



FACILITIES ASSESSMENT REPORT - VOL. 1

04.24.19

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Summary Of Maintenance Needs for All Buildings

Building	Urgent	Needed in the next 2-5 years	Needed in the next 6-10 years	Needed in 10+ Years	Secure Entrances	Radon Testing	Subtotal
District Office	NA	NA	NA	NA	\$ 17,873	NA	\$ 17,873
Barrie Elementary School	\$ 259,900	\$ 1,712,640	\$ 916,920	\$ 859,000	\$ 242,843	\$ 2,510	\$ 3,993,813
Luther Elementary School	\$ 1,392,950	\$ 3,464,177	\$ 1,296,100	\$ 79,000	\$ 70,868	\$ 3,220	\$ 6,306,315
Purdy Elementary School	\$ 237,000	\$ 2,432,918	\$ 2,656,072	\$ 633,000	\$ 601,996	\$ 3,220	\$ 6,564,206
Rockwell Elementary	\$ 427,150	\$ 1,764,582	\$ 1,012,116	\$ 263,000	\$ 270,345	\$ 2,510	\$ 3,739,703
Middle School	\$ 1,618,400	\$ 2,838,216	\$ 4,717,775	\$ 1,524,000	\$ 579,284	\$ 2,400	\$ 11,280,075
High School	\$ 233,100	\$ 2,880,133	\$ 1,574,874	\$ 3,792,185	\$ 106,984	\$ 4,150	\$ 8,591,425
Totals:	\$ 4,168,500	\$ 15,092,666	\$ 12,173,856	\$ 7,150,185	\$ 1,890,193	\$ 18,010	\$ 40,493,409

The budgets developed for this report are for the purposes of prioritizing and decision making. Due to the nature of items observed, the full extent of repair and/or replacement cannot be ascertained without deconstructing the spaces in which they were found. Upon prioritization of issues to be resolved, we will investigate fully and provide complete engineered solutions with finalized costs for final review/approval. All work to be scheduled and reviewed prior to commencement. Spaces were not inspected for Hazardous Materials such as Lead Paint, Asbestos, etc. CG Schmidt, Inc. has made every reasonable effort to review the spaces available to us and to assign budgets that reflect cosmetic solutions for the items found.

Notes:

***Notes about leaking will need to be investigated further if no immediate cause was evident.**

***Many of the cracks observed in the report appear to be cosmetic. Cracks ought to be monitored to determine if they are indeed shrinkage cracks or settling of the structures. Upon Approval to proceed, CG Schmidt will provide the next step to determine cause and cost of crack mitigation.**

***Grading at existing structures where noted will need to be evaluated by Civil Engineers to determine corrective action.**



BARRIE ELEMENTARY SCHOOL

FACILITIES ASSESSMENT REPORT

04.24.19

Barrie Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
General Building Issues						
G1	Repair water leaks		\$ 1,200			
G2	Repair cracks in cmu		\$ 2,200			
G3	Repair moisture issue		\$ 10,000			
G4	Repair water damage		\$ 3,500			
G5	Storage Issue (not part of facility study)					
G6	Repair cracks in cmu		\$ 900			
G7	Divide room into offices		\$ 4,500			
G8	Add an office for intervention counselor		\$ 17,500			
G9	Replace doors and repair weather stripping	\$ 5,000				
G10	Repair open electrical box	\$ 750				
G11	Generator and venting issues – new generator by school					X
G12	Storage issue (janitors closet)		\$ 2,000			
G13	Repair water leaks		\$ 3,000			
G14	Storage issues		\$ 9,500			
G15	Repair joint cracking in corner		\$ 6,500			
G16	Repair rusted door frame		\$ 6,000			
G17	Repair crack in cmu		\$ 4,250			
G18	Repair crack in cmu		\$ 3,500			
G19	Replace door		\$ 2,500			
G20	Repair water leaks		\$ 14,000			
G21	General note: Replace ACT as needed and all worn VCT / carpet/ gym floor	\$ 115,000		\$ 255,000	\$ 450,000	
G22	Repair cracks in cmu		\$ 1,300			
G23	Sun damage on sills		\$ 750			
G24	Sun and water damage on sills		\$ 750			
G25	ACT Issues		\$ 11,000			
G26	Repair cracking/peeling finishes		\$ 4,500			
G27	Repair cracking in plaster		\$ 1,000			
G28	Repair leaking issues		\$ 250			
G29	Repair water leaks		\$ 11,000			
G30	Repair cracks in plaster		\$ 1,250			
G31	Repair water leaks		\$ 12,500			
G32	Repair water leaks		\$ 14,000			
G33	Repair cracking and peeling		\$ 4,000			

Barrie Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G34	Ceiling replacement		\$ 1,500			
G35	Repair cracking in plaster		\$ 1,500			
G36	Repair water issues/leaks		\$ 1,200			
G37	Paint peeling in corridor		\$ 2,000			
G38	Bring all bathroom up to ADA code as required.			\$ 12,000		
G39	Paint peeling in corridor		\$ 1,200			
G40	Replace rusted frame		\$ 3,000			
G41	Repair cracks in masonry		\$ 1,200			
G42	Exposed piping		\$ 2,000			
G43	Space utilization issue		\$ 650			
G44	Repair cracks in concrete		\$ 1,500			
G45	Flaking paint		\$ 1,750			
G46	Rodent infiltration	\$ 950				
G47	Repair water damage		\$ 1,500			
G48	Rusting door	\$ 4,000				
G49	Repair all cracks in plaster and replace all metal railings		\$ 2,750			
G50	Repair cracks in plaster		\$ 1,500			
G51	Repair water damage		\$ 1,500			
G52	Repair cracks in plaster		\$ 1,600			
G53	Repair crack in plaster		\$ 1,000			
G54	New ACT		\$ 6,000			
G55	Repair crack in plaster		\$ 900			
G56	Repair Water leak		\$ 2,750			
G57	General traffic issues & fix site fencing (carried below)					
G58	Secure entrance (See secure entrance section for more information)					
G59	New sweep (door 10)	\$ 350				
G60	Regrading needed			\$ 7,500		
G61	Missing cover	\$ 1,200				
G62	General note: refinish metal rails & label all doors	\$ 500				
G63	Repair tripping hazards (door 1) & provide additional security cameras	\$ 10,000				
G64	Repair tripping hazard (door 5)	\$ 9,000				
G65	Repair tripping hazards (door 5)	\$ 4,200				
G66	Weather stripping and rusting (door 5)			\$ 16,500		

Barrie Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G67	Dumpster enclosure	\$ 1,500				
G68	Weather stripping (door 9)		\$ 1,200			
G69	Repair water damage on stone cap and brick		\$ 12,000			
G70	Repair or replace all damaged or falling fencing		\$ 7,500			
G71	Landscaping needed in overgrown areas			\$ 18,500		
G72	Address standing water from low points in asphalt/ landscaping		\$ 12,500			
G73	Replace or paint faded metal panels		\$ 3,000			
G74	Replace rusting doors and repaint as needed	\$ 6,750				
G75	General note: repair or replace chipped casework and cubbies			\$ 9,250		
G76	Repair holes in wall.		\$ 2,000			
Roofing Issues						
R1	Flashing issue	\$ 650				
R2	Fix caulking	\$ 600				
R3	Replace flashing	\$ 950				
R4	Parapet flashing	\$ 2,500				
R5	Roof report (WHITE - unknown life span)	\$ 96,000				
R5A	Roof report (YELLOW - 5 - 10 year life span)			\$ 138,000		
R5B	Roof report (GREEN - >10 years life span)				\$ 409,000	
Fire Protection Issues						
FP1	Add fire protection to entire existing building		\$ 172,256			
Plumbing Issues						
P1	6" water service upgrade for Fire Protection capabilities		\$ 48,000			
P2	Insulate exposed water piping		\$ 12,304			
P3	Replace galvanized piping with copper (Allowance per sqft)		\$ 24,608			
Mechanical/H.V.A.C Issues						
M1	Replace OA RTU			\$ 246,080		
M2	Heat pump replacement schedule(Replace 30% within 5 years and the remainder before 10)		\$ 115,658	\$ 214,090		
M3	Provide supplemental HW boiler to geothermal loop		\$ 95,000			
M4	Trane controls conversion		\$ 492,160			

Barrie Elementary

1938 Original Building, 1975, 1998 Additions

45,400 SF

Barrie Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
Electrical Issues						
E1	Upgrade PA/Clock system in the entire school		\$ 41,834			
E2	Replace FA to code (Full replacement)		\$ 123,040			
E3	Replace main panelboards		\$ 144,028			
E4	Arc Flash Study		\$ 10,000			
E5	Replace all metal halide wall packs w/ LED		\$ 10,800			
E6	Provide addition CAT6 cabling as needed (Allowance based on sqft)		\$ 22,147			
E7	Replace all florescent fixtures with LED and dimming controls (Entire school replacement)		\$ 172,256			
TOTAL		\$ 259,900	\$ 1,712,640	\$ 916,920	\$ 859,000	\$ -

Key:

- G = General Building Issues
- R = Roofing Issues
- FP = Fire Protection Issues
- P = Plumbing Issues
- M = Mechanical Issues
- E = Electrical Issues



LUTHER ELEMENTARY SCHOOL

FACILITIES ASSESSMENT REPORT

04.24.19

Luther Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
General Building Issues						
G1	Drainage issue in the Playground.		\$ 10,500			
G2	Abate and replace all 9"x 9" VCT Tiles (allowance qty)			\$ 150,000		
G3	Renovate courtyard (by the school district)					
G4	Add Secure Entrance in Administration Area. (See secure entrances section for more information)					
G5	General Note, Remove all wood paneling, replace with Gyp. Board System. Need further scope / extent of this work					X
G6	Renovate Kiln Room		\$ 25,000			
G7	General Note, Replace all frames/doors/hardware (per door)			\$ 3,000		
G8	Step outside out emergency exit.	\$ 3,750				
G9	Cracks in plaster		\$ 2,000			
G10	Water Leak, Damage.		\$ 3,250			
G10	Water Leak, Damage. (Option 2)		\$ 30,000			
G11	Ponding outside of doors, grading issue		\$ 16,750			
G12	General Note, Replace Metal Ceiling.			\$ 7,000		
G13	Remove all security gates.			\$ 4,000		
G14	Add Secure Entrance in Administration Area. (See secure entrances section for more information)					
G15	Crack in plaster.		\$ 1,500			
G16	Joint issues between drywall and plaster		\$ 1,500			
G17	Metal Panel Ceiling Issues.		\$ 27,000			
G18	VCT humped and cracked.	\$ 4,000				
G19	Carpet being replaced by the school.					
G20	Replace Stair Railings.			\$ 17,500		
G21	Crack in drywall.		\$ 1,500			
G22	Conference room work being done by school district.					
G23	Crack in drywall		\$ 1,500			
G24	Crack in Tile.			\$ 1,000		

Luther Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G25	New detail for towel dispensers.			\$ 500		
G26	Various Water Leaks.		\$ 5,500			
G27	Replace Frame/Door/Hardware.	\$ 3,500				
G28	Water Damage, Leak.		\$ 2,500			
G29	Plaster Repair, potential water leak.		\$ 2,500			
G30	Total Bathroom Revamp.			\$ 13,000		
G31	Replace Frame/Door.	\$ 3,500				
G32	Floor to be replaced by school.					
G33	Cracks in plaster.		\$ 3,000			
G34	Locker room refresh.			\$ 375,000		
G35	Cracks in CMU		\$ 2,500			
G36	Various cracks in CMU structure, engineer review needed. No repair cost included at this time.	\$ 1,800				
G37	Cracks in CMU.		\$ 3,500			
G38	Cracks in VCT at expansion joint.			\$ 3,000		
G39	Tile base repair/replace.		\$ 1,000			
G40	Replace/paint grille.		\$ 650			
G41	Cracks in VCT.			\$ 1,750		
G42	Cracks in chimney stack.	\$ 1,650				
G43	racks in plaster soffit.		\$ 650			
G44	Soffit/Vent Issues			\$ 1,250		
G45	Cracks in plaster soffit.		\$ 1,000			
G46	Fix vent stack/tuckpoint.	\$ 8,500				
G47	Concrete Settling	\$ 23,000				
G48	Crack in soffit, repair.		\$ 1,000			
G49	Create new loading dock area.			\$ 25,000		
G50	Water Damage on Soffit.		\$ 1,000			

Luther Elementary

1965 Original Building, 1967, 1986, 2001 Additions

91,100 SF

Luther Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G51	Cracked plaster panels.	\$ 1,000				
G52	Exposed rebar on foundation.		\$ 750			
G53	Cracked concrete corner.		\$ 750			
G54	Moisture issue behind brick. Clean brick only (repair in roof).	\$ 2,000				
G55	Refinish soffit.		\$ 25,000			
G56	Cracks in Plaster Soffit.		\$ 1,000			
G57	Raise sidewalk grade.		\$ 5,000			
G58	Cracking in plaster soffit.		\$ 1,000			
G59	Replace frame/door/hardware.	\$ 3,500				
G60	Fix gutters/add splash blocks.	\$ 750				
G61	Fix metal coping and soffit.		\$ 1,250			
G62	Plaster soffit repair.		\$ 1,000			
G63	Clean & Caulk Joint.	\$ 750				
G64	Caulk joint, repair water damage.			\$ 2,500		
G65	Fix Damaged Coping Metal.	\$ 750				
G66	Replace frame/door/hardware.	\$ 6,000				
G67	Exposed drain tile.		\$ 4,500			
G68	General note: provide additional exterior security cameras for full coverage.	\$ 19,800				
G69	General note: Label all exterior exit doors per district standards		\$ 3,000			
G70	General note: Remove tar from brick			\$ 800		
G71	General note: Repair broken window seals as required (per window)		\$ 600			
G72	Repair downspouts and provide extensions as needed. Clean brick as required	\$ 1,000				
G73	Grind and paint concession stand door			\$ 750		
G74	Repair dented metal gravel stops		\$ 750			
G75	General note: repair landscape area			\$ 1,000		
G76	Replace dented metal soffits.		\$ 1,000			

Luther Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G77	Grind and repaint light poles (QTY. 5)			\$ 2,250		
G78	Resurface and repaint basketball courts			\$ 40,000		
G79	Code compliant steps needed at receiving door			\$ 2,300		
G80	Main entrance asphalt repair.	\$ 4,000				
G81	Repair asphalt by dumpsters as needed and provide larger enclosure		\$ 18,500			
G82	Provide stoops at gym and locker room entries. Replace sidewalks as needed		\$ 4,250			
G83	General note: Fix concrete tripping hazards	\$ 3,000				
G84	Landscape the playground areas, wood chips spilling onto parking lot.		\$ 9,000			
G85	General note: Provide additional security camera to provide adequate coverage		\$ 25,000			
G86	General note: Provide emergency egress plans to meet state guidelines	\$ 1,800				
G87	General note: Convert accessory stage spaces to storage		\$ 40,000			
G88	General note: Provide required ADA grab bars in all toilet rooms			\$ 600,000		
G89	Provide handicap access to stage and auditorium. Ramp or lift		\$ 12,000			
G90	Re-stretch carpet in IMC	\$ 3,500				
G91	General note: Convert locker rooms to storage. Remove all plumbing and locker room related items. Remove ceramic tile and add impact resistant gyp. walls			\$ 30,000		
G92	Repair gym wood floor metal edging		\$ 1,800			
G93	General note: Replace delaminated doors		\$ 3,250			
G94	General note: Repaint/ re-stain interior doors and frames as needed.		\$ 51,000			
G95	General note: Replace all non-compliant door hardware		\$ 81,000			
G96	General note: Replace chipped corridor coat racks and shelves			\$ 2,500		
G97	General note: Replace countertops in learning and administrative spaces		\$ 1,500			
G98	General note: Repair water damaged gyp. ceilings		\$ 16,000			
G99	General note: Replace bowed 2x4 ACT with 2x2 ACT		\$ 8,000			
G100	Provide ACT ceilings in Band and Art spaces		\$ 78,000			
G101	General note: Abate and replace all asbestos tiles		\$ 50,000			

Luther Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G102	General note: Replace spline ceilings with ACT (INC in G17)					
G103	General note: Replace all cracked VCT and Ceramic tiles throughout the building		\$ 45,000			
G104	Abate and replace flooring in band, stage and cafeteria spaces (included in G2)					
G105	General note: Repair gyp locker infills			\$ 12,000		
G106	General note: Repaint all exterior doors	\$ 7,000				
G107	General note: Repaint all plaster panels below windows	\$ 4,000				
Roofing Issues						
R1	Roof Pulling Away	\$ 650				
R2	Verify roof is protected.	\$ 1,750				
R3	Splash blocks on the roof needed.	\$ 500				
R4	Roof Report (RED - replace immediately)	\$ 1,281,000				
R4A	Roof report (GREEN - >10 years life span)				\$ 79,000	
Fire Protection Issues						
FP1	Add fire protection to entire existing building		\$ 279,402			
Plumbing Issues						
P1	Replace urinal plumbing, corroding pipes.		\$ 23,750			
P2	General note: Inspect and replace all cast iron sanitary pipes with schedule 40 PVC as needed		\$ 28,888			
P3	Replace galvanized water distribution piping with L type copper (Allowance based on sqft)		\$ 41,269			
Mechanical/H.V.A.C Issues						
M1	Radiant Heat piping exposed fix.		\$ 2,500			
M2	Remove Mr. Slim Unit		\$ 750			
M3	Remove Unused Duct.		\$ 500			
M4	Remove unused mechanicals.		\$ 750			
M5	Replace Grille		\$ 200			
M6	Replace Staefa digital controls with Trane components to complete BAS system		\$ 103,171			
M7	Replace pneumatic controls with digital controls		\$ 185,708			

Luther Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
M8	Remove booster coils and provide VAV systems		\$ 619,028			
M9	Provide CO2 sensors at main duct returns		\$ 18,752			
M10	Provide variable air volume (SZVAV) controls		\$ 288,750			
M11	Replace 3-way control valves on the air handling units with 2-way control valves		\$ 7,526			
M12	Replace chiller system pump with a variable flow pump		\$ 34,215			
M13	Replace boiler and pumping style with high efficiency boiler and variable flow pumping system		\$ 85,231			
Electrical Issues						
E1	Technology Upgrades in Auditorium.		\$ 50,000			
E2	Cover open junction box.	\$ 500				
E3	Fix Panel Cover.		\$ 1,500			
E4	Replace all metal halide wall packs and canopy fixtures with LED		\$ 11,250			
E5	Add additional LED wall packs		\$ 4,500			
E6	Replace exterior parking lights with new bases, wiring, and LED fixtures		\$ 36,000			
E7	New generator with weatherproof enclosure		\$ 67,425			
E8	Provide floor mounted data racks, additional Cat6 as needed and add fiber to all IDF racks		\$ 37,142			
E9	Expand door access control system to monitor all exterior doors. Additional card readers as required.		\$ 12,500			
E10	Upgrade PA system. Provide hybrid IP head end and analog speakers		\$ 70,156			
E11	Replace all non GFI outlets with GFI's as required		\$ 20,634			
E12	General note: Add additional receptacles and circuits to learning and admin spaces as needed		\$ 41,269			
E13	General note: replace all fluorescent fixtures with LED and dimming controls		\$ 309,514			
E14	General note: Add occupancy sensors, LED exit lights and controls throughout the building		\$ 49,516			
E15	Expand door access control system to monitor all exterior doors. Additional card readers as required.		\$ 37,500			
E16	Upgrade PA system. Provide hybrid IP head end and analog speakers		\$ 73,100			
E17	General note: Add data/Elec closets for emergency power generator equipment		\$ 20,000			
E18	Provide transfer switch, breakers, and panel for non life safety circuits		\$ 181,581			
E19	Complete flash arch study and provide all required labeling		\$ 10,000			

Luther Elementary

1965 Original Building, 1967, 1986, 2001 Additions

91,100 SF

Luther Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
E20	Replace main service panel and original panelboards		\$ 75,000			
TOTAL		\$ 1,392,950	\$ 3,464,177	\$ 1,296,100	\$ 79,000	\$ -

Key:

G = General Building Issues

R = Roofing Issues

FP = Fire Protection Issues

P = Plumbing Issues

M = Mechanical Issues

E = Electrical Issues



PURDY ELEMENTARY SCHOOL

FACILITIES ASSESSMENT REPORT

04.24.19

Purdy Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
General Building Issues						
G1	Clean and re-grout brick where required (100 LNFT)	\$ 5,000				
G2	Clean efflorescence on brick (roofing covers water intrusion issue)		\$ 2,000			
G3	Clean efflorescence on brick (roofing covers water intrusion issue)		\$ 2,000			
G4	Replace entrance system		\$ 35,000			
G5	Rusting around exterior door frames	\$ 10,500				
G6	Clean and caulk brick joint	\$ 1,000				
G7	Clean and caulk brick joint	\$ 1,000				
G8	Flaking paint on soffit panels (1 Entrance)		\$ 500			
G9	Rusting door frames	\$ 10,500				
G10	Masonry repair	\$ 500				
G11	Rusting doors, frames	\$ 11,500				
G12	Clean and caulk brick joint	\$ 1,000				
G13	Replace rusting door and frame	\$ 5,500				
G14	Clean efflorescence on brick (roofing covers water intrusion issue)		\$ 2,000			
G15	Caulk brick joint and crack in foundation	\$ 500				
G16	Masonry Cracking	\$ 6,000				
G17	Rusting frames and corrosion issues (Interior and exterior)	\$ 10,500				
G18	Clean efflorescence on brick (roofing covers water intrusion issue)		\$ 2,000			
G19	Clean and caulk brick joint	\$ 750				
G20	Moisture Issues, drywall cracking		\$ 1,100			
G21	Tile patching		\$ 1,000			
G22	Not to code. ADA partitions			\$ 250,000		
G23	Caulking needed at tile expansion joint	\$ 650				
G24	Replace door		\$ 2,750			
G25	Cracking equipment pad		\$ 650			
G26	Peeling ceiling paint		\$ 7,000			
G27	Cracking along expansion joint		\$ 12,000			
G28	General note: Replace all non compliant door hardware		\$ 55,000			
G29	Water leak	\$ 650				
G30	Water issues along stairs		\$ 5,000			
G31	Fix ACT. Replaced all bowed 2x4 with 2x2 ACT		\$ 16,000			
G32	Replace door hardware		\$ 4,750			
G33	VCT crack issue, separating.		\$ 10,500			

Purdy Elementary

1955 Original Building, 1975, 1980, 1998 Additions

79,500 SF

Purdy Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G34	Joint Cracking in VCT.		\$ 3,500			
G35	Clean and caulk brick joint		\$ 750			
G36	Tripping hazard along expansion joint transition	\$ 3,250				
G37	Replace door hardware (INC G28)					
G38	Joist spacing structural analysis (no repair work included at this time)	\$ 1,800				
G39	Repair or replace wall covering		\$ 650			
G40	Water leaks throughout corridor		\$ 5,000			
G41	Water infiltration around door	\$ 4,500				
G42	Damaged partition		\$ 650			
G43	Water leak		\$ 350			
G44	Damaged Partition		\$ 2,500			
G45	Water leak		\$ 5,000			
G46	Water leak (INC G52)					
G47	Water leak (INC G52)					
G48	Door swing issues		\$ 3,000			
G49	Door swing issues		\$ 30,000			
G50	Secure entrance (See secure entrance section below for more information)					
G51	Carpet replacement needed. Advisement replace with hard tile		\$ 5,400			
G52	General note: Replace ACT			\$ 100,000		
G53	Transition needed	\$ 400				
G54	Replace ACT Ceiling.		\$ 22,500			
G55	Bathroom doors		\$ 5,500			
G56	Tile issues		\$ 27,000			
G57	Replace or paint toilet partitions. Provide all ADA required grab bars		\$ 5,000			
G58	Water leak		\$ 7,000			
G59	Drywall cracking		\$ 750			
G60	Drywall cracking		\$ 700			
G61	Drywall cracking		\$ 650			
G62	Water leak		\$ 1,650			
G63	Expansion joint and VCT issues		\$ 1,200			
G64	General note: Peeling paint on CMU		\$ 3,500			
G65	ACT grid issues		\$ 2,000			
G66	Paint peeling on CMU		\$ 3,500			
G67	Replace toilet partitions.		\$ 2,500			

Purdy Elementary

1955 Original Building, 1975, 1980, 1998 Additions

79,500 SF

Purdy Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G67	All bathrooms ADA compliant (gut and remodel 4 bathrooms)			\$ 288,000		
G68	Worn and damaged lockers			\$ 55,000		
G69	Storage issues. Convert locker rooms to storage spaces. Remove all ceramic tiles and locker room related items		\$ 12,000			
G70	Storage issues		\$ 12,000			
G71	Ceramic tile base issues		\$ 650			
G72	Drywall cracking		\$ 650			
G73	Drywall cracking		\$ 650			
G74	Hole in CMU wall		\$ 550			
G75	Worn gym floor. Replace with resilient athletic flooring			\$ 100,000		
G76	Paint peeling		\$ 1,500			
G77	Crack in equipment pad		\$ 650			
G78	Drain backup issues. Investigate and report	\$ 4,000				
G79	Remove or repair water feature			\$ 6,000		
G80	General note: Provide additional exterior security cameras to provide full coverage	\$ 36,000				
G81	Remove all old signage and provide permanent monument signage and main entrance signage		\$ 54,000			
G82	General note: Replace exterior door seals	\$ 15,000				
G83	General note: Paint metal panels on canopies and entries		\$ 10,500			
G84	Grind and paint metal railings and columns		\$ 1,200			
G85	General note: Replace soffit vents		\$ 4,800			
G86	General note: Repair foundation		\$ 1,000			
G87	General note: Repair worn landscaping areas			\$ 22,000		
G88	General note: Trim mature trees			\$ 7,500		
G89	Repair dumpster enclosure			\$ 12,500		
G90	Provide new bike racks		\$ 7,000			
G91	General note: Fix tripping hazards	\$ 5,000				
G92	Resurface and restripe asphalt			\$ 425,000		
G93	Provide additional security cameras for full coverage. Provided secure entry and add card readers as required		\$ 29,000			
G94	General note: Replace worn and stained carpet in the 1975 and 1998 corridors and learning spaces		\$ 375,000			
G95	General note: Replace all stair railings		\$ 2,000			
G96	Provide lift or ramp to stage		\$ 12,500			
G97	Replace chipped corridor cubbies			\$ 9,500		
G98	Provide new casework in 1955 learning spaces and admin areas			\$ 9,250		
G99	Provide new sinks and fixtures where existing are corroded. Including storage areas, and teacher lounge	\$ 6,500				

Purdy Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G100	Provide new countertops in 1975 learning spaces, corridors and IMC			\$ 7,500		
G101	Paint precast planks		\$ 10,500			
G102	Repair holes in drywall by admin areas		\$ 1,800			
G103	Test existing wall panel systems for asbestos. If needed abate and replace with steel studs and impact drywall. NIC until asbestos report received.					X
G104	Provide emergency evacuation/ shelter plan	\$ 2,000				
Roofing Issues						
R1	Roof Report (RED - replace immediately)	\$ 93,000				
R2	Roof report (YELLOW - 5 - 10 year life span)			\$ 617,000		
R2A	Roof report (GREEN - >10 years life span)				\$ 633,000	
Fire Protection Issues						
FP1	Add fire protection to entire existing building		\$ 288,880			
Plumbing Issues						
P1	Inspect original cast iron sanitary and storm sewers. Replace with schedule 40 PVC as required (Allowance)		\$ 87,861			
P2	Provide new grease trap for 2- compartment sink		\$ 14,236			
P3	Provide sink with trap in art room		\$ 16,231			
Mechanical/H.V.A.C Issues						
M1	Replace heater not functioning		\$ 2,500			
M2	Abate and remove existing boiler		\$ 24,250			
M3	Provide supplemental high efficiency boiler to geothermal loop		\$ 95,000			
M4	Heat Pump replacement schedule (30% replaced in 5 years and the remainder in 10 years)		\$ 187,704	\$ 347,452		
M5	Replace OA RTU			\$ 399,370		

Purdy Elementary

1955 Original Building, 1975, 1980, 1998 Additions

79,500 SF

Purdy Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
Electrical Issues						
E1	Provide additional CAT6 cabling as needed. Provide floor mounted data racks (Allowance)		\$ 35,943			
E2	Replace all non GFI receptacles with GFI		\$ 19,969			
E3	Add additional receptacles and circuits to learning and admin spaces (Allowance based on sqft)		\$ 39,937			
E4	Replace all metal halide wall packs with LED. Add wall packs as required.		\$ 15,750			
E5	Replace all fluorescent fixtures with LED with dimming controls		\$ 299,528			
E6	Provide occupancy sensors and replace all exit lights with LED fixtures		\$ 47,924			
E7	Provide transfer switch, breakers and panels for non-life safety circuits		\$ 175,723			
E8	Provide new exterior generator with weatherproof enclosure. Add data closets to the generator		\$ 86,265			
E9	Complete arc flash study and label panels		\$ 10,000			
E10	Replace original panelboards		\$ 87,861			
E11	Provide hybrid Ip head end and analog speakers for entire school		\$ 59,906			
TOTAL		\$ 237,000	\$ 2,432,918	\$ 2,656,072	\$ 633,000	\$ -

Key:

G = General Building Issues

R = Roofing Issues

FP = Fire Protection Issues

P = Plumbing Issues

M = Mechanical Issues

E = Electrical Issues



ROCKWELL ELEMENTARY SCHOOL

FACILITIES ASSESSMENT REPORT

04.24.19

Rockwell Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
General Building Issues						
G1	General note: replace doors, frames, hardware		\$ 450,000			
G2	Secure entrance (See secure entrance section for more information)					
G3	General note: bells and clocks need to be updated		\$ 49,000			
G4	Switch kindergarten and office		\$ 125,000			
G5	General note: additional parking needed (10 stall extension)		\$ 45,000			
G6	Repair water leaks		\$ 3,500			
G7	Repair cracked tile		\$ 650			
G8	Repair water leak and replace all stained tiles		\$ 1,250			
G9	Repair soffit on shelter		\$ 3,500			
G10	Walk-off carpet is worn		\$ 2,000			
G11	Replace frames/doors/hardware	\$ 9,500				
G12	No horn or strobe for fire alarm	\$ 144,000				
G13	Repaint ceiling		\$ 1,950			
G14	Crack in VCT, add expansion joint.		\$ 1,900			
G15	Patch floor/door issue		\$ 3,000			
G16	Replace basketball hoops and gym flooring			\$ 23,500		
G17	Repair water damage around structural steel		\$ 5,500			
G18	Repair vent		\$ 850			
G19	Repair crack in cmu		\$ 4,000			
G20	Repair crack in cmu		\$ 650			
G21	Repair wall covering issues		\$ 650			
G22	Repair roof leak		\$ 2,000			
G23	Doors don't close properly due to corrosion	\$ 7,000				
G24	Repair leak damage		\$ 500			
G25	Replace ceilings		\$ 8,500			

Rockwell Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G26	Replace threshold	\$ 500				
G27	Repair door corrosion	\$ 7,500				
G28	Repair cracks in cmu		\$ 2,000			
G29	Repair leak at roof transition		\$ 2,500			
G30	Repair cracks in drywall		\$ 1,000			
G31	Repair water leak		\$ 500			
G32	Repair finish issues		\$ 1,250			
G33	Upgrade to ADA access			\$ 75,000		
G34	Repair cracked tiles (INC G33)					
G35	Repair tunnel opening		\$ 3,000			
G36	Replace doors	\$ 8,500				
G37	Replace plywood		\$ 750			
G38	Refinish ceiling		\$ 350			
G39	Repair soffit damage on cover in playground (INC G9)					
G40	Repair parking lot			\$ 70,000		
G41	Repair uneven concrete	\$ 5,000				
G42	Repair brick damage	\$ 2,750				
G43	Repair brick damage	\$ 13,000				
G44	Replace dumpster enclosure			\$ 12,000		
G45	Repair cracking foundation		\$ 850			
G46	Bike racks are rusted, bent and not secured			\$ 5,250		
G47	Large landscaped areas are worn down to the dirt or overgrown			\$ 60,000		
G48	Kindergarten vestibule does not meet ADA or current code requirements		\$ 60,000			
G49	Exit door number placards are missing		\$ 2,500			
G50	The front sign for the school is small, the paint is faded and hard to read from the road		\$ 25,000			

Rockwell Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
G51	The original 1975 metal letters are on a completely different side of the building than the Main Entry and are faded and very hard to read from the road		\$ 3,000			
G52	Corridor cubbies are chipped and some have rusted shoe racks			\$ 9,250		
G53	The stage is not ADA accessible and is the only stage area in the school. The stage floor is in fair condition			\$ 17,500		
Roofing Issues						
R1	Replace soffit panels		\$ 12,000			
R2	Replace canopy roofing	\$ 2,500				
R3	Flashing repair	\$ 6,500				
R4	Repair caulking	\$ 650				
R5	Parapet flashing	\$ 750				
R6	Repair flashing	\$ 2,000				
R7	Roof buckling (see R8 report)					
R8	Roof Report (WHITE - unknown life span area)	\$ 217,000				
R8A	Roof report (YELLOW - 5 - 10 year life span)			\$ 196,000		
R8B	Roof report (GREEN - >10 years life span)				\$ 263,000	
Fire Protection Issues						
FP1	Add fire protection to entire existing building		\$ 174,556			
Plumbing Issues						
P1	Upgrade incoming water service to 6" water service for Fire Protection		\$ 49,482			
P2	New Copper piping (Allowance based on sqft)		\$ 35,230			
P3	Replace galvanized piping		\$ 6,546			
Mechanical/H.V.A.C Issues						
M1	Asbestos abatement and re-insulation			\$ 324,175		
M2	Heat Pump replacement schedule (30% within 5 years and the remainder before 10 years)		\$ 114,708	\$ 219,441		
M3	Provide supplemental high efficiency boiler to geothermal loop		\$ 95,000			
M4	Controls software updates		\$ 25,453			

Rockwell Elementary - Facilities Maintenance List (Facilities Assessment Performed on March 13, 2019)						
Item #	Description	Urgent	2-5 years	6-10 years	10+ Years	TBD
Electrical Issues						
E1	Upgrade PA/Clock system (New system)		\$ 42,392			
E2	Replace FA to code (New system)		\$ 124,683			
E3	Replace main panelboards		\$ 10,000			
E4	Arc Flash Study		\$ 42,992			
E5	Replace all metal halide wall packs w/ LED		\$ 24,937			
E6	Provide addition CAT6 cabling as needed		\$ 19,949			
E7	Replace all florescent fixtures with LED and dimming controls		\$ 174,556			
TOTAL		\$ 427,150	\$ 1,764,582	\$ 1,012,116	\$ 263,000	\$ -

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