lacks ADA railing extensions. | Provide proper handrails and guardrails at loading dock ramp. | 0 | OB | S | Remove existing hand/guard rails. Provide approx. 45 LF new, compliant painted steel guardrails/handrails. Wall single line rail vs ground mount double line rail unclear<br><br>Provide 50 LF ground mount handrail and guardrail. Provide 25 LF single line wall mount rail. | | | | ● | | | | | | $8,208 |
| **Classroom G01** | | | | | | | | | | | | | | | | |
| Accessibility | Stairs lead to classroom G01, making classroom inaccessible. | Provide stair lift to classroom G01. | 0 | OB | S | Provide 1 stair lift up stairs, 6 risers (approx. 46") $35,000 + MU's | | | | ● | | | | | | $65,659 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | 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. | Provide blank covers for old notification appliance backboxes.<br>Update initiating devices and wiring to fully addressable as part of any major facility renovations. | 2 | ESL | S | Carry 35% of complete fire alarm system for 250,580 sf | | ● | ● | | | | | | | $205,673 |
| 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 | Carry (10) outdoor units and (100) indoor units | | ● | ● | | | | | | | $84,419 |
| **SECURITY** | | | | | | | | | | | | | | | | |

# PORTLAND HIGH SCHOOL

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| 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 additional HM storefront system with double doors separating lobby from student corridor. Provide secure entry system to either side of student corridor. | 0 | OB | S | Provide new 15' wide x 15' tall HM interior storefront system with set of secure double entry doors. 185 HM glazed sidelite-transom $65 =$12,025; doors $3,000 ea wired for security = $6,000 = = = TOTALS $18,025 + MU's | ● | | | | | | | | | $33,818 |
| Security Camera System | Network cameras at entrances. | Provide interior security cameras | 3 | ESL | S | Assume 32 cameras | ● | | | | | | | | | $36,024 |
| Intrusion Alarm System | 2011 vintage bosch with wireless motion detectors. System is integrated with district-wide network. | System will need to be replaced within 15 years | 3 | ESL | S | Carry full system replacement for250580 sf | ● | | | | | | | | | $343,171 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$2,882,423** |

# PORTLAND HIGH SCHOOL

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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| Interior Doors | Typically, interior wood doors and frames throughout school are showing considerable wear and tear and are dated. | Replace all interior doors within the next 10 years. | 2 | END | L | Replace existing single doors with 425 new wood veneer 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 | | | | | | ● | ● | | | $2,155,548 |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $23,295 |
| Sanitary Waste and Vent System | cast iron and PVC | Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life | 2 | END | L | Estimated 60K sf @ $/SF | | | | | | ● | ● | | | $978,390 |
| Storm Drain System | cast iron and PVC | Inspect cast iron for leaks-failures. Replace CI sanitary over 30 years old-end of service life | 2 | END | L | Estimated 60K sf @ $/SF | | | | | | ● | ● | | | $388,250 |
| Drinking Fountains / Water Coolers | ADA cooler with bottle fill -- some older fountains (one by ticket botth) | Complete updating fixtures | 2 | END | L | Figure (3) coolers | | | | | | ● | ● | | | $18,636 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| Heating Plant | (4) Hydrotherm KN-30 condensing gas boiers, 3,000MBH output, 2011 est. mfg. HX for glycol HW was rebuilt in 2013. | Expected seervice life of 25 years. Replace in 20 years. | 3 | ESL | L | (4) Boilers + MU's | | | | | | ● | ● | | | $310,600 |
| Air Conditioning (Yes/No/Limited) | Limited, SnyderGeneral roof top HVAC-1 & 2 units with DX R22, serves auditorium and library (?confirm), est. 1989 mfg. _ ton ? | Units are beyond the useful service life of 20 years. Showing rust and age. Replace with new high efficiency units. | 2 | END | L | RTUS AC + MU's | | | | | | ● | ● | | | $155,300 |
| Air Handling Unit Systems | Rooftop H&V units, McQuay 8 (?) units, est.mfg 1989 | Units are beyond the useful service life of 25 years. Showing rust and age. Replace with new high efficiency units. HW coils are thin and failing in these units--replace units to upgrade in lieu of coil change. | 2 | END | L | Replace rooftop H & V units + MU's | | | | | | ● | ● | | | $582,375 |
| 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 | | | | | | ● | ● | | | $434,840 |
| Pumps | Hydronic pumps P-1 thru P-8 main building loop pumps mfg. 1989-90. Glycol heating loop and water heating loop. | Replace with high efficiency VFD pumps. (2) lead/lag for glycol and (2) for water. | 2 | END | L | Replace pumps +MU's | | | | | | ● | ● | | | $93,180 |
| Terminal Unit Systems | Mostly VAV with heating coils, est. 1989 mfg. | Beyond useful service life (15-18 years), replace especially where potential heating coil errosion. | 2 | END | L | Reeplace VAV units +MU's | | | | | | ● | ● | | | $194,125 |
| Terminal Unit Systems | Fintube in areas, hallways, CUHs in vestibules | End of service life | 2 | END | L | Replace Heating Terminals +MU's | | | | | | ● | ● | | | $232,950 |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Exhaust Systems | Most rooftop Efs appear est. 1989 mfg. | End of service life | 2 | END | L | Replace EF s in kind | | | | | | ● | ● | | | $116,475 |
| Piping System | Mostly 1990s upgraded, some 1970s vintage. Vintage steam piping system has been removed. | Inspect aged piping for leaks or failure. Some sweated copper piping showing corrosion and leaks. Expected service life of 30 years. | 3 | ESL | L | Replace HW piping systems $/SF + MU's | | | | | | ● | ● | | | $6,988,500 |
| Automatic Temperature Controls | Aged DDC electric (1990s) and newer DDC | Upgrade DDC system-replace all hydraulic actuators with new direct drive. End of service life | I | END | L | Replace with upgraded DDC $/SF + MU's | | | | | | ● | ● | | | $1,863,600 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Service | Underground primary from overhead utility lines to 1000 kVA utility owned padmount transformer. Underground secondary from padmount transformer to (3) service disconnects located in basement. There is no grounding electrode system connection to the water main. | Connect the grounding electrode system to the metal underground domestic water entrance in accordance with code requirements. Provide bonding for interior metal piping in accordance with code requirements | 2 | ESL | L | Carry $3,000 + MU's | | | | | | ● | ● | | | $7,012 |
| Wiring | Building wire in conduit. The service entrance conduits enter the building in what was once an interior transformer vault and are routed through the building approximately 20 feet to the service disconnects. NEC requires the service disconnects to be located "nearest the point of entrance 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. | 3 | END | L | Carry $35,000 + MU's | | | | | | ● | ● | | | $81,804 |
| Equipment | Service disconnect #1 is an early 1970's vintage GE circuit breaker that has exceeeded its anticipated useful life. Service disconnects #2 and #3 are 1990 vintage Westinghouse fusible switches that are near the end of their anticipated useful lives. | Perform an infrared scan 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 | 2 | END | L | Carry complete replacement of equipment: $73,500 + MU's | | | | | | ● | ● | | | $171,789 |
| Distribution System | | | | | | | | | | | | | | | | |
| Panels | Paneboards 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 | 2 | END | L | Carry complete power distribtuion system replacement for 250,580 sf | | | | | | ● | ● | | | $1,194,257 |
| Wiring | Building wire in conduit. | Replace wiring in conjunction with panelboard updates. All power distribution wiring will reach the end of its anticipated useful life within 20 years | 2 | END | L | Carry complete system replacement for 250,580 sf | | | | | | ● | ● | | | $1,063,805 |
| Branch Circuits | 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. | Add receptacles and branch circuits to eliminate the need for extension cords. This work should be done in conjunction with power distribution updates | 2 | END | L | Carry Devices and branch circuit wiring installation for 15% of 250,580 sf | | | | | | ● | ● | | | $198,784 |
| Site Lighting (type & material) | Pedestrian-scale pole lights. Fixtures do not have full-cutoff optics. | Update site lighting to LED with full-cutoff optics. | 2 | END | L | Carry replacement of (2) 12' high pole lights | | | | | | ● | ● | | | $14,024 |
| Exterior Building Lighting | Mixture LED wall packs and HID wall packs. | Replace HID units with LED as they fail All fixtures will reach the end of their anticipated useful lives within 20 years. | 2 | END | L | Carry (11) LED wall packs | | | | | | ● | ● | | | $15,375 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Fluorescent recessed lens troffers utilizing T8 lamps | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | END | L | | | | | | | ● | ● | | | $3,952,385 |
| Offices | Main office has compact fluorescent downlights and wall sconces. Illumination is lower than IES recommendations, measured at approximately 7 footcandles average during our visit. | Update lighting to LED with high performance optics as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Corridors | Various fluorescent fixtures utilizing T8 lamps, Schoolhouse style pendant fixtures that appear to be fitted with medium-base LED lamps are used in some areas. | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | Carry complete interior lighting replacement for 241,580 sf | | | | | | ● | ● | | | |
| Toilets | Fluorescent fixtures utilizing T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Mech/Storage | fluorescent strips with T8 lamps | Update lighting to LED as part of any planned facility renovations. | 2 | ESL | L | | | | | | | ● | ● | | | |
| Assembly | Auditorium house lighting is mix of Metal halide and incandescent recessed downlights. Stage work lights are incandescent. Common area auditorium lighting is controlled only by circuit breakers. Theatrical dimming racks are obsolete. | Update lighting and controls throughout auditorium area | 2 | OB | L | | | | | | | ● | ● | | | |
| Gym | T8 fluorescent high bays Illumination is lower than IES recommendations, measured at approximately 20 footcandles average during our visit. | Update lighting to LED and provide illumination levels per IES recommendations. | 2 | ESL | L | Carry complete interior lighting replacement for 9,000 sf | | | | | | ● | ● | | | $147,248 |
| Data System (& Service) | Category 6 2012 vintage cable plant. Some equipment and terminations are housed in open racks in spaces shared with other program uses such as storage. | Provide enclosed cabinets to house infrastructure in shared-use areas. | 2 | ESL | L | Carry $35,000 + MU's | | | | | | ● | ● | | | $81,804 |

| | |
|---|---|
| **Total Years 6 - 10** | **$21,464,351** |

# PORTLAND HIGH SCHOOL

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| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **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<br><br>Replace approx. 5,800 SF (corridor) VCT with new quartz tile and rubber base. | | | | | | ● | ● | | | $577,050 |
| 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 demo-replace =$495,000 + MU's | | | | | | ● | ● | | | $1,441,899 |
| Classroom Floor & Base Finish Materials | Approx. 75% VCT, other 25% is carpet. Typically, flooring 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $160,211 |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $786,490 |
| Window Sills | Wood window sills. Showing considerable wear and tear, denting, and discoloration. | Refinish all wood window sills. | 2 | END | L | Refinish approx. 3,000 lf 10" wide wood window sills. $5 lf = $15,000 + MU's | | | | | | ● | ● | | | $43,694 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Terrazzo floor and base. Generally in fair condition. | Recommend repairing minor chips, cracks. | 2 | ESL | L | Repair approx. 5 LF cracking terrazzo. $35 sf = $175 + MU's | | | | | | ● | ● | | | $513 |

# PORTLAND HIGH SCHOOL

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| 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. | 2 | 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 | | | | | | ● | ● | | | $18,213 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Basement Level - Painted brick, CMU. Paint is typically peeling in significant chunks.<br>Ground - Painted GWB/plaster, brick.<br>First, Second, Third - Painted plaster | Repaint all corridor masonry walls in basement.<br>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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $42,020 |
| **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 demo-replace = $14,700;<br>Approx 5,200 SF new textured rubber stair tread $25 w/demo = $130,000;<br>Approx. 4,000 LF new rubber riser protection, 2000 sf $15 = $30,000;<br>Approx. 2,000 LF new rubber wall base. $3 demo-replace = $6,000; = = = TOTALS $180,700 + MU's | | | | | | ● | ● | | | $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 lf rail =$5,000 + MU's; scope of single line pipe rail vs ground mount guard rail unclear<br><br>Consider 50% each - single line pipe rail vs. ground mount guard rail. | | | | | | ● | ● | | | $29,129 |
| **Elevators and Lifts** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $21,852 |
| **General Purpose Classrooms** | | | | | | | | | | | | | | | | |

# PORTLAND HIGH SCHOOL

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| 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 lf $275 w/demo = $2,200 per room; (4) 36" wide wall cabinets with adjustable shelves and lockable doors. 12 lf $125 w/demo = $1,500 per room; (4) 36" wide base cabinets with adjustable shelves and lockable doors. 12 lf $275 w/demo = $3,300 per room = = $8,500 per room x 90 = TOTALS $765,000 + MU's | | | | | | ● | ● | | | $2,228,390 |
| **Science Classrooms** | | | | | | | | | | | | | | | | |
| Lab Benches | Wood lab benches with lab quality black phenolic tops in 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. | Recommend replacing all lab benches in 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 lf w/epoxy resin top for 48 lf 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 lf per class $425 lf 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 lf $185 lf = $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 | | | | | | ● | ● | | | $1,649,540 |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| 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 | | | | | | ● | ● | ● | | $314,596 |
| **Science Prep Rooms** | | | | | | | | | | | | | | | | |
| Casework | Large 14' tall original wood casework, 20' long on each prep room side. Casework has a row of base cabinets, as well as two rows of swinging glass doors with adjustable shelves. Casework also has sliding wood ladders for top shelf access. | Refinish all original casework. | 2 | ESL | L | Approx. (12) pieces of casework in (6) prep rooms. Allow 500 sf per casework x 12 total pcs = 6,000 sf @ $5 = $30,000 + MU's | | | | | | ● | ● | ● | | $87,388 |
| **Art Classrooms** | | | | | | | | | | | | | | | | |
| Casework | Wood casework is typically built into wall. Existing casework is typically dented, discolored, and showing heavy wear and tear.<br>Other casework is a mix of plastic laminate islands and base cabinets, wood tables, and metal shelving units. | 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 4 classrooms). Refinish approx. 200 SF wood casework (built-in) $5 = $1,000 per room; Provide: (4) 48" wide tall cabinet units with adjustable shelves and lockable doors $750 ea = $3,000 per room; (8) 36" wide wall cabinets with adjustable shelves and lockable doors 24 lf $125 =$3,000 per room; (8) 36" wide base cabinets with adjustable shelves and lockable doors 24 lf $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 lf $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 | | | | | | ● | ● | | | $610,553 |
| Storage Rooms | Four art storage rooms each have existing plywood storage shelves along side and back walls, some with plastic laminate countertops and base cabinets below. Storage shelves and casework typically in poor condition, heavily worn unfinished materials. | Remove existing shelving and casework, recommend replacing with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. | 2 | END | L | Provide the following in each room (total of 4 storage rooms): Install 30 LF casework, with (10) 36" wide base cabinets with adjustable shelves and lockable doors , plam countertop, $275 lf and 30 LF open wall cabinets with adjustable shelves $125 lf = $12,000 + MU's | | | | | | ● | ● | | | $34,955 |
| **Technology Classroom** | | | | | | | | | | | | | | | | |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Floor & Base Finish Materials | Carpet floor, rubber base. Both are in poor condition. Carpet is fraying, worn, and stained. Rubber base is peeling from wall. | Replace carpet and rubber base. | 2 | END | L | Approx. 415 SF removal of existing carpet, replacement with carpet tile. $6 sf demo-replace = $2,490 + MU's | | | | | | ● | ● | | | $7,258 |
| Casework | Wood laminate base cabinets, topped with plastic laminate countertop. Casework showing wear and tear, denting, discoloration, and deterioration of finishes. | Recommend replacing aging casework with more resilient plastic laminate casework with resilient edge banding, lockable doors, and adjustable shelves. | 2 | END | L | Provide (2) 18 LF of plastic laminate countertop with resilient edge banding. Countertop shall have (4) clear 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 lf top $90 =$6,515 + MU's | | | | | | ● | ● | | | $18,987 |
| **Performing Arts - Auditorium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Carpet, exposed concrete. Area in front of stage shows plywood subfloor, with carpet currently being installed over top. Existing carpet on stair aisles between seating sections, typically showing some staining and wear and tear. | Continue carpet installation. Remove existing carpet installed on aisles between seating sections and at balcony seating, replace with new.<br>Refinish concrete flooring below stepped seating sections, paint all. | 2 | END | L | Remove approx. 2,000 SF existing carpet in aisle and balcony seating, replace with equivalent SF new carpet. $7.50 sf cut up area demo-replace = $15,000 + refinish approx. 3,500 SF concrete, paint $2 sf = $7,000 = = = TOTALS $22,000 + MU's | | | | | | ● | ● | | | $64,084 |
| Wall Finish Materials | Painted plaster. Wood trim accent pieces all around. Paint on plaster walls is peeling in large sections. | Refinish, repaint all painted plaster walls. | 2 | END | L | Approx. 15,000 SF plaster patching and repainting. $3 patch & repaint = $45,000 + MU's | | | | | | ● | ● | | | $131,082 |
| Ceiling Finish Materials | Painted plaster. Paint on plaster walls is peeling in large sections. | Refinish, repaint all painted plaster ceilings. | 2 | END | L | Approx. 8,000 SF plaster patching and repainting. $3 patch 7 repaint = $24,000 + MU's | | | | | | ● | ● | | | $69,910 |
| Seating Type | Fixed seating, with folding seat. Seats have wood arms with fabric backing/seating. All seating is dated but functional. Areas of staining on fabric. | Replace seating within 20 years. | 3 | ESL | L | Remove, replace approx. 480 fixed auditorium seating, replace with new fixed folding seating units.$375 ea =$180,000 + MU's | | | | | | ● | ● | | | $524,327 |
| **Performing Arts - Stage** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Main stage has wood floors, side rooms have VCT. Both floors are in poor condition. | Remove and replace floors. | 1 | END | L | Replace approx. 300 SF VCT 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 | | | | | | ● | ● | | | $57,030 |
| Wall Finish Materials | Painted GWB, plaster. Locations where plaster is crumbling and GWB is dented. Paint typically peeling away. | Patch and repaint painted GWB, plaster walls | 2 | END | L | Approx. 8,000 SF plaster/GWB patching and repainting. $3 = $24,000 + MU's | | | | | | ● | ● | | | $69,910 |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| **Library / Media Center** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Carpet floor, wood trim base. Carpet in fair condition, wood base is dented, chipped. | Refinish wood base, provide rubber wall protection base. | 2 | ESL | L | Approx. 350 LF 8" wood base refinishing. $5 = $1,750 + MU's; Approx. 350 LF rubber base installation. $3 demo-replace = $1,050 + MU's | | | | | | ● | ● | | | $8,158 |
| Wall Finish Materials | Wood wainscot paneling up to 6' AFF. Painted plaster walls above. | Patch and repaint plaster walls above. | 2 | END | L | Patch and repaint plaster, approx. 4,500 SF. $3 = $13,500 + MU's | | | | | | ● | ● | | | $39,329 |
| Circulation Desk | Wood circulation desk. Clearly aged, showing considerable wear and tear. | Refinish wood circulation desk. | 2 | ESL | L | Refinish circulation desk, 24" x 120" top, x 48" tall. 100 sf $5 = $500 + MU's | | | | | | ● | ● | | | $1,461 |
| Workroom / Staff Areas | Staff/backrooms have a mix of carpet and VCT floors with rubber base. Carpet in poor condition. VCT flooring material is in fair shape. However flooring is beginning to show some wear and tear.<br>Typically 2x4 ACT tile. Ceilings generally showing considerable wear and tear. Missing and chipping tiles, discolored tiles.<br>Staff noted desire that backroom space be converted into video production room with greenscreen. | Replace all classroom flooring materials within the next 20 years.<br>Replace all 2x4 ACT tile.<br>Complete renovation of space into video production room. | 3<br>2 | ESL<br>END | L | See general notes for quantities.<br>See general notes for quantities.<br>Complete renovation of 800 SF space into full video production room, complete with new lighting, camera equipment, and greenscreen $200 sf =$160,000 + MU's | | | | | | ● | ● | | | $466,068 |
| **Gymnasium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Wood floor, vented wood cove base. Both are well-maintained and in fair condition. | Replace with wood sports floor and ventilated base | 2 | END | L | 9300 SF | | | | | | ● | ● | | | $358,068 |
| Ceiling Finish Materials | 2x2 ACT ceiling. Numerous stained and broken/displaced tiles. Clearly these tiles are replaced on a regular basis, as can be seen from color variations in the ceiling tile grid. | Remove 2x2 ACT tile. Paint exposed structure and deck above. | 1 | END | L | Remove approx. 10,000 SF Refinish, repaint approx. 10,000 SF exposed structure and deck above. $4 sf demo & paint = $40,000 + MU's | | | | | | ● | ● | | | $116,517 |
| Acoustical Treatments | None | Recommend removing ACT ceiling (described above) and providing hanging acoustic baffles between roof joists for acoustic absorption. | 2 | OB | L | Provide approx. (150) 2'x4'x1.5" Armstrong soundsoak baffles. $150 ea = $22,500 + MU's | | | | | | ● | ● | | | $65,546 |
| **Weight Room / Fitness Room** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Main weight room - Foam athletic flooring, in good condition.<br>Small weight room - Carpet, in very poor condition. Staining, fraying, deterioration.<br>Rubber base is typically heavily damaged, or missing entirely. | Replace carpet in small weight room with more resilient athletic flooring. | 1 | END | L | Approx. 400 SF existing carpet, replace with same SF 2'x2' interlocking rubber tile flooring. Install 200 LF new rubber base. $12 sf demo-replace floor + $3 demo-replace base = $5,400 + MU's | | | | | | ● | ● | | | $15,736 |
| Ceiling Finish Materials | Painted exposed concrete. | Repaint exposed concrete ceiling | 3 | ESL | L | Repaint approx. 1,200 SF exposed concrete ceiling. $3 sf = $3,600 + MU's | | | | | | ● | ● | | | $10,490 |
| Visual Display Surfaces | Chalkboard in small weight room. | Remove chalkboard, replace with whiteboard. | 0 | OB | L | Remove chalkboard, replace with 6' long, 3' high whiteboard. 18 sf $30 demo-replace = $540 + MU's | | | | | | ● | ● | | | $1,577 |
| **Locker Rooms** | | | | | | | | | | | | | | | | |

# PORTLAND HIGH SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Wall Finish Materials | Painted CMU. Paint is chipping in large portions. Also cracking, discolored. | Repaint all CMU walls. | 2 | END | L | Approx. 3,600 SF CMU repainting. $2 sf prep-filler coat = $7,200 + MU's | | | | | | ● | ● | | | $20,981 |
| Ceiling Finish Materials | Painted GWB. Ceilings are cracked, showing areas where ceiling was previously patched. Discolored in some locations, and even a few areas of mold growth. | Refinish and repaint all GWB locker room ceilings. | 2 | END | L | Approx. 2,600 SF GWB repainting. $1.50 sf prep-repaint = $3,900 + MU's | | | | | | ● | ● | | | $11,361 |
| **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 $2 prep-filler coat = $2,000 + MU's Approx. 1,800 SF patch and repaint plaster, GWB. $2.50 sf = $4,500 + MU's | | | | | | ● | ● | | | $18,939 |
| **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 carpet within the next 5 years. 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 $5.25 sf = $8,400 + MU's | | | | | | ● | ● | | | $28,839 |
| **Teacher Workroom and Staff Areas** | | | | | | | | | | | | | | | | |
| Ceiling Finish Materials | 2x2 ACT tile. | Remove ACT ceiling tile, replace with new within the next 10 years. | 2 | END | L | Remove 3,000 SF 2x2 ACT ceiling tile, replace with new 2x2 ACT ceiling tile. $6 sf = $18,000 + MU's | | | | | | ● | ● | | | $52,433 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | VCT flooring - good condition Rubber base - poor condition | Replace rubber base | 2 | END | L | 150 LF $3 = $450 + MU's | | | | | | ● | ● | | | $1,316 |
| Ceiling Finish Materials | 2 x 4 ACT - Poor condition | Replace ACT Ceiling | 1 | END | L | 485 sf $4.50 = $2,185 + MU's | | | | | | ● | ● | | | $6,368 |
| **Student Toilet Rooms** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Mix of ceramic tile, painted plaster and GWB. Painted plaster and GWB is dotted with holes, uneven areas, paint chipping. | Patch and repaint plaster and GWB bathroom walls. | 2 | END | L | Approx. 5,800 SF plaster/GWB patching, repainting. $2.50 sf ave =$6,250 + MU's | | | | | | ● | ● | | | $18,213 |
| Ceiling Finish Materials | 2x4 ACT tile. Typically showing it's age, staining, sagging. | Remove ACT ceiling tile, replace with new within the next 10 years. | 2 | END | L | Remove 2,500 SF 2x4 ACT ceiling tile, replace with new 2x4 ACT ceiling tile. $4.50 =$11,250 + MU's | | | | | | ● | ● | | | $32,778 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Other | Boiler room abatement | Boiler room abatement | - | - | L | Budget from PPS CIP (2020) | | | | | | ● | ● | | | $116,130 |
| **Atrium** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Ceramic tile floor and base. Numerous broken and chipped tiles (both floor and base). No wall base provided, resulting in wear and tear along walls. | Repair broken ceramic tile. Install rubber floor base. | 2 | ESL | L | Repair approx 75 SF ceramic floor tile, base. $15 = $1,125; Approx. 300 LF rubber base $2.50 = $750 = = = TOTALS $1,875 + MU's | | | | | | ● | ● | | | $5,468 |

# PORTLAND HIGH SCHOOL

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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| Stairs | Atrium has compliant hand/guardrails. However paint is chipping away. | Refinish, repaint hand/guardrails | 2 | ESL | L | Refinish, repaint approx. 220 LF guard/handrails. $10 = $2,200 + MU's , assumes lf given is actual pipe rail lf count regardless of rail configuration<br><br>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. | | | | | | ● | ● | | | $19,229 |
| Sealants | Sealant at column bases deteriorating, peeling away. | Remove, replace sealant. | 1 | END | L | 150 lf sealant rout-replace $3.50 = $525 + MU's | | | | | | ● | ● | | | $1,539 |
| **Loading Dock** | | | | | | | | | | | | | | | | |
| 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 + MU's | | | | | | ● | ● | | | $22,287 |
| **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<br><br>Assume 60" tread & riser width. | | | | | | ● | ● | | | $4,374 |
| **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 | | | | | | ● | ● | | | $18,358 |
| 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 | | | | | | ● | ● | | | $123,804 |
| 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. $2,500 allowance + MU's | | | | | | ● | ● | | | $7,287 |
| **Basement Storage** | | | | | | | | | | | | | | | | |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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** | **EXTENDING BLDG. LIFE** | **OPERATION & MAINTENANCE** | **IMPACT ON LEARN. ENV.** | **AESTHETICS & APPEARANCE** | *** OPINION OF PROBABLE COST** |
| 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 | OB | L | Approx. 3,800 SF complete interior gutting, renovation. $50 vanilla style space w/electrical included = $190,000 + MU's | | | | | | ● | ● | | | $553,456 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 11 - 15** | **$14,024,246** |

# PORTLAND HIGH SCHOOL

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Mix of yellow and red clay brick masonry; limited area of cracking | Repair areas of cracked brick veneer and replace damaged face brick | 2 | ESL | L | 200 sf $35 demo-replace = $7,000 + MU's | | | | | | ● | ● | | | $22,814 |
| Materials | Pre-cast concrete horizontal bands and window sills | Repoint joints on horizontal bands and sills | 2 | ESL | L | 1200 lf $3.50 lf = $5,250 + MU's | | | | | | ● | ● | | | $17,118 |
| Materials | Significant deterioration of pre-cast concrete pediment at the east entry | Replace pre-cast concrete pediment | 1 | OB | L | 100 sf $75 demo-replace = $7,500 + MU's | | | | | | ● | ● | | | $24,448 |
| Materials | Pre-cast concrete stair sidewalls at west side entrances were observed to have open joints | Repoint pre-cast joints | 2 | ESL | L | 100 lf $3.50 lf = $350 + MU's | | | | | | ● | ● | | | $1,148 |
| 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 | | | | | | ● | ● | | | $8,153 |
| Materials | Budget for general masonry repairs | Budget for general masonry repairs | - | - | L | Budget | | | | | | ● | ● | | | $1,082,750 |
| 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 | | | | | | ● | ● | | | $376,429 |
| **Windows** | | | | | | | | | | | | | | | | |
| Frame Materials | Aluminum double-hung window units | Budget for window replacements | 2 | ESL | L | Budget | | | | | | ● | ● | | | $1,624,125 |
| 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 | | | | | | ● | ● | | | $14,671 |
| 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 | | | | | | ● | ● | | | $72,035 |
| 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 wall | 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 | | | | | | ● | ● | | | $155,234 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $1,451 |
| Materials | Painted wood frames and painted hollow metal doors at the east and west sides of the Auditorium are in poor condition. | 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 | | | | | | ● | ● | | | $147,635 |
| 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 | | | | | | ● | ● | | | $74,309 |
| 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 | | | | | | ● | ● | | | $41,231 |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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 lf =$150 + MU's | | | | | | ● | ● | | | $498 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| Materials | Portico ceiling at south entry is stained with mildew | Power wash and repaint ceilings | 2 | ESL | L | 250 SF $5 sf = $1,250 + MU's | | | | | | ● | ● | | | $4,082 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Perimeter sealants observed to be in various states of condition | Recommend removing and replacing all perimeter sealants | 2 | END | L | 16000 lf $3.50 grout-reseal = $56,000 + MU's | | | | | | ● | ● | | | $182,508 |
| **Flashing** | | | | | | | | | | | | | | | | |
| Material | Metal flashing at intermediate level ledge and at roof cornice below parapet is in fair condition; most splice joints are open and are separating | Recommend replacing flashing with aluminum flashing | 1 | END | L | 3000 lf x 12" width $20 demo-replace = $60,000 + MU's | | | | | | ● | ● | | | $195,545 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Material, Type, Color | Black EPDM. Roof material is in poor condition. Sealed and lapped edges are aging and beginning to crack. Membrane is not adhered in a few locations. Fasteners are showing through membrane however they are not 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 or | Recommend replacing entire roof. | 2 | END | L | 68000 sf roof replace $13 sf demo-memb-prot be-R38-walkways-perim trim & flash & new blocking= $884,000 + MU's | | | | | | ● | ● | | | $2,881,025 |
| 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 | | | | | | ● | ● | | | $4,894 |
| **Skylights** | | | | | | | | | | | | | | | | |
| Type (unit or glazed) | Pyramidal polycarbonate skylights. (2) 20' x 16', (1) 40' x 40'. All skylights are glazed. Polycarbonate glazing is cracking and heavily clouded. Sealants around framing are deteriorating, peeling. | Recommend replacing panels on two smaller skylights entirely. It appears that work has been completed recently on the larger skylight, however only at the center of the skylight. Recommend completing work at perimeter. Remove and replace all sealants. | 2 | END | L | Approx. 2,300 SF skylight replacement, polycarbonate panels and sealants only. $125 sf demo-replace = $287,500 + MU's | | | | | | ● | ● | | | $936,990 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Granite Steps | Sealant between treads and risers is failing in most locations | Reseal joints between granite steps | 1 | END | L | 900 LF $3.50 =$3,150 + MU's | | | | | | ● | ● | | | $10,275 |
| Granite Steps | Granite steps in general are in fair condition; several pieces observed to be cracked | Replace cracked granite steps | 2 | ESL | L | 30 lf granite steps 12" x 6" profile assumed = 15 cf @ $225 cf w/demo =$3,375 + MU's | | | | | | ● | ● | | | $11,001 |
| Concrete Steps | Cracking and disintegration of concrete steps at the Gym Entrance | Concrete restoration at concrete Gym Entry steps | 2 | ESL | L | 100 SF $15 $1,500 + MU's | | | | | | ● | ● | | | $4,894 |
| Metal Stairs | (3) sets of metal stairs at east side of the Auditorium are open risers with metal grating treads and landings; handrails are non-ADA compliant | Replace metal stairs, landings, and handrails with new exterior metal stairs and handrails | 2 | END | L | (3) sets of stairs and handrails, 1 flight each, galv assumed, allow $15,000 w/demo = $45,000 + MU's | | | | | | ● | ● | | | $146,442 |

# PORTLAND HIGH SCHOOL

**Capital Plan Detailed Scope of Work**

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| Stair Railings | All metal stair railings observed to have varying degrees of rust and corrosion | Remove corrosion, prime and repaint | 2 | ESL | L | 450 lf, assume 450 lf actual lf rail to be painted, not 450 lf unknown rail configuration, $10 lf = $4,500 + MU's<br><br>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.) | | | | | | ● | ● | | | $44,003 |
| Guardrail | Metal guardrail along areaways at north elevation are rusted and corroded | Remove corrosion, prime and repaint | 2 | ESL | L | 110 lf, assume 110 lf actual lf rail to be painted, not 110 lf unknown rail configuration, $10 lf = $1,100 + MU's<br><br>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.) | | | | | | ● | ● | | | $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 | OB | 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 | | | | | | ● | ● | | | $102,666 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 16 -20** | **$8,199,137** |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

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| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| 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 | Replace steam boilers with new HW boilers with steam to HW conversion (Years 1-5). Replace boiler feed unit (year 0). | 3 | END | I | (I) (1) boiler feed unit based on 1,400 #/hr steam. | | | | | | ● | ● | | | $20,000 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Year 0** | **$20,000** |

# DISTRICT OFFICE & BAYSIDE LEARNING

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| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Building Entrances** | | | | | | | | | | | | | | | | |
| Connection to accessible route and accessibility | Sidewalks. Thresholds at Community Center do not meet tolerances. Utility pole hazard | Adjust ramp and/or threshold transition to meet ADA tolerances. Remove any unnecessary wiring/move/add protection at utility pole. | 1 | ESL | S | suggest $3,000 allowance + MU's; relocate pole allowance $5.000 + MU's | | | ● | ● | | | | | | $15,008 |
| **Parking** | | | | | | | | | | | | | | | | |
| Curbing Materials & Wheel Stops | | Wheel stops needed where wall ends. | 2 | ESL | S | 5each @$250 | | ● | | | | | | | | $2,345 |
| Number of Spaces (Regular & ADA) | 2 ADA with signs, faded markings. Observed 5 cars with ADA Placards. | Stripe Aisle to building. Repaint ADA spaces and aisles. | 2 | ESL | S | Restripe Lot: 250LF@$1<br>ADA Striping: 5each @$120 | | ● | | ● | | | | | | $1,596 |
| **Vehicular & Pedestrian Circulation** | | | | | | | | | | | | | | | | |
| Walkway Materials | Brick. Cumberland crosswalk/sidewalk rough condition. Guy connection at Alder & Portland creates paving hazard. | Some Repair Needed. | 2 | ESL | S | 1550 S.f.@$14 | | ● | | ● | | | | | | $40,708 |
| Curb Cuts & Detectable Warning Strips | No Panels | Panels needed at crosswalks. | 1 | ESL | S | 5 panels: 100 s.f.@$60 | | ● | | ● | | | | | | $56,279 |
| Pedestrian Ramp Location & Materials | Concrete - Poor, narrow | Replace ramps. | 1 | END | S | 4 RAMPS @ 250 SF, DETECTABLE WARNING PANELS NEEDED. | | ● | | ● | | | | | | $1,876 |
| **Service Area** | | | | | | | | | | | | | | | | |
| Loading Dock or Leveler | Shared loading / dumpster screening. Loading at angle. | Underground lot access at Alder could use sign/flasher. | 2 | ESL | S | allow $5,000 for flashing signage + MU's | | ● | | | | | | | | $9,380 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Chain Link | Repairs Needed | 0 | END | S | 30lf@$30 | | | | | | | ● | | | $1,688 |
| **Site Furniture & Accessories** | | | | | | | | | | | | | | | | |
| Bicycle Racks | 1 - Damaged | Needs replacement. | 0 | OS | S | 1each @$750 | | | | | | | ● | | | $1,406 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| Foundations / Drainage | Building surrounded by City sidewalks; some minor foundation spalling noted. | Patch repair spalls | 2 | ESL | S | say 20 sf patch repairs @ $20 = $400 + MU's<br><br>Assume 100 SF | | | | | | ● | ● | | | $3,752 |
| Second Floor Construction | A. Prior slab repairs at boiler room have spalled, other areas of exposed reinforcing | Remove loose concrete, clean reinforcing, patch with repair mortar | 2 | ESL | S | 10 SF @ $35 = $350 + MU's | | | | | | ● | ● | | | $661 |

# DISTRICT OFFICE & BAYSIDE LEARNING

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Roof Construction | B. High low roof conditions susceptible to drifted snow likely not included in original design. | Roof is technically grandfathered; recommend reinforcing high low roof conditions for drift. Shoveling of drifts recommended in the interim. | 3 | ESL | S | 1,900 SF reinforce with steel beams attached to existing columns, 350 lf joist @ 4 #/lf = 1,400 # @ $2.75 # labor & mtl = $3,850 + MU's | | | | | | ● | ● | | | $7,223 |
| Exterior Wall Construction | A. CMU joints with missing or failing mortar; some isolated spalling of CMU blocks | Repoint masonry joints; replace blocks with spalling in kind | 2 | ESL | S | 200 lf joints @ $1.50 = $300 + MU's; 10 blocks @ $20 sf = $200 + MU's = TOTAL $500 + MU's | | | | | | ● | ● | | | $941 |
| Exterior Wall Construction | B. EIFS located at street level, particularly at building Bayside learning entrance, damage from snow clearing/pedestrians | Repair EIFS or replace with durable material such as a thin masonry veneer | 2 | ESL | S | 20 sf repair @ $20 = $400 + MU's | | | | | | ● | ● | | | $754 |
| Exterior Wall Construction | C. Exposed masonry at ally/up high- Open joints and moisture infiltration | Repoint and seal or cover with other materials similar to rest of building. | 2 | ESL | S | 400 sf @ $10 = $4,000 + MU's | | | | | | ● | ● | | | $7,504 |
| Exterior Wall Construction | D. Granite joints at front of building have loose in missing mortar | Rake and Repoint | 2 | ESL | S | 300 lf @ $1.50 = $450 + MU's | | | | | | ● | ● | | | $848 |
| Exterior Wall Construction | E. Parged section of concrete and masonry with apparent spalling; minor concrete spalling | Patch repairs | 2 | ESL | S | 30 sf @ $20 = $600 + MU's | | | | | | ● | ● | | | $1,128 |
| Fire Resistance | Non-combustible/concrete construction; at second floor mechanical room appeared duct had been removed through gypsum fire wall (2 layers on one side, one on other) | Fill gypsum hole | 0 | OB | S | 10 sf @ $10 = $100 + MU's | | | | | | ● | ● | | | $187 |
| Additional Observations | Painted chimney- Cracked with minor displacement. | Remove upper outer course and rebuild. | 2 | END | S | 64 sf @ $35 = $2,240 + MU's | | | | | | ● | ● | | | $4,207 |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General 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-compliant door hardware with functioning, code compliant hardware. | 0 | OB | S | Replace 9 Knobs (typically on service doors) with code compliant hardware, $500 per leaf assumes exist leaf minimal work only rework to accept hdwr = $4,500 + MU's | | | | ● | | | | | | $8,445 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| At Code Required Locations? | Provided for classrooms and other rooms and offices, fairly consistently on the lower level. Other two levels do not have consistent interior signage. | Provide signage where missing. | 0 | OB | S | Provide approx. 200 ADA compliant signs throughout building @ $75 = $15,000 + MU's | | | ● | ● | | | | | | $28,140 |
| **Stairs and Exits** | | | | | | | | | | | | | | | | |
| Guardrails (height, sphere) | Guardrails are non compliant in some locations, particularly where rail turns a corner. In these locations, the guardrail would not pass the sphere test. | Replace guardrail with new compliant guardrail and continuous handrail. | 0 | OB | S | Approx. 400 LF compliant guardrail with continuous handrail, $150 lf w.demo = $60,000 + MU's | | | ● | ● | | | | | | $112,559 |
| **Therapy/Break Kitchen/Craft Room** | | | | | | | | | | | | | | | | |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| 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 | OB | S | Remove 30" section of existing laminate countertop. Replace with ADA compliant plastic laminate counter with resilient edge banding, new counter mounted sink, $90 lf 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 | | | | ● | | | | | | $8,819 |
| **Mechanical and Service Spaces** | | | | | | | | | | | | | | | | |
| Stairs | Concrete stair into mechanical space are in a state of disrepair. No handrails/guardrail provided. | Demolish existing concrete stair, replace with new cast in place concrete stair, new railing/guardrail. | 0 | 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 railing/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 | | | ● | | | ● | ● | | | | $5,161 |
| **Office spaces (2nd, 3rd floors)** | | | | | | | | | | | | | | | | |
| 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 | | | | ● | | | | | | $35,301 |
| **FIRE PROTECTION** | | | | | | | | | | | | | | | | |
| Cross Connection Prevention | None | Upgrade entrance | 3 | ESL | S | $12,000 new entry + MU's | | ● | ● | | | | | | | $22,512 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety | | | | | | | | | | | | | | | | |

# DISTRICT OFFICE & BAYSIDE LEARNING

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| 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. Fourth floor pull station is not located in the natural path of egress. | Udate occupant notification and provide fully addressable system as part of any planned afacility renovations. | 2 | ESL | S | Carry 42, 094 sf @ $1.25 + MU's | | ● | ● | | | | | | | $98,723 |
| 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. | Replace older units as they fail. Provide outdoor emergency lighting at building exits. | 2 | ESL | S | $350 per interior unit + $1,000 exterior egress unit w/new wiring + MU's ?? Carry 30 indoor & 4 outdoor. | | ● | ● | | | | | | | $27,174 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Intrusion Alarm System | GE Networx NX-8V2 residential-grade security alarm panel serves the District Office. Bayside Learning has a separate GE NX-8E residential-grade security alarm control panel | 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 ??? YES | ● | | | | | | | | | $28,140 |
| 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 | ● | | | | | | | | | $44,874 |

| Total Years 1 - 5 | $577,336 |
|---|---|

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

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| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **PLUMBING** | | | | | | | | | | | | | | | | |
| Water Service | Municipal 2" less backflow protection | upgrade backflow protection | | | L | $3.500 backflow + MU's | | | | | | ● | ● | | | $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 | OB | L | allow $500 per heater = $4,000 + MU's | | | | | | ● | ● | | | $9,349 |
| Drinking Fountains / Water Coolers | None in building | Install drinking fountain or water cooler at each occupied floor | 0 | OB | L | 3 floors @ $2,750 ea w/new rough & floor cane detectors = $8,250 + MU's | | | | | | ● | ● | | | $19,288 |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| 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 | Replace steam boilers with new HW boilers with steam to HW conversion (Years 1-5). Replace boiler feed unit (year 0). | 3 | END | L | (L) (2) new 700MBH condensing gas boilers with appurtenances (exp tank, etc.) | | | | | | ● | ● | | | $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 rooms--poorly 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).<br>Replace RTU-10 in kind &.2 Ton Moldify ductwork $/SF at 2,000 SF. | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $12,424 |
| Pumps | Pumps at (2) steam to hydronic convertors for AHU VAVs 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 suppression--or remove ranges.<br>Replace toilet exhaust fans & ductwork | 0 | OB | L | (2) small Range hoods with EF figure $20K.<br>Toilet E Fans & Ductwork figure $15K. | | | | | | ● | ● | | | $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 life--replace all steam with new HW piping system. | 0 | OB | L | Figure $/SF @ 30K SF. +MU's | | | | | | ● | ● | | | $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. | | | | | | ● | ● | | | $204,996 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

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| 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. | Provide a grounding electrode connection at the water main as required by code. | 2 | ESL | L | Carry $5,000 + MU's | | | | | | ● | ● | | | $11,686 |
| 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 | | | | | | ● | ● | | | $263,389 |
| 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 | | | | | | ● | ● | | | $134,645 |
| 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 | | | | | | ● | ● | | | $11,686 |
| 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 | L | 8 fixtures. 9' +/- clg ht | | | | | | ● | ● | | | $26,867 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| Classrooms | Recessed fluorescent fixtures with high-performance optics and T8 lamps. | | 3 | N | L | Carry complete interior lighting replacement for 42,094 sf | | | | | | ● | ● | | | $836,135 |
| Offices | Mostly recessed fluorescent fixtrure with parabolic diffusers ans T8 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 | Update lighting to LED as part of any planned renovations | 2 | ESL | L | | | | | | | ● | ● | | | |
| 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 | | | | | | ● | ● | | | $4,675 |

# DISTRICT OFFICE & BAYSIDE LEARNING

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| 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 ???<br>Yes | | | | | | ● | ● | | | $23,373 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 6 - 10** | **$3,368,177** |

# DISTRICT OFFICE & BAYSIDE LEARNING

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| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING INTERIOR** | | | | | | | | | | | | | | | | |
| **General Notes** | | | | | | | | | | | | | | | | |
| General design notes | Budget for 2nd floor renovation | Budget for 2nd floor renovation | - | - | L | Budget from PPS CIP | | | | | | ● | ● | | | $125,808 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $1,432 |
| **Main Lobby** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $2,845 |
| **Corridors** | | | | | | | | | | | | | | | | |
| Floor & Base Finish Materials | Mix of carpet, VCT. Both have rubber base material. Carpet and rubber base on lower level corridor floors in fair condition. Carpet on second floor is heavily worn and stained. VCT and rubber base on third floor above is nearing the end of its service life. | 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 new carpet tile, $6 sf demo-prep-replace = $22,800; Remove and replace approx. 5,000 SF existing VCT tile with new quartz tile, @ $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 | | | | | | ● | ● | | | $172,008 |
| **Elevators and Lifts** | | | | | | | | | | | | | | | | |
| Elevator Finish Materials | Painted steel frame, doors. Showing scratches from heavy use. | Refinish, repaint steel frame and doors. | 2 | ESL | L | Refinish, repaint approx. 4' x 7' frame, 4' x 7' sliding door, $250 clean-prep-repaint | | | | | | ● | ● | | | $735 |
| **Quiet Rooms** | | | | | | | | | | | | | | | | |
| 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 + MU's | | | | | | ● | ● | | | $881 |
| Wall Finish Materials | Painted GWB. These rooms have particularly beat up walls. Holes and large dents in many locations, finish paint peeling away. | Patch and repaint all walls. Provide wainscoting up to 4' AFF for wall protecion. | 2 | END | L | Patch and repaint approx. 2,000 SF GWB wall @ $2 = 4,000 + MU's | | | | | | ● | ● | | | $11,652 |
| **Nurse and Health** | | | | | | | | | | | | | | | | |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| Casework | Plastic laminate base cabinets, counters. Laminate is peeling, counter supports are unfinished. | Recommend replacement of all casework to meet ADA requirements. Replace with plastic laminate casework with resilient edge banding, adjustable shelves, and lockable doors. | 2 | END | L | (5) 36" wall cabinets @ $125 w/demo = $1,875 + MU's; (2) 36" double door with drawers base cabinet @ $310 w/demo 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 === TOTALS $6,125 + MU's | | | | | | ● | ● | | | $17,845 |
| 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 | OB | L | (1) 36" ADA counter with mounted sink (provided with casework above). | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $20,390 |
| Mirrors | Missing. | Provide wall mounted mirrors in all bathrooms. | 0 | OB | L | Install (4) 18" x 30" wall mounted mirrors @ $100 = $400 + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $6,707 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $15,300 |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
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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 | | |

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $1,171 |
| **Other Spaces** | | | | | | | | | | | | | | | | |
| 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 broken, casework is destroyed. Exterior windows are boarded up. | Demo 2,500 SF, renovate entire floor. All new finishes, new stairs, doors, casework, fixtures, etc.. | 0 | OB | 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 | | | | | ● | ● | | | $1,092,348 |
| **Office spaces (2nd, 3rd floors)** | | | | | | | | | | | | | | | | |
| 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 | L | Approx. 41,500 SF existing carpet removal, replacement with carpet tile @ $6 w/demo-prep-replace & new base = $249,000 + MU | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $724,796 |
| | | | | | | | | | | | | | | | | |

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|---|---|
| **Total Years 11 - 15** | **$2,946,547** |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior Wall Cladding** | | | | | | | | | | | | | | | | |
| Materials | Painted CMU, in good condition. Only isolated areas of chipping paint.<br>Corrugated metal wall panel, surface fastened. Isolated areas of deteriorating paint, broken end closures.<br>Precast concrete panels, isolated areas of cracking, particularly at outside corners. Mortar wearing away in locations.<br>EIFS showing cracking at edges, deterioration at corners, and denting.<br>Exposed structural concrete. Showing widespread staining and minor cracking. Parge coat deteriorating in many areas.<br>Exterior wood paneling (alley side). Paint is wearing away. Exterior wood attic paneling is showing heavy staining.<br>Painted brick, showing heavy staining, deteriorating paint. Brick chimney showing significant cracking. | Painted CMU - minor areas to touch up.<br>Provide regular maintenance for metal panel.<br>Repoint precast concrete panels.<br>Patch areas of deteriorating EIFS and repaint.<br>Patch cracking concrete, light pressure wash areas of staining. Re-parge concrete, and repaint.<br>Refinish, repaint exterior wood paneling.<br>Remove existing sections of cracking brick and mortar, and replace. Remove existing paint on brick, repaint. | 2 | ESL | L | Approx. 15 SF CMU painting @ $2 filler coat = $30 + MU's; Approx. 500 SF of repointing large 2' x 3' precast concrete panels @ $3 sf = $1,500 + MU's; Approx. 2,500 SF of patching, repainting EIFS @ $5 sf = $12,500 + MU's; Patch approx. 50 LF minor concrete cracking @ $15 crack stich = $750 + MU's; Light pressure wash and parge approx. 2,000 SF concrete, repaint all $5 sf = $10,000 + MU's; Refinish, repaint approx. 600 SF exterior wood paneling @ $5 = $3,000 + MU's; Remove and replace 50 SF of 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 | | | | | | ● | ● | | | $99,505 |
| **Windows** | | | | | | | | | | | | | | | | |
| Sills | Concrete sills below alley-side windows, showing heavy staining.<br>Painted aluminum sill | Light pressure wash concrete sills. | | | L | Light pressure wash approx 10 LF 6" concrete sill @ $2 = $20 + MU's | | | | | | ● | ● | | | $65 |
| Lintels | Painted steel lintels. On alley side, lintels are showing heavy rusting, paint chipping away. | Remove existing lintels and 3 courses of brick above, replace with new lintel and brick. | 2 | END | L | Remove 14 LF existing lintel and 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 | | | | | | ● | ● | | | $4,147 |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Frame Materials | School main entry - Painted aluminum thermally broken system, in fair condition. Bottom edge of aluminum system of abutting door 'sidelite' is broken.<br>Office main entry - Aluminum thermally broken system, in good condition. | School main entry - Isolated repair of existing aluminum system. Remove and replace bottom and side mullion cover pieces and infill panel. | 2 | ESL | L | Remove and replace 5 LF existing aluminum system mullion covers and 4 SF infill panel, replace with new, allow $500 + MU's | | | | | | ● | ● | | | $1,635 |
| **Exterior Doors (not including Main Entry)** | | | | | | | | | | | | | | | | |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Overhead or Coiling Doors | Overhead door at garage is in poor condition. | Replace overhead door. | 2 | END | L | Remove existing 8' x 10' overhead door, provide and install new door, assume elect op .. Allow $2,250 + MU's<br><br>OK | | | | | | ● | ● | | | $7,341 |
| **Fascia, Trim, Soffits & Overhangs** | | | | | | | | | | | | | | | | |
| Materials | Overhang at school main entry. Wood construction, paint is chipping and peeling away. | Refinish wood, repaint overhang. | 2 | END | L | Refinish, repaint approx. 175 SF wood overhang @ $5 = $875 + MU's | | | | | | ● | ● | | | $2,858 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Sealants around door and window perimeters are aged and cracking. In some locations, peeling away entirely. | Remove and replace existing sealant. | 2 | END | L | Approx. 1,800 LF sealant removal, replacement @ $3.50 lf rout & replace = $6,300 + MU's | | | | | | ● | ● | | | $20,540 |
| Building Joint Sealant | Sealants between materials transitions, corners, and around foundation are aged and cracking. In some locations, peeling away entirely. | Remove and replace existing sealant. | 2 | END | L | Approx. 1,500 LF building sealant removal, replacement @ $5 w/backer rod required = $7,500 + MU's | | | | | | ● | ● | | | $24,448 |
| **Roof Assembly & Flashing** | | | | | | | | | | | | | | | | |
| Material, Type, Color | TPO, white. | Budget for replacement at end of service life | 3 | ESL | L | 22,388 SF | | | | | | ● | ● | | | $875,570 |
| Roof Drains (Covers) | Multiple roof drain covers are either damaged, missing, or clogged. | Replace and clean all roof drain covers. | 1 | ESL | L | Replace and clear approx. 5 roof drains, roof drain covers, allow $150 ea = $750 + MU's | | | | | | ● | ● | | | $2,447 |
| Roof Ponding | Multiple roof locations where TPO membrane is bubbling up, causing roof ponding in numerous locations. Roof substrate is crunching.<br>Roof mechanical pads to not have crickets at edges, so some ponding is occurring at roof mechanical equipment platforms. | More extensive roofing investigation required. Likely TPO will need to be removed in multiple locations to examine the subsurface. Likely replacement/reinstallation of tapered insulation.<br>Remove TPO membrane around roof mechanical equipment where ponding is occurring, install tapered insulation crickets at edges. | 2 | END | L | Approx. 3,500 SF roof needs further investigation, removal of TPO membrane and likely removal/reinstallation of tapered installation, roof crickets, allow $10 sf demo-replace membrane w/tapers & flashing = $35,000 + MU's | | | | | | ● | ● | | | $114,068 |
| **Gutters and Downspouts** | | | | | | | | | | | | | | | | |
| Splash Block or Tied to Storm Drainage | No splash block at gutter termination. | Provide splash block at gutter termination | 0 | OB | L | Install (1) splashblock on roof at gutter termination, $250 + MU's | | | | | | ● | ● | | | $823 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | Exterior roof ladder to high roof. Ladder is old, rusted, and not safe. | Remove existing rusty roof ladder, replace with new. | 1 | END | L | Remove existing ladder, replace with new 14' roof ladder, $1,200 w/demo + MU's | | | | | | ● | ● | | | $3,920 |

# DISTRICT OFFICE & BAYSIDE LEARNING

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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| 3 - Good - Functional & Maintained | OB - Obsolete | N/A - Not Applicable |
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| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | *** OPINION OF PROBABLE COST** |
| Locations and Materials | Exterior metal roof stair is old, rusted, and not safe. | Remove existing metal roof stair unit. Replace with new. | 1 | END | L | Remove existing metal roof stair 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 | | | | | | ● | ● | | | $17,930 |
| Locations and Materials | Dilapidated metal roof egress stair attached to alley side of building. | Remove metal egress stair. | 0 | OB | L | Remove dilapidated metal roof egress stair on side of building, $650 demo only + MU's | | | | | | ● | ● | | | $2,122 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$1,177,419** |

# CENTRAL KITCHEN

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
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|---|---|
| **Total Year 0** | **$0** |

# CENTRAL KITCHEN

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
|---|---|---|
| **Condition Level** | **Life Cycle (Age Factor)** | **Action Priority** |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **SITE** | | | | | | | | | | | | | | | | |
| **Parking** | | | | | | | | | | | | | | | | |
| Paving Materials | Bituminous - Good, small areas of failed paving | Repair paving as necessary | 2 | ESL | S | (5800 SF), shim gravel and patch 3" thickness 5800S.F. @$1.50 | | | | | | | ● | | | $16,320 |
| Number of Spaces (Regular & ADA) | 26 total spaces including (1 ADA - non-compliant) | Should be 2 ADA spaces given total number of spaces, repaint ADA spaces with compliant aisle dimensions. | 1 | ESL | S | 2 ea ADA spaces @ $125 ea + $350 ADA sign ea space = $1,200 + MU's | | ● | | ● | | | | | | $2,256 |
| Parking Striping Condition | Faded - Good | Repaint parking. | 2 | END | S | 520 lf striping @ $1.50 = $780 + MU's | | | | | | | ● | | | $1,465 |
| **Fencing** | | | | | | | | | | | | | | | | |
| Locations & Materials | Chain link with Security wire. | Restore at pond. | 2 | ESL | S | (55 LF) 55lf @$50 | | ● | | | | | | | | $5,161 |
| **Exterior Building Signage** | | | | | | | | | | | | | | | | |
| Location and Materials | Sign from previous owner. | Remove/replace sign | 0 | OB | S | 1 @$1000 | | | | | | | ● | | | $1,247 |
| **STRUCTURAL** | | | | | | | | | | | | | | | | |
| First Floor Construction | Main floor slab-on-grade; forklifts in use; some embedded wood in slab and joints without joint fillers | Rout and re-fill joints to limit damage from hard wheel forklift traffic. | 1 | END (joints only) | S | 2,000 LF Joints route and fill with semi rigid joint filler, $4 lf to rout & refill $8,000 + MU's | | | | | | ● | ● | | | $15,008 |
| 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 | | | | | | ● | ● | | | $5,254 |
| Exterior Wall Construction | A. Masonry belt adjacent to main entry has missing mortar and could use repoint. | Repoint existing joints | 2 | ESL | S | 300 LF repointing, $7.50 sf repoint = $2,250 + MU's | | | | | | ● | ● | | | $4,226 |
| Additional Observation | Entry stairs with cracking and spalling on walking surfaces and knee walls; repair to eliminate tripping hazards | Patch repair spalls, rout and seal cracks | 2 | ESL | S | 15 lf spalls, $10 sf infill & blend = $150 + MU's; 30 lf cracks, $5 lf rout out and repair = $150 + MU's ... = = TOTALS $300 + MU's | | | | | | ● | ● | | | $567 |
| Additional Observation | Temporary Canopy at rear of building appears unstable and will likely take significant sliding/drifted snow from high roof. | Remove temporary canopy | 1 | ND (joints onl | S | Size unclear, allow $1,000 + MU's; foundation removal excluded (unknown) | | | | | | ● | ● | | | $1,876 |
| **SECURITY** | | | | | | | | | | | | | | | | |
| Intrusion Alarm System | ADT Residential-grade security alarm control panel | Provide commercial grade security alarm panels integrated with the district-wide network. | 2 | ESL | S | Assume door contacts on 16 openings and 10 motion detectors | ● | | | | | | | | | $29,293 |
| Security Camera System | N/A | Provide web-based security camera system | | | S | Assume 16 cameras | ● | | | | | | | | | $17,950 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$100,621** |

# CENTRAL KITCHEN

**Capital Plan Detailed Scope of Work**

| 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 | OB - Obsolete | N/A - Not Applicable |
| 4 - Excellent - New | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | * OPINION OF PROBABLE COST |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **MECHANICAL** | | | | | | | | | | | | | | | | |
| 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 ventilation…replace ductwork (2,000 SF) | 2 | END | L | Replace AHU with ductwork $/SF + MU's | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $186,360 |
| Exhaust Systems | No central exhaust for toilets | Install (1) 500 CFM rooftop fan | 1 | OB | L | (1) EF ductwork + MU's | | | | | | ● | ● | | | $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 | OB | L | DDC upgrade $/SF + MU's | | | | | | ● | ● | | | $69,885 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Service | Udderground Primary from overhead utility lines to utility-owned padmount transformer. Underground secondary from transformer to main circuit breaker of Panelboard MDP. | Service entrance and equipment will need to be replaced in approximately 20 years | 3 | ESL | L | Carry complete replacement for 800A 480/277V 3-phase service | | | | | | ● | ● | | | $86,036 |
| Wiring | (2) 5" primary conduits. Service entrance to building appears to be (2) 4" conduits. | | 3 | ESL | L | | | | | | | ● | ● | | | |
| Equipment | 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. | 2 | ESL | L | Carry $1,000 + MU's | | | | | | ● | ● | | | $2,337 |
| Panels | Branch-circuit panels are generally a mix of late 1990's vintage Cutler Hammer panelboards and 2013 vintage Square D panelboards. There is a loadcenter 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. | Remove abandoned equipment and associated wiring as a maintenance item.<br><br>Approximately 60% of panels will need to be replaced within 20 years. | 2 | ESL | L | Carry 60% of value for complete power distribution system replacement for 21,180 sf | | | | | | ● | ● | | | $79,514 |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $6,989 |
| Interior Lighting | | | | | | | | | | | | | | | | |
| 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 | Carry complete interior lighting replacement for 21,180 sf | | | | | | ● | ● | | | $420,708 |
| Offices | Mostly recessed fixtures parabolic lenses and T8 fluorescent lamps. Some incandescent downlights in entrance lobby. T12 lamps were noted in break room. | Update to modern LED luminaires with high-performance optics. | 2 | END | L | | | | | | | ● | ● | | | |
| Corridors | Surface and pendant mounted 8' linear vaportight fixtures with T8 fluorescent lamps. | Update to modern LED luminaires with high-performance optics. | 3 | ESL | L | | | | | | | ● | ● | | | |

# CENTRAL KITCHEN

**Capital Plan Detailed Scope of Work**

| 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 | | |

** Note:*
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| Toilets | Fluorescent with T8 lamps | Update to modern LED luminaires with high-efficiency ballasts | 3 | ESL | L | | | | | | | ● | ● | | | |
| 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 | | | | | | ● | ● | | | $49,503 |
| | | | | | | | | | | | | | | | | |

| | |
|---|---|
| **Total Years 6 - 10** | **$1,083,033** |

# CENTRAL KITCHEN

**Capital Plan Detailed Scope of Work**

| LEGEND | | |
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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| **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 | | | | | | ● | ● | | | $123,398 |
| **Main Entrance** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted GWB and fiberglass wall panels | Repaint walls | 2 | ESL | L | 80 SF @ $1.50 sf prep & repaint + MU's | | | | | | ● | ● | | | $348 |
| Door Hardware | Stainless steel, non-ADA compliant exterior pull hardware | Replace exterior door pull hardware | 2 | OB | L | (1) pair of door pulls @ $150 ea x 2 = $300 + MU's | | | | ● | | | | | | $881 |
| **Main Lobby / Reception** | | | | | | | | | | | | | | | | |
| Wall Finish Materials | Painted GWB | Repaint walls | 2 | ESL | L | 200 SF @ $1.50 prep & repaint + MU's | | | | | | ● | ● | | | $1,026 |
| **Interior Signage** | | | | | | | | | | | | | | | | |
| Materials | None | Provide ADA compliant signage | - | - | L | 25 Signs @ $75 ea + MU's | | | | ● | | | | | | $5,468 |
| **Locker Room** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 + | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $1,316 |
| **Staff Toilets** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $23,303 |

# CENTRAL KITCHEN

**Capital Plan Detailed Scope of Work**

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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 | EXTENDING BLDG. LIFE | OPERATION & MAINTENANCE | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| Accessories | Accessible toilet compartments missing grab bars | Provide ADA grab bars | 1 | OB | L | (2) ADA Stalls @ $400 set w/new wall blocking & patch = $800 + MU's | | | | ● | | | | | | $2,332 |
| **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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $7,645 |
| **Storage Rooms** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $881 |
| **Wash Area** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $38,458 |
| **Prep Areas** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $104,865 |
| **Service Corridor and Hose Wash Area** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $1,171 |
| **Walk-in Cooler and Freezer** | | | | | | | | | | | | | | | | |
| 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 | | | | | | ● | ● | | | $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 | | | | | | ● | ● | | | $1,171 |

| | |
|---|---|
| **Total Years 11 - 15** | **$452,520** |

# CENTRAL KITCHEN

**Capital Plan Detailed Scope of Work**

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| **BUILDING EXTERIOR** | | | | | | | | | | | | | | | | |
| **Exterior 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 + MU's | | | | | | ● | ● | | | $19,190 |
| **Exterior Doors - Main Entrance** | | | | | | | | | | | | | | | | |
| Frame Materials | Painted hollow metal door and frame - some corrosion noted on door and frame | Remove corrosion and repaint door and frame | 2 | ESL | L | (1) pair of doors and frame @ $250 per 3070 remove hdwr & scrape-grind & paint = $500 + MU's | | | | | | ● | ● | | | $755 |
| **Exterior 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 per 3070 prep & repaint = $1,650 + MU's | | | | | | ● | ● | | | $2,485 |
| **Sealants & Expansion Joints** | | | | | | | | | | | | | | | | |
| Window / Door Perimeter Sealant | Material unknown. Joint sealant is in good condition. | At end of service life, remove and replace all sealants | 3 | ESL | L | 500 LF @ $3.50 per lf remove & recaulk = $1,750 + MU's | | | | | | ● | ● | | | $2,635 |
| **Exterior Stairs and Ladders** | | | | | | | | | | | | | | | | |
| Locations and Materials | Exterior metal handrails/guardrails are corroded | Remove corrosion, prime, and repaint handrails/guardrails | 2 | ESL | L | 50 LF assumes single line wall rail @ $10 lf prep & repaint = $500 + MU's | | | | | | ● | ● | | | $755 |
| **Other Observations** | | | | | | | | | | | | | | | | |
| Shed | There is a dilapidated wood shed with cooking grill on the north side of the building; presence of the shed is causing mildew on adjacent metal wall panels | Remove shed in its entirety | 1 | OB | L | No foundation removal included; allowance of $750 demo & disposal + MU's | | | | | | ● | ● | | | $1,130 |
| **ELECTRICAL** | | | | | | | | | | | | | | | | |
| Life Safety | | | | | | | | | | | | | | | | |
| Fire Alarm | 2013 vintage Siemens FC901 control panel. System complies with ADA and current codes and standards. | Fire alarm system will need to be replaced within 20 years | 3 | ESL | L | Carry complete system replacement for 21,180 sf | | ● | ● | | | | | | | $39,900 |
| Emergency Lighting | Emergnecy battery units with integral and remote heads. 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. | Replace older units as they fail. Provide outdoor emergency lighting at building exits. | 2 | ESL | L | Carry $9,000 + MU's | | ● | ● | | | | | | | $13,545 |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | **Total Years 16 -20** | **$80,395** |

# GENERAL DISTRICT ITEMS

**Capital Plan Detailed Scope of Work**

| 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 | | |

** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | OPERATING EFFICIENCY | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Year 0 (Fiscal Year 2017) - Immediate Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | **Total Year 0** | **$0** |
| **Years 1 - 5 (Fiscal Years 2018 - 2022) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| **Equipment - Administration** | | | | | | | | | | | | | | | | |
| District Phone System | From PPS SIP (Fiscal Year 2018) | District Phone System | | | S | Budget from PPS CIP (2018) | | | | | | | | | | $225,000 |
| High School Devices | From PPS SIP (Fiscal Year 2018) | High School Devices | | | S | Budget from PPS CIP (2018) | | | | | | | | | | $890,000 |
| High School Devices | From PPS SIP (Fiscal Year 2019) | High School Devices | | | S | Budget from PPS CIP (2019) | | | | | | | | | | $890,000 |
| Network Switches | From PPS SIP (Fiscal Year 2019) | Network Switches | | | S | Budget from PPS CIP (2019) | | | | | | | | | | $55,000 |
| Elementary School Devices | From PPS SIP (Fiscal Year 2020) | Elementary School Devices | | | S | Budget from PPS CIP (2020) | | | | | | | | | | $100,000 |
| Network Switches | From PPS SIP (Fiscal Year 2020) | Network Switches | | | S | Budget from PPS CIP (2020) | | | | | | | | | | $100,000 |
| High School Devices | From PPS SIP (Fiscal Year 2020) | High School Devices | | | S | Budget from PPS CIP (2020) | | | | | | | | | | $890,000 |
| High School Devices | From PPS SIP (Fiscal Year 2021) | High School Devices | | | S | Budget from PPS CIP (2021) | | | | | | | | | | $890,000 |
| Elementary School Devices | From PPS SIP (Fiscal Year 2021) | Elementary School Devices | | | S | Budget from PPS CIP (2021) | | | | | | | | | | $100,000 |
| Network Switches | From PPS SIP (Fiscal Year 2021) | Network Switches | | | S | Budget from PPS CIP (2021) | | | | | | | | | | $100,000 |
| Elementary School Devices | From PPS SIP (Fiscal Year 2022) | Elementary School Devices | | | S | Budget from PPS CIP (2022) | | | | | | | | | | $55,000 |
| Network Switches | From PPS SIP (Fiscal Year 2022) | Network Switches | | | S | Budget from PPS CIP (2022) | | | | | | | | | | $65,000 |
| **Facilities - School HVAC** | | | | | | | | | | | | | | | | |
| Energy Management Control Upgrades | From PPS SIP (Fiscal Year 2018) | Energy Management Control Upgrades | | | S | Budget from PPS CIP (2018) | | | | | | | | | | $50,000 |
| **Facilities - School Maintenance** | | | | | | | | | | | | | | | | |
| Engineering for Roofs | From PPS SIP (Fiscal Year 2018) | Engineering for Roofs | | | S | Budget from PPS CIP (2018) | | | | | | | | | | $40,000 |
| Pave Multiple School Campuses | From PPS SIP (Fiscal Year 2018) | Pave Multiple School Campuses | | | S | Budget from PPS CIP (2018) | | | | | | | | | | $500,000 |
| Major Capital School Construction | From PPS SIP (Fiscal Year 2018) | Major Capital School Construction | | | S | Budget from PPS CIP (2018) | | | | | | | | | | $40,000 |
| Pave Multiple School Campuses | From PPS SIP (Fiscal Year 2019) | Pave Multiple School Campuses | | | S | Budget from PPS CIP (2019) | | | | | | | | | | $250,000 |
| Pave Multiple School Campuses | From PPS SIP (Fiscal Year 2020) | Pave Multiple School Campuses | | | S | Budget from PPS CIP (2020) | | | | | | | | | | $250,000 |
| Engineering for Roofs | From PPS SIP (Fiscal Year 2021) | Engineering for Roofs | | | S | Budget from PPS CIP (2021) | | | | | | | | | | $25,000 |
| **Vehicles - Transportation** | | | | | | | | | | | | | | | | |
| Replacement School Bus | From PPS SIP (Fiscal Year 2018) | Replacement School Bus | | | S | Budget from PPS CIP (2018) | | | | | | | | | | $164,000 |
| Replacement School Bus | From PPS SIP (Fiscal Year 2019) | Replacement School Bus | | | S | Budget from PPS CIP (2019) | | | | | | | | | | $150,000 |
| Replacement School Bus | From PPS SIP (Fiscal Year 2022) | Replacement School Bus | | | | Budget from PPS CIP (2022) | | | | | | | | | | $508,065 |
| | | | | | | | | | | | | | | | **Total Years 1 - 5** | **$6,337,065** |
| **Years 6 - 10 (Fiscal Years 2023 - 2027) - Short Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | **Total Years 6 - 10** | **$0** |
| **Years 11 - 15 (Fiscal Years 2028 - 2032) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | **Total Years 11 - 15** | **$0** |

# GENERAL DISTRICT ITEMS

**Capital Plan Detailed Scope of Work**

| 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 |
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** 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.*

| | | | SEE LEGEND | | | | EVALUATION CRITERIA | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | OPERATING EFFICIENCY | IMPACT ON LEARN. ENV. | AESTHETICS & APPEARANCE | * OPINION OF PROBABLE COST |
| **Years 16 - 20 (Fiscal Years 2033 - 2037) - Long Term Recommendations** | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | | | $0 |
| | | | | | | | | | | | | | | **Total Years 16 - 20** | | **$0** |