SPARTANBURG COUNTY SCHOOL DISTRICT 3

EDUCATIONAL SPACE REVIEW + FACILITY ASSESSMENT

EXECUTIVE SUMMARY

3 ALL IN

SPARTANBURG COUNTY SCHOOL DISTRICT 3

Educational Space Review + Facilities Assessment

May 22, 2018

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ARCHITECTURE

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SPARTANBURG COUNTY SCHOOL DISTRICT 3

The Board and Superintendent of Spartanburg District 3 are positioning the district as a *District of Choice*. This is a savvy strategy as other areas around Spartanburg are reaching the point of over development and many areas are there already. The next step will be migration into Spartanburg 3.

The District's elementary schools, high school, and technology center are vibrant learning centers that can be adapted to accommodate the progressive strategies the District is putting into place. The middle schools, however, are not up to current standards and do not adequately serve the needs of the existing programs let alone be able to support advanced learning environments.

The following educational space review and facility assessment study outlines the viability and conditions of the spaces and offers recommendations for improvements and repairs.

SPARTANBURG SCHOOL DISTRICT 3 | DEMOGRAPHICS SUMMARY

SCHOOL	GRADE LEVEL	AVERAGE DAILY MEMBERSHIP	YEAR BUILT	SQUARE FOOTAGE
CANNONS ELEMENTARY	PK-5	252	1994	75,512
CLIFDALE ELEMENTARY	PK-5	305	1978	79,265
COWPENS ELEMENTARY	PK-5	407	1978	89,803
PACOLET ELEMENTARY	PK-5	415	1983	89,803
COWPENS MIDDLE	6-8	408	1954	83,855
MIDDLE SCHOOL OF PACOLET	6-8	230	1954	50,029
BROOME HIGH	9-12	898	1976	185,071
DANIEL MORGAN TECHNOLOGY CENTER	9-12	700 P-T Concurrent w/ HS	1968	85,389
DISTRICT ADMINISTRATION	N/A	N/A	1954	11,440
TOTAL		**2,915**		**750,167**

SPARTANBURG SCHOOL DISTRICT 3 | SCHOOL RATINGS SUMMARY

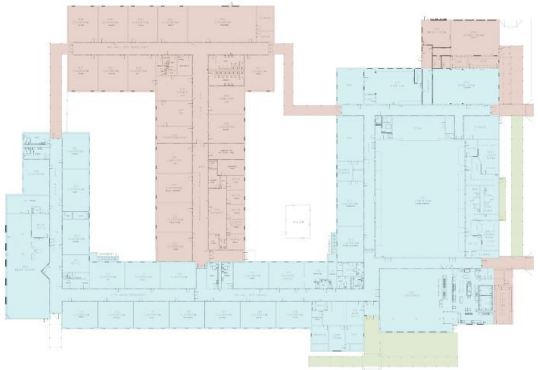
SCHOOL	PHYSICAL CONDITION	HEALTH + SAFETY	EDUCATIONAL SUITABILITY	TOTAL
CANNONS ELEMENTARY	67%	71%	82%	73%
CLIFDALE ELEMENTARY	65%	39%	77%	60%
COWPENS ELEMENTARY	67%	37%	74%	59%
PACOLET ELEMENTARY	66%	43%	75%	61%
AVERAGE	**66%**	**48%**	**77%**	**63%**
COWPENS MIDDLE	62%	44%	46%	51%
MIDDLE SCHOOL OF PACOLET	51%	25%	29%	35%
AVERAGE	**57%**	**35%**	**38%**	**43%**
BROOME HIGH	76%	67%	85%	76%
BROOME PERFORMING ARTS	89%	95%	100%	95%
BROOME ATHLETICS	62%	70%	100%	77%
DANIEL MORGAN TECHNOLOGY CENTER	66%	51%	86%	68%
AVERAGE	**73%**	**71%**	**93%**	**79%**
DISTRICT ADMINISTRATION	**70%**	**100%**	**73%**	**81%**

SPARTANBURG SCHOOL DISTRICT 3 | ESTIMATED COSTS SUMMARY

SCHOOL	CRITICAL NEEDS + EXPLORATIONS ESTIMATE	TOTAL NEEDS ESTIMATE	FURNITURE ESTIMATE
CANNONS ELEMENTARY	$6,889,566	$7,775,298	$649,054
CLIFDALE ELEMENTARY	$8,134,830	$8,796,221	$685,964
COWPENS ELEMENTARY	$9,380,072	$9,883,711	$777,160
PACOLET ELEMENTARY	$8,143,068	$10,267,351	$777,160
ELEM SUBTOTAL	**$32,547,536**	**$36,722,581**	**$2,889,338**
COWPENS MIDDLE	$16,807,000	ESTIMATED COST OF NEW MIDDLE SCHOOL	$1,025,700
MIDDLE SCHOOL OF PACOLET	$22,871,000		$1,092,500
MIDDLE SUBTOTAL	**$39,678,000**	**$40,000,000**	**$2,118,200**
BROOME HIGH	$9,927,753	$13,314,847	$1,601,614
BROOME PERFORMING ARTS	$112,426	$112,426	NA
BROOME ATHLETICS	$691,476	$722,767	NA
BROOME SUBTOTAL	$10,731,655	$14,150,040	$1,601,614
DANIEL MORGAN TECHNOLOGY CENTER	$6,219,376	$12,503,399	allowance of $450,000
HIGH SUBTOTAL	**$16,951,031**	**$26,653,439**	**$2,051,614**
DISTRICT ADMINISTRATION	**$1,583,266**	**$1,683,899**	**NA**
TOTALS	**$90,759,833**	**$105,059,919**	**$7,059,152**

INVESTMENT ANALYSIS

Cowpens Middle School

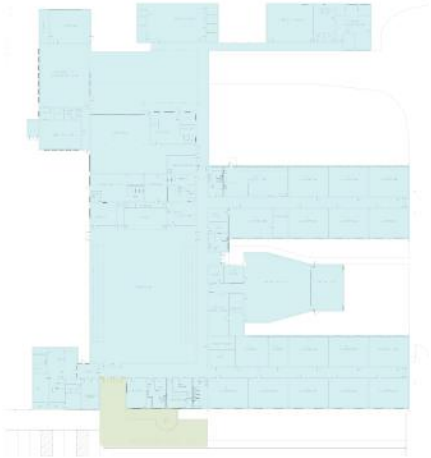


1950s

1980s

1990s

Middle School of Pacolet



Room size below current standard

INVESTMENT ANALYSIS

Cowpens Middle School

PROJECTED COST	
SITE ISSUES	
Miscellaneous	$1,072,000
BUILDING ISSUES	
Building Shell	$880,000
Internal Finishes	$2,710,000
Mechanical/Electrical	$4,835,000
CLASSROOM SIZE ISSUES	
Classroom Wing Modifications	$3,090,000
Science Wing Modifications	$2,480,000
Additional Project Labs	$1,740,000
TOTAL:	**$16,807,000**

Middle School of Pacolet

PROJECTED COST	
SITE ISSUES	
Miscellaneous	$871,000
BUILDING ISSUES	
Building Shell	$1,434,000
Internal Finishes	$1,636,000
Mechanical/Electrical	$8,800,000
CLASSROOM SIZE ISSUES	
Classroom Wing Modifications	$4,000,000
Cafeteria Expansion	$950,000
New Music / Athletic Building	$5,180,000
TOTAL:	**$22,871,000**

Total Investment: $39,678,000

INVESTMENT ANALYSIS

OPTION 1: Invest in Existing Middle Schools $39,678,000

ADVANTAGES

- Community schools
- Continue past investments

DISADVANTAGES

- 64 year old building structures
- Replaced building system components only
- life expectancy
- 21st century classrooms only
- Operational costs (two campuses, two staffs, etc.)

OPTION 2: Invest in New Middle School (700 students) $40,000,000

ADVANTAGES

- New building structure
- New building systems
- Reduced operational cost
- 21st century school
- Life expectancy

DISADVANTAGES

- Initial cost

CANNONS ELEMENTARY SCHOOL | EXECUTIVE SUMMARY

Cannons Elementary School is the smallest of the District's elementary schools, housing 252 PK through 5th grade students in 75,512 square feet. It is an attractive, well maintained brick building built in 1994.

The school has significant site drainage issues that cause water to leak into the building. We are proposing a substantial amount of remediation work which should help although may not completely prevent the problems. The building pad was set topographically too low to make the prevention of water intrusion very difficult. In what may or may not be related issues, there is some settling of the rear portion of the building which is beginning to show up as cracks and uneven joints in the interior of the school, and all of the control joints in the exterior brick are cracking and need replacing. In addition, there is an unidentified problem with the sanitary sewer at the rear of the building. We have included an estimate to conduct exploratory work to try to pinpoint the issue but are not yet able to provide an estimate for whatever work is found to be required.

As well-founded concerns for safety were expressed at Cannons and all the schools, we have estimated the cost of providing impact resistant glazing for all windows in the cost estimates. While expensive, it offers a layer of immediate protection from an intruder.

The school requires the installation of a wet sprinkler system which will in turn require the early removal and replacement of the ceiling grid and tiles, which were on the list of mid-term repairs. While this work is being done, we recommend replacing the HVAC duct board with hard metal duct. This work is needed as a part of an effort to improve indoor air quality.

Other interior items include replacing all of the existing carpet with vinyl composite tile. The carpet is old and worn with many significant stains. In addition to its unsightliness, the school staff is concerned that it may breed growths contributing to poor indoor air quality and may harbor pests. Although not required, we recommend replacing the VCT in the multipurpose room with a sports flooring material to prevent stress on developing bones and joints.

The few moveable partitions need to all be removed and replaced with gypsum board on metals stud walls with batt insulation within the walls and 4'-0" on each side of the wall above the adjoining ceilings for sound attenuation. We have included an additional 16' markerboard on this new wall in each classroom.

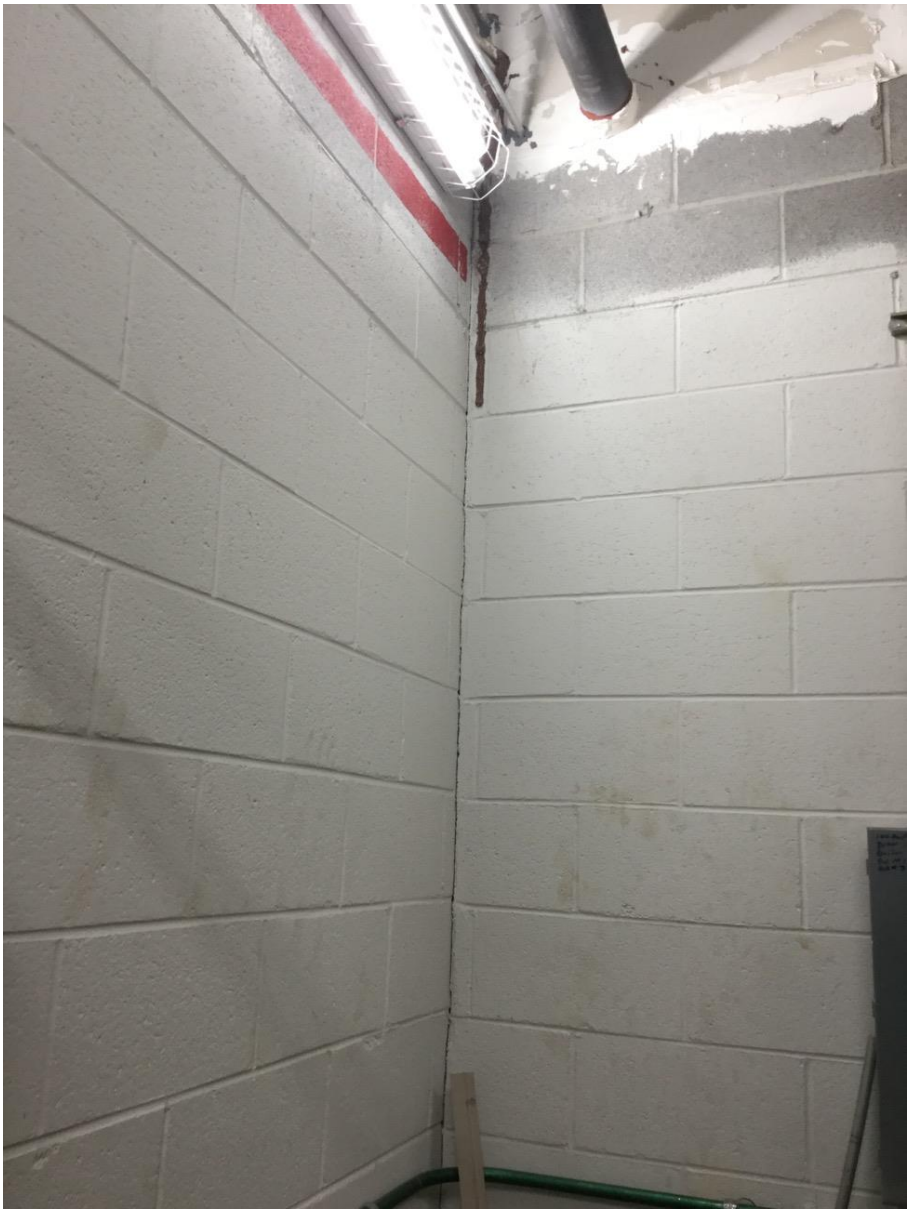
On the critical list of electrical work is the installation of LED dimmers as requested unanimously by the teachers and occupancy sensors to save on electricity. We are also recommending the installation of a diesel generator for the primary purpose of powering the emergency lights. Also, emergency voice evacuation has been required by OSF for several years, so we are adding it to the fire alarm system.

Major investments in the facility include:

- Impact resistant glazing $273,597
- New flooring $1,035,811
- Replace all ceiling tile and grid $576,157
- Replace duct board with hard metal ducts $929,757
- Repair / replace toilets as needed per investigation $91,985
- Provide dimmable LED fixtures and occupancy sensors $227, 997
- Add emergency voice evacuation $402,895
- Install a sprinkler system $791,165
- Address site drainage issues $128,740
- Partial roof replacement $209,128

Critical Work Required or Requested by District, Exploratory Work	**$6,099,772**
Work Required Mid-Term	$846,422
Work Required Long-Term	$829,104
Total	**$7,775,298**
Furniture	**$649,054**

Cracking and settling of block walls.



ESTIMATE: CANNONS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Windows	Have leaks. **Seal bottom of all windows at stoops.**	315	lf	$ 3,962
Exterior Windows	**Provide impact resistant glazing in exterior windows.**	1740	sf	$ 273,597
Exterior Doors	Have leaks. Gap at threshold allows for water penetration. Gap in kitchen door requires weatherstripping. **Provide weather stripping at all exterior doors.**	1188	lf	$ 74,720
Exterior Doors	**Remove and replace all exterior concrete stoops, sloping stoops away from building. Fine grade at each stoop to drain water away from stoop. Add yard inlets to collect drainage. Assume one inlet per stoop. (Allowance based on adding 27 inlets and 3080 sf of concrete stoops)**	1	ls	$ 76,848
Exterior Canopy	Front canopy ceiling tiles are sagging. **Replace with stucco ceiling. (Allowance based on replacing existing canopy ceiling with EIFS)**	1735	sf	$ 61,382
Expansion / Control Joints	**All are cracking and need to be repaired. Assume one every 20'-0" around perimeter. (Allowance based on replacing only the gasket in the joint)**	1540	lf	$ 108,967
Roof				
Gutters / Downspouts	Weathering poorly. **Assume replacing all, one every 40'-0" around perimeter. (Allowance based on 4x5 with .032 aluminum with standard Kynar finish)**	55	ea	$ 22,312
Interior Finishes				
Interior Partitions	Crack in CMU in Guidance. Uneven settling of block wall near Theater. **Repair interior cracks both locations. Provide an allowance for subsurface repair to settled block wall. (Allowance)**	1	ls	$ 47,172
Paint	Needs repainting, but is not critical. **Repaint entire interior except over murals in corrdiors. Assume none of the corrdors need repainting.**	69500	sf	$ 147,530
Carpet	Worn and stained. Request VCT that looks like wood. **Remove and replace all carpet. Assume all spaces except cafeteria and gym. Remove and replace carpet in media center and theater. Remove and replace VCT in janitor's closets. (Assume removal of 67235 sf carpet and 3010 sf VCT and replacement with 70245 sf VCT ($7/sf allowance for VCT materials))**	1	ls	$ 1,035,811
VCT	Crack in Cafeteria VCT along a control joint. **Remove and replace this VCT.**	710	sf	$ 8,931
Other	Consider athletic flooring in gym. **Remove VCT and installing Mondo sports floor in gym.**	5410	sf	$ 136,107
Ceilings	**Replace all ceiling tiles in building (includes demo of existing ACT and install of new grid and 75,512sf of 2x2 ACT**	75,512	sf	$ 576,157
Interior Doors				
Moveable / Operable Walls	Sound transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. **Replace operable walls with gypsum board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall. Assume 6 locations. (includes 174lf of 14' high new partition walls, demo of 6 operable wall partitions and 174lf of track). (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**	1	ls	$ 30,361
Interior Stairs				
Treads / Nosings	**Need contrasting nosings in new carpet in theater.**	80	lf	$ 1,509
Handrails	Handrail requirements for Theater. **Add handrails each side of theater. (Allowance based on installing two handrails on walls)**	70	lf	$ 1,400
Restrooms				
ADA Compliance	Some are compliant and some others could be made accessible. (Not estimated)			
Restroom Accessories	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**	1	ls	$ 63,060
Toilet / Screen Partitions	**Remove and replace toilet screen partitions throughout entire building.**	1	ls	$ 32,950
Flooring	**Remove and replace ceramic tile floor and base all restrooms. (Assumes thin set)**	3185	sf	$ 55,089
Fixtures	**Replace all toilets with 1.6 GPF toilets and flush valves. (Not estimated here - See "Plumbing" section below)**			
Fixed Equipment				
Cabinets	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 5% for other areas. (Based on 29 classrooms)**	305	lf	$ 278,157
HVAC Controls				
Equipment Expected Service Life	Almost all WSHPs throughout the campus have reached their life expectancies. Both boilers have reached their life expectancies. The cooling tower has reached its life expectancy. All should be considered to be replaced within the next 5-10 years. **Don't need to replace yet per dates given.** (Not estimated)			
Cooling Plant				
Cooling Towers	The cooling tower has reached its life expectancy. **Replace the rusted starter / disconnect. (Allowance based on 30 horse power motor and includes cost for replacing the starter only) (No VFD or control work included)**	1	ls	$ 8,648
Heat Exchanger	The heat exchanger appears to be original, but has not necessarily reached its life expectancy. (Not estimated)			
Pumps	The pumps appear to be original, but have not necessarily reached their life expectancies. (Not estimated)			

Estimated costs are intended to be all-inclusive costs including design fees, project contingency, etc.

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Energy Effectiveness	None of the loop-water pumps or cooling tower fan have VFDs. **Provide VFDs.**	3	ea	$ 23,586
Heating Plant				
Boilers	The boilers have reached their life expectancies. Replace Boilers.	1	ls	$ 255,357
Pumps	The pumps appear to be original, but have not necessarily reached their life expectancies. (Not estimated)			
Energy Effectiveness	None of the loop-water pumps or hot-water pumps have VFDs. **Provide VFDs.**	3	ea	$ 23,586
Dedicated Airside Heating Systems				
None				
Air Distribution / Heating				
Ducting	It appears that the majority of ductwork throughout the campus is duct board in lieu of hard metal duct. **Remove and replace with hard metal duct.**	78840	sf	$ 929,757
Distributed Air Handling / AC				
Water Source Heat Pumps	The WSHPs have reached their life expectancies. However, the overall conditions are very good, and longer than average life expectancies could be expected. Consider to replace within the next 10-years. (Not estimated)			
Split Systems	**Provide a dedicated split system to serve the server / data room that is exhibiting very high temperatures as a result of heat gain from electrical equipment. (Based on 1.5 ton mini-split)**	1.5	tons	$ 10,614
Ducting	It appears that the majority of ductwork throughout the campus is duct board in lieu of hard metal duct. **Remove and replace with hard metal duct. (Not estimated here - see "Ducting" above)**			
Exhaust Systems				
Fume Exhaust	Multiple spaces throughout the campus are serving as janitor's closets without proper exhaust systems. **Provide exhaust in janitor's closets.**	1	ea	$ 18,869
Domestic Water Heating				
Water Heaters	Water heaters appear to be good, working condition. (Not estimated)			
Dedicated Heater for Kitchen	Water heater appears to new, but piping to tank appears to be rusted and needs to be replaced. **Remove and replace piping to tank. (Not estimated here - See "Tank" below)**			
Tanks	Tanks appear to be good, working condition. (Not estimated)			
Recirculation Pump	Recirculating pump appear to be in good, working condition. (Not estimated)			
Plumbing				
Mop Sinks	Mop sinks appear to be older but they are in fair, working condition. (Not estimated)			
Laboratory Sinks	Art room sinks are older and are not in good condition and need to be updated. **Remove and replace. Assume two (2) deep sinks.**	2	ea	$ 7,862
Showers	Shower is the original shower but it appears to be in fair, working condition. (Not estimated)			
Water Fountains	Water fountains are older but appear to be in fair, working condition. **Remove and replace. Assume fourteen (14) (Based on bi-level. Will want bottle fillers.)**	14	ea	$ 34,121
Grease Traps	Grease trap appears to be in fair, working condition. (Not estimated)			
Water Closets	The water savings company did do a complete change-out in all of the schools except for Pacolet Middle. They replaced old flush valves and toilets with 1.28 piston type flush valve and a low flow toilet. (piston type flush are designed to flow more water in less time) I do not know if they replaced the whole flush valve assembly or just the flush valve it self. We cannot tell if they replaced the long flush valve tube, spud and spud washer. Manufacturer rep will be back at the district on Wednesday, May 23, 2018 and will ask Dean.	45	ea	$ 91,985
Urinals	Urinals are older but appear to be fair, working condition. **Remove and replace all fixtures.(manual flush valves)**	5	ea	$ 8,648
Lavatories / Sinks	Fixtures appear to be older but they are in fair, working condition. **Remove and replace all fixtures. (Single wall-hung unit, manual trim)**	58	ea	$ 113,999
Water Distribution				
Supply Piping	Supply piping is the original piping and appears to be in fair, working condition. (Not estimated)			
Sanitary Piping	Sanitary piping is the original piping and appears to be in fair, working condition. **Sewer smells in 400 corridor and back parking lot. Assume new piping is needed in that area. (Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 39,310
Water Heaters	Water heaters appear to be in good, working condition. (Not estimated)			
Tanks	Piping to tank on kitchen water is rusted and needs to be replaced. **Remove and replace piping to tank. (Allowance)**	1	ls	$ 7,862
Gas System				
Supply Piping	Gas piping is the original piping and most appears to be in fair, working condition. Piping located on exterior needs to be be cleaned and painted. Most exterior piping appears to be rusted. **Clean and repaint piping on exterior.**	1	ls	$ 1,887
Electrical Supply				
Service Switchgear	Consists of panelboard construction 480Y/277V 3 phase. Two main panelboards (Westinghouse). Main Service is original to the initial construction mid 1990's. (Not estimated)			
District-Owned Site Transformers	Pad-mount transformer is owned by Duke Energy. (Not estimated)			

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Electrical Distribution				
Transformers	Transformers are original to initital construction, mid 1990's. (Not estimated)			
Surge Suppression	Building is not equpped with surge suppression. **Provide surge suppression.**	1	ls	$ 23,586
Equipment	Electrical equipment is original to the initial construction. (Not estimated)			
Panelboards	Panelboards are original to initial construction, mid 1990's. (Not estimated)			
Feeders	Feeders are original. (Not estimated)			
Switches / Receptacles	Wiring devices in many cases are likely original to the initital construction. (Not estimated)			
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) Teachers request dimming controls. Add occupancy sensors. (Allowance based on 29 Classrooms) (Estimate used from BGA in email dated 4/6/18)	29	ea	$ 227,997
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
High Bay Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Motion Detection	Building is not equipped with occupancy sensors. **Provide occupancy sensors. (Not estimated here - see "classrooms" above)**			
Emergency Lighting	Emergency lighting is powered by a small natural gas generator. **Provide new generator. (Not estimated here - See "Emergency Generator" below)**			
Exterior Walkway Lighting	Existing fixtures have been retroffited with LED. (Not estimated)			
Exterior Perimeter Lighting	Site lighting is provided by district owned pole mounted floodlights. These have been retrofitted with LED. (Not estimated)			
Lighting Controls	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimming controls.** (Not estimated here - see "classrooms" above)			
Electrical				
Lightning Protection	Building is not equipped with lightning protection. **Add lightning protection.**	1	ls	$ 279,383
Emergency Generator	Existing Generac 20 kW original to the initial construction, natural gas. **Replace generator. (Allowance assumes 20 kW diesel set in weatherproof housing with sub-base fuel tank along with (2) transfer switches)**	1	ls	$ 78,620
Communications & Security				
Fire Alarm	Existing Simplex system does not have emergency voice evacuation. Now required by OSF for Educational Occupancies. **Add emergency voice evacuation.**	78840	sf	$ 402,895
Intercom / PA / Clock	Existing system is Simplex. Classrooms have callback buttons. (Not estimated)			
Kitchen				
Office	Office size adequate. (Not estimated)			
Storage Equipment	Storage shelving is in acceptable condition. (Not estimated)			
Storage Area Size	Dry storage not adequate in size and **freezer is too small. (Estimated under "Walk-in Freezer", below)**			
Storage Area Condition	Finishes are in good overall condition for age. (Not estimated)			
Walk-in Cooler	Cooler holding temp at 35 and meets health department requirements. Compressors are new (Not estimated)			
Walk-in Freezer	Freezer not large enough but is holding temp at -10 degrees. Compressors are new. **Need additional freezer. Add 8'x10' freezer. (Allowance)**	1	ls	$ 31,448
Preperation equipment	**Ice machine does not work. Replace (Allowance based on Manitowoc ID-0302A-B-400 with water filter)**	1	ls	$ 8,866
Preparation Equipment	**Slicer (Allowance based on Hobart HS7N-1), food processor (Allowance based on Berkel B32-STD), and mixer (Allowance based on Axis AX-M60) are 20 plus years old and need to be replaced**	1	ls	$ 30,300
Preperation Area Condition	**Need additional worktable prep space and additonal hand sinks (1 ea 72"x30" 14ga stainless steel work table on casters + 1 ea wall-hung china hand sink with suface-mounted supply and drain piping)**	1	ls	$ 9,010
Preparation Size	Adequate work space (Not estimated)			
Preparation Area Condition	Work tables, and building finishes are in fair overall condition. (Not estimated)			
Cooking Equipment	**Remove braising pan as it is not used and add a double convection steamer (Allowance based on Cleveland 24GCA10)**	1	ls	$ 35,420
Cooking Size	Cooking area size is good (Not estimated)			
Cooking Area Condition	Cooking area finishes are in fair overall condition for age (Not estimated)			
Serving Equipment	**Pass thru hot cabinet does not work. Replace. (Allowance based on Continental DL1W-PT)**	1	ls	$ 10,735
Serving Equipment	**Need additional hot wells (1 ea) and add hand sinks (1 ea) at line. (Allowance assumes adequate available space for in-place installation in existing serving line without other major modifications)**	1	ls	$ 11,950
Serving Size	Serving space is adequate (Not estimated)			
Serving Area Condition	Finishes are in good overall condition (Not estimated)			

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Dishwash Equipment	**Dishmachine is old and having temperature issuess. Replace (allowance based on conveyor type by Champion)**	1	ls	$ 31,448
Dishwash Equipment	**Need additional drying racks (allowance based on 24"x60"x74" wire shelving unit)**	1	ea	$ 621
Dishwash Size	Dishwashing space is adequate (Not estimated)			
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 5,794,391**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 4,803,330**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$ 122,647**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ 39,310**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 829,104**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 5,794,391**

CANNONS ELEMENTARY SCHOOL TOTAL: Critical Work Required or Requested by Teachers or District	**$ 6,060,462**
CANNONS ELEMENTARY SCHOOL TOTAL: Work Required Mid-Term	**$ 846,422**
CANNONS ELEMENTARY SCHOOL TOTAL: Exploratory Work - Does not include actual work to system	**$ 39,310**
CANNONS ELEMENTARY SCHOOL TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 829,104**
CANNONS ELEMENTARY SCHOOL ESTIMATED GRAND TOTAL: All Categories	**$ 7,775,298**
CANNONS ELEMENTARY SCHOOL TOTAL: Furniture	**$ 649,054**

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
HEALTH AND SAFETY ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Health/ Safety Conditions				
Hazardous Materials	None apparent from visual inspection. (Not estimated)			$ -
Building Codes/ ADA Compliance				
Toilet Accessibility	Classroom restrooms could be made accessible. Some other restrooms could be renovated for accessibility. NO WORK (Not estimated)			$ -
Fire Protection				
Sprinkler System	500' of coverage from hydrant. (Not estimated)			$ -
Sprinkler System	New sprinkler system (Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 985 lf of new fire line, PIV, and pit)	1	ls	$ 791,165
			HEALTH AND SAFETY ASSESSMENT ESTIMATED SUB-TOTAL	**$ 791,165**

HEALTH AND SAFETY ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 791,165**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 791,165**

Estimated costs are intended to be all-inclusive costs including design fees, project contingency, etc.

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
School Climate				
Learning Style Variety	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture. (Not estimated)			
General Instruction Spaces				
Storage	Cabinet storage throughout is dated but generally in good condition. (Not estimated)			
Fixed Equipment	Need more whiteboards throughout. **Add one (1) whiteboard per classroom. (based on 19' white board)**	29	ea	$ 51,527
Aesthetics	Needs repainting but not critical. (Not estimated)			
Lockers/ Cubbies	Need bookbag storage for grades above kindergarten. **Recommend this storage be provided with furniture.**			
Special Use Classrooms				
Self-Contained	Noise transfers to adjacent classrooms through moveable walls. Requires Noise attenuation measures. **Replace operable walls with gypsum board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall (includes 570lf of 14' high new partition walls). (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**			
3 yr old Preschool	Noise transfers to adjacent classrooms through moveable walls. Requires Noise attenuation measures. (Not estimated here - see "Self-Contained")			
ATLAS	Noise transfers to adjacent classrooms through moveable walls. Requires Noise attenuation measures. (Not estimated here - see "Self-Contained")			
ESOL	Noise transfers to adjacent classrooms through moveable walls. Requires Noise attenuation measures. (Not estimated here - see "Self-Contained")			
Fixed Equipment	Need more whiteboards throughout. (Not estimated here - see "Fixed Equipment" above)			
Computer				
None				
Art				
Storage	Lacks adequate storage. (Not estimated)			
Fixed Equipment	Sinks are not appropriate for this purpose. (Not estimated.)			
Music				
Fixed Equipment	Would like a set of flipFORMS. (Allowance based on Wenger flipFORM WNG-025D0 material and delivery only)	1	ls	$ 24,750
Media Center				
None				
Gym/ Multi-Purpose Room				
Fixed Equipment	10' goals (Not estimated)			
Theater				
Risers	Not accessible, need contrasting nosings on treads, handrails (Not estimated here - see "Physical Assessment" section)			
Cafeteria				
None				
Administrative Spaces				
Administrative Offices	Relocate teacher mailboxes. (Allowance)	1	ls	$ 10,000
Health Clinic	**Provide new curtain track and curtain.**	23	lf	$ 976
Professional Development	Requires technology , Promethean board, Behind the Glass, and more furniture that is flexible in nature. (Not estimated) **Provide three stud walls with gyp and observation window with one-way glass. One new door. Remove and replace ceiling in existing classroom and new observation room. (Classroom not shown on drawings. Assumed existing classroom at 800sf per MPS email dated 5/11/18. Also assumed new observation room at 8'x10' (per MPS email dated 5/11/18) using two existing walls and installing two new walls) (Based on 1 each 4'x4' window; Interior glass is non-rated) (Excludes modifciations for HVAC) (Includes one new light fixture and switch) (Includes flooring repair and painting of existing room)**	1	ls	29,526
General Support Spaces				
Custodial	VCT needs to be replaced in some closets. (Not estimated here - See Physical Assessment section)			

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Technology Readiness				
Teacher Devices	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology. (Not estimated)			
			EDUCATIONAL SUITABILITY ESTIMATED SUB-TOTAL	**$ 116,779**

EDUCATIONAL SUITABILITY TOTAL: Critical Work Required or Requested by Teachers or District	**$**	**39,526**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$**	**77,253**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$**	**-**
EDUCATIONAL SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**-**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$**	**116,779**

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
SITE				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Site				
Pavement	Pavement has several significant cracks in need of repair. Resurface all pavement (Allowance based on resurfacing 11790 sy of heavy duty asphalt and restriping)	1	ls	$ 460,979
Walking Track	Resurface asphalt walking track (Allowance based on resurfacing 435 sy of light duty asphalt)	435	sy	$ 19,152
ADA Parking	Add one additional ADA parking spot	1	ea	$ 786
ADA Sidewalk Access	Provide sidewalk (based on 480sf) with ramp behind existing ADA parking spaces to center sidewalk and install new ramp south of flagpole to provide safe route to building.	1	ls	$ 14,623
ADA Sidewalk Access	ADA ramp need at other end of crosswalk and crosswalk needs to be aligned with building side ramp. (Allowance)	1	ls	$ 7,626
ADA Sidewalk Access	Add ADA Ramp and install ADA space with signage on Recycled Can location. (Allowance)	1	ls	$ 7,862
Parking Lot Striping	Re-Stripe entire parking lot (Not estimated here - see "pavement" above)			
Sanitary Sewer	Site is currently on Spartanburg Water System. Sewer smells mentioned on 400 hall and in rear parking lot. Further investigation needed. (Not estimated here - see physical assessment section)			
Storm Water Runoff	Catch basins in front drive loop are not capturing road runoff properly due to pavement settlement. Additional catch basins are needed on north side of canopy area. Large rain events overwhelm small trench drain at front entrance (Allowance based on removing and replacing 5A, 5C, 1A, and 1B with curb inlets and adding 2 each curb inlets directly across the loop from the entrance canopy using 18" RCP piping)	1	ls	$ 88,644
Grate Inlets	Pavement settled at grate inlets. Debris blocks openings. Recommend change catch basin to Type 16 inlets that require less maintenance. (Remove and replace 3 each catch basins with new curb inlets)	3	ea	$ 40,096
Concrete Stoops	The school reports problems with leaks at all windows and doorways. Remove and replace all exterior concrete stoops, sloping stoops away from building and providing small trench drain at door/windows. Fine grade at each stoop to drain water away from stoop. Add yard inlets to collect drainage. Assume one inlet per stoop (Not estimated here - see physical assessment section)			
Yard Inlets	Recommend installing additional yard inlets in courtyards to provide improved drainage from doorways. (Not estimated here - see physical assessment tab)			
Playground Equipment	School requested updated playground equipment.	1	ls	$ 39,310
Dumpster Screen	Recommend screening for dumpster pad area.	1	ea	$ 7,862
			SITE ESTIMATED SUB-TOTAL	**$ 686,940**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 217,313**
SITE TOTAL: Work Required Mid-Term	**$ 469,627**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
SITE ESTIMATED TOTAL: All Categories	**$ 686,940**

Estimated costs are intended to be all-inclusive costs including design fees, project contingency, etc.

ESTIMATE: CANNONS ELEMENTARY SCHOOL				
ROOF				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Roof Estimates from WM Building Envelope Consultants, LLC				
Standing Seam Metal	Repairs	33,871	sf	$ 94,344
Standing Seam Metal	Repairs	9,240	sf	$ 23,586
Standing Seam Metal	Repairs	8,547	sf	$ 18,869
Standing Seam Metal	Repairs	5,468	sf	$ 13,365
Standing Seam Metal	Repairs	1,336	sf	$ 7,862
Standing Seam Metal	Repairs	6,825	sf	$ 18,869
Modified Bitumen	Replacement	1,710	sf	$ 49,530
Modified Bitumen	Replacement	4,790	sf	$ 27,517
Modified Bitumen	Replacement	986	sf	$ 132,081
Estimates from WM Building Envelope Consultants, LLC		**ROOF ESTIMATED SUB-TOTAL**		**$ 386,023**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ 209,128**
ROOF TOTAL: Work Required Mid-Term	**$ 176,895**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 386,023**

Estimated costs are intended to be all-inclusive costs including design fees, project contingency, etc.

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	5	5	100%	
Exterior Windows	5	5	100%	Have leaks. **Seal bottom of all windows at stoops.**
Louvers / Vents	5	5	100%	
Exterior Doors	3	5	60%	Have leaks. Gap at threshold allows for water penetration. Gap in kitchen door requires weatherstripping. **Provide weather stripping at all exterior doors.**
Exterior Doors	1	5	20%	**Remove and replace all exterior concrete stoops, sloping stoops away from building. Fine grade at each stoop to drain water away from stoop. Add yard inlets to collect drainage. Assume one inlet per stoop.**
Door Hardware	5	5	100%	
Exterior Canopy	1	5	20%	Front canopy ceiling tiles are sagging. **Replace with stucco ceiling.**
Expansion / Control Joints	2	5	40%	**All are cracking and need to be repaired. Assume one every 20'-0" around perimeter.**
Total Average			**68%**	
Roof				
Area A	3	5	60%	
Area B	3	5	60%	
Area C	3	5	60%	
Area D	3	5	60%	
Area E	3	5	60%	
Area F	3	5	60%	
Area G	1	5	20%	
Area H	1	5	20%	
Area I	1	5	20%	
Gutters / Downspouts	2	5	40%	Weathering poorly. **Assume replacing all, one every 40'-0" around perimeter.**
Total Average			**46%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Finishes				
Interior Partitions	4	5	80%	Crack in CMU in Guidance. Uneven settling of block wall near Theater. **Repair interior cracks both locations. Provide an allowance for subsurface repair to settled block wall.**
Wall Finishes				
Paint	3	5	60%	Needs repainting, but is not critical. **Repaint entire interior except over murals in corrdiors. Assume none of the corrdors need repainting.**
Floor Finishes				
Carpet	2	5	40%	Worn and stained. Request VCT that looks like wood. **Remove and replace all carpet. Assume all spaces except cafeteria and gym. Remove and replace carpet in media center and theater. Remove and replace VCT in janitor's closets.**
VCT	4	5	80%	Crack in Cafeteria VCT along a control joint. **Remove and replace this VCT.**
Terrazzo	5	5	100%	
Tile	5	5	100%	
Other	3	5	60%	Consider athletic flooring in gym. **Remove VCT and installing Mondo sports floor in gym.**
Ceilings	4	5	80%	Water damaged ceiling in Custodial closet between Rooms 402 and 404. **Remove and replace.**
Signage	5	5	100%	
Total Average			**78%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Doors				
Interior Doors	5	5	100%	
Door Hardware	5	5	100%	
Moveable / Operable Walls	3	5	60%	Sound transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. **Replace operable walls with gypsum board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall. Assume 6 locations.**
Security Gates / Roll-Up Doors	N/A			
Total Average			**87%**	
Interior Stairs				
Treads / Nosings	1	5	20%	**Need contrasting nosings in new carpet in theater.**
Handrails	1	5	20%	Handrail requirements for Theater. **Add handrails each side of theater.**
Total Average			**20%**	
Restrooms				
ADA Compliance	3	5	60%	Some are compliant and some others could be made accessible.
Restroom Accessories	4	5	80%	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**
Toilet / Screen Partitions	4	5	80%	**Remove and replace toilet screen partitions throughout entire building.**
Flooring	3	5	60%	**Remove and replace ceramic tile floor and base all restrooms.**
Walls	3	5	60%	
Fixtures	2	5	40%	**Replace all toilets with 1.6 GPF toilets and flush valves.**
Total Average			**63%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Fixed Equipment				
Cabinets	3	5	40%	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 5% for other areas.**
Gymnasium Athletic Equipment	5	5	100%	
Total Average			**70%**	
HVAC Controls				
Equipment Expected Service Life	3	5	60%	Almost all WSHPs throughout the campus have reached their life expectancies. Both boilers have reached their life expectancies. The cooling tower has reached its life expectancy. All should be considered to be replaced within the next 5-10 years. **Don't need to replace yet per dates given.**
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**87%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Cooling Plant				
Distribution Piping	5	5	100%	
Chillers	N/A	5	N/A	
Cooling Towers	3	5	60%	The cooling tower has reached its life expectancy. **Replace the rusted starter / disconnect.**
Heat Exchanger	4	5	80%	The heat exchanger appears to be original, but has not necessarily reached its life expectancy.
Pumps	4	5	80%	The pumps appear to be original, but have not necessarily reached their life expectancies.
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	None of the loop-water pumps or cooling tower fan have VFDs. **Provide VFDs.**
Total Average			**88%**	
Heating Plant				
Boilers	3	5	60%	The boilers have reached their life expectancies.
Pumps	4	5	85%	The pumps appear to be original, but have not necessarily reached their life expectancies.
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	None of the loop-water pumps or hot-water pumps have VFDs. **Provide VFDs.**
Total Average			**88%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	5	5	100%	
Duct Furnaces	N/A	5	N/A	
Unit Heaters	5	5	100%	
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**100%**	
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	N/A	5	N/A	
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	2	5	40%	It appears that the majority of ductwork throughout the campus is duct board in lieu of hard metal duct. **Remove and replace with hard metal duct.**
Terminal Units	N/A	5	N/A	
Total Average			**70%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	N/A	5	N/A	
Water Source Heat Pumps	3	5	60%	The WSHPs have reached their life expectancies. However, the overall conditions are very good, and longer than average life expectancies could be expected. Consider to replace within the next 10-years.
Split Systems	5	5	100%	**Provide a dedicated split system to serve the server / data room that is exhibiting very high temperatures as a result of heat gain from electrical equipment.**
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	5	5	100%	
Return Air Path	5	5	100%	
Ducting	2	5	40%	It appears that the majority of ductwork throughout the campus is duct board in lieu of hard metal duct. **Remove and replace with hard metal duct.**
Total Average			**80%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	N/A	5	N/A	
Kitchen Hood Systems	5	5	100%	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	3	5	60%	Multiple spaces throughout the campus are serving as janitor's closets without proper exhaust systems. **Provide exhaust in janitor's closets.**
Stack Outlet Height	5	5	100%	
Art Kiln Exhaust Fan / Hood	5	5	100%	
Total Average			**93%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Domestic Water Heating				
Water Heaters	4	5	80%	Water heaters appear to be good, working condition.
Dedicated Heater for Kitchen	3	5	60%	Water heater appears to new, but piping to tank appears to be rusted and needs to be replaced. **Remove and replace piping to tank.**
Tanks	4	5	80%	Tanks appear to be good, working condition.
Recirculation Pump	4	5	80%	Recirculating pump appear to be in good, working condition.
Total Average			**75%**	
Plumbing				
Mop Sinks	3	5	60%	Mop sinks appear to be older but they are in fair, working condition.
Laboratory Sinks	2	5	40%	Art room sinks are older and are not in good condition and need to be updated. **Remove and replace. Assume two (2) deep sinks.**
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	2	5	40%	Shower is the original shower but it appears to be in fair, working condition.
Water Fountains	3	5	60%	Water fountains are older but appear to be in fair, working condition. **Remove and replace. Assume fourteen (14)**
Roof Drain Piping	N/A	5	N/A	
Grease Traps	3	5	60%	Grease trap appears to be in fair, working condition.
Water Closets	3	5	60%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Urinals are older but appear to be fair, working condition. **Remove and replace all fixtures.**
Lavatories / Sinks	2	5	40%	Fixtures appear to be older but they are in fair, working condition. **Remove and replace all fixtures.**
Total Average			**50%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Water Distribution				
Supply Piping	3	5	60%	Supply piping is the original piping and appears to be in fair, working condition.
Sanitary Piping	2	5	40%	Sanitary piping is the original piping and appears to be in fair, working condition. **Sewer smells in 400 corridor and back parking lot. Assume new piping in that area.**
Water Heaters	4	5	80%	Water heaters appear to be in good, working condition.
Tanks	2	5	40%	Piping to tank on kitchen water is rusted and needs to be replaced. **Remove and replace piping to tank.**
Booster Pumps	N/A	5	N/A	
Total Average			**55%**	
Gas System				
Supply Piping	3	5	60%	Gas piping is the original piping and most appears to be in fair, working condition. Piping located on exterior needs to be be cleaned and painted. Most exterior piping appears to be rusted. **Clean and repaint piping on exterior.**
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	3	5	60%	Consists of panelboard construction 480Y/277V 3 phase. Two main panelboards (Westinghouse). Main Service is original to the initial construction mid 1990's.
District-Owned Site Transformers	NA	NA	NA	Pad-mount transformer is owned by Duke Energy.
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**60%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers	3	5	60%	Transformers are original to initital construction, mid 1990's.
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Provide surge suppression.**
Equipment	3	5	60%	Electrical equipment is original to the initial construction.
Panelboards	3	5	60%	Panelboards are original to initial construction, mid 1990's.
Feeders	3	5	60%	Feeders are original.
Switches / Receptacles	3	5	60%	Wiring devices in many cases are likely original to the initital construction.
Total Average			**53%**	
Lighting				
Classrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors. **Provide occupancy sensors.**
Emergency Lighting	1	5	20%	Emergency lighting is powered by a small natural gas generator. **Provide new generator.**
Performance Lighting	3	5	60%	
Exterior Walkway Lighting	4	5	80%	Existing fixtures have been retroffited with LED.
Exterior Perimeter Lighting	3	5	60%	Site lighting is provided by district owned pole mounted floodlights. These have been retrofitted with LED.
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. There is no classroom
Total Average			**58%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical				
Lightning Protection	NA	NA	NA	Building is not equipped with lightning protection. **Add lightning protection.**
Kitchen Equipment Supply	3	5	60%	
Scoreboards	NA	NA	NA	
Lift Stations	NA	NA	NA	
Emergency Generator	2	5	40%	Existing Generac 20 kW original to the initial construction, natural gas. **Replace generator.**
Performance Sound Systems	2	5	40%	
Operable Retractable Screens	2	5	40%	
Total Average			**45%**	
Communications & Security				
Fire Alarm	3	5	60%	Existing Simplex system does not have emergency voice evacuation. Now required by OSF for Educational Occupancies. **Add emergency voice evacuation.**
Annunciator Panels	3	5	60%	
Intercom / PA / Clock	3	5	60%	Existing system is Simplex. Classrooms have callback buttons.
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**60%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Kitchen				
Office	3	5	60%	Office size adequate.
Storage Equipment	4	5	80%	Storage shelving is in acceptable condition.
Storage Area Size	2	5	40%	Dry storage not adequate in size and freezer is too small
Storage Area Condition	4	5	80%	Finishes are in good overall condition for age.
Walk-in Cooler	4	5	80%	Cooler holding temp at 35 and meets health department requirements. Compressors are new
Walk-in Freezer	4	5	80%	Freezer not large enough but is holding temp at -10 degrees. Compressors are new. **Need additional freezer.**
Preperation equipment	1	5	20%	**Ice machine does not work. Replace**
Preparation Equipment	2	5	40%	**Slicer, food processor, and mixer are 20 plus years old and need to be replaced**
Preperation Area Condition	2	5	40%	**Need additional worktable prep space and additonal hand sinks**
Preparation Size	4	5	80%	Adequate work space
Preparation Area Condition	3	5	60%	Work tables, and building finishes are in fair overall condition.
Cooking Equipment	3	5	60%	**Remove braising pan as it is not used and add a double convection steamer**
Cooking Size	4	5	80%	Cooking area size is good
Cooking Area Condition	3	5	60%	Cooking area finishes are in fair overall condition for age
Serving Equipment	3	5	60%	**Pass thru hot cabinet does not work. Replace.**
Serving Equipment	3	5	60%	**Need additional hot wells and add hand sinks at line.**
Serving Size	4	5	80%	Serving space is adequate
Serving Area Condition	5	5	100%	Finishes are in good overall condition
Dishwash Equipment	3	5	60%	**Dishmachine is old and having temperature issuess. Replace**
Dishwash Equipment	3	5	60%	**Need additional drying racks**
Dishwash Size	5	5	100%	Dishwashing space is adequate
Total Average			**66%**	

CANNONS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Physical Condition Average			**67%**	
Total Building Average			**71%**	

SITE IMPROVEMENTS

Pavement has several significant cracks in need of repair.
Resurface walking track.
Severe cracking and potholes in kitchen parking area require repair.
Provide sidewalk with ramp behind existing ADA parking spaces to center sidewalk and install new ramp south of flagpole to provide safe route to
ADA ramp needed at other end of crosswalk, and crosswalk needs to be aligned with building side ramp.
Add ADA Ramp and install ADA space with signage on Recycled Can location.
Recommend re-striping all pavement markings on site.
Catch basins in front drive loop are not capturing road runoff properly due to pavement settlement. Additional catch basins are needed on north
Pavement settled at grate inlets. Debris blocks openings. Recommend change catch basin to Type 16 inlets that require less maintenance.
The school reports problems with leaks at all windows and doorways. Remove and replace all exterior concrete stoops, sloping stoops away from
Install additional yard inlets in courtyards to provide improved drainage from doorways.
Remove and replace all playground equipment.
Screen dumpster pad.

CANNONS ELEMENTARY SCHOOL

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				
Building Security	5	5	100%	
Limited Entrances	5	5	100%	
Signage and Way Finding	5	5	100%	
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	5	5	100%	
Hazardous Materials	5	5	100%	None apparent from visual inspection.
Total Average			**100%**	
Building Codes/ ADA Compliance				
Means of Egress	5	5	100%	
Building Accessibility	5	5	100%	
Toilet Accessibility	4	5	80%	Classroom restrooms could be made accessible. Some other restrooms could be renovated for accessibility. **NO WORK**
Total Average			**93%**	
Fire Protection				
Sprinkler System	0	5	0%	500' of coverage from hydrant. **Provide a sprinkler system.**
Total Average			**0%**	
Building Average			**64%**	

CANNONS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
School Climate				
Interior Circulation (convenience)	5	5	100%	
Learning Style Variety	5	5	100%	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture.
School Environment	5	5	100%	
Total Average			**100%**	
General Instruction Spaces				
4K Kindergarten	4	5	80%	
5K Kindergarten	4	5	80%	
First Grade	4	5	80%	
Second Grade	4	5	80%	
Third Grade	3	5	60%	
Fourth Grade	4	5	80%	
Fifth Grade	4	5	80%	
Storage	4	5	80%	Cabinet storage throughout is dated but generally in good condition.
Adjacencies	5	5	100%	
Fixed Equipment	3	5	60%	Need more whiteboards throughout. **Add one (1) whiteboard per classroom.**
Aesthetics	4	5	80%	Needs repainting but not critical.
Lockers/ Cubbies	3	5	60%	Need bookbag storage for grades above kindergarten. Could be provided with furniture.
Total Average			**77%**	
Special Use Classrooms				
Self-Contained	4	5	80%	
3 yr old Preschool	4	5	80%	
Reading	5	5	100%	
Reading Intervention	5	5	100%	
Parents as Teachers	5	5	100%	
After School	5	5	100%	
ATLAS	4	5	80%	
ESOL	4	5	80%	
Storage	4	5	100%	
Adjacencies	5	5	80%	
Fixed Equipment	3	5	60%	Need more whiteboards throughout.
Aesthetics	4	5	80%	
Total Average			**87%**	

CANNONS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Computer				
Size of Classroom	4	5	80%	
Storage	2	5	40%	
Adjacencies	4	5	80%	
Aesthetics	4	5	80%	
Total Average			**70%**	
Art				
Size of Classroom	4	5	80%	
Storage	2	5	40%	Lacks adequate storage.
Adjacencies	5	5	100%	
Fixed Equipment	3	5	60%	Sinks are not appropriate for this purpose.
Aesthetics	4	5	80%	
Total Average			**72%**	
Music				
Size of Classroom	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	N/A			Would like a set of flipFORMS.
Aesthetics	4	5	80%	
Total Average			**95%**	
Media Center				
Size	5	5	100%	
Office	4	5	100%	
Workroom	5	5	100%	
Conference Room	N/A			
News	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	
Reading Area	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**98%**	

CANNONS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Gym/ Multi-Purpose Room				
Size	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	10' goals
Office	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**97%**	
Theater				
Size	5	5	100%	
Storage	3	5	60%	
Adjacencies	5	5	100%	
Risers	2	5	40%	Not accessible, need contrasting nosings on treads, handrails
Aesthetics	4	5	80%	
Total Average			**76%**	
Cafeteria				
Size	5	5	100%	
Seating	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**96%**	
Administrative Spaces				
Administrative Offices	3	5	60%	Relocate teacher mailboxes.
Guidance Offices	5	5	100%	
Health Clinic	4	5	80%	**Provide new curtain track and curtain.**
Nurse	5	5	100%	
Conference Room	5	5	100%	
Storage	3	5	60%	
Professional Development	3	5	60%	Requires technology , Promethean board, Behind the Glass, and more furniture that is flexible in nature. **Provide three stud walls with gyp and observation window with one-way glass. One new door. Remove and replace ceiling in existing classroom and new observation room.**
Adjacencies	5	5	100%	
Fixed Equipment	4	5	80%	
Aesthetics	4	5	80%	
Total Average			**82%**	

CANNONS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
General Support Spaces				
Teacher Lounge/ Workroom	5	5	100%	
Custodial	3	5	60%	VCT needs to be replaced in some closets.
Storage	4	5	80%	
Adjacencies	5	5	100%	
Fixed Equipment	4	5	80%	
Aesthetics	4	5	80%	
Total Average			**83%**	
Technology Readiness				
Teacher Devices	2	5	40%	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology.
Total Average			**40%**	
Building Average			**82%**	

CLIFDALE ELEMENTARY SCHOOL | CRITICAL NEEDS

CODE OR SAFETY ITEMS

Clifdale Elementary School is the smallest of the "three sisters" elementary schools, lacking the extra eight classroom wing present at Cowpens and Pacolet Elementary Schools. It houses 305 PK through 5th grade students in 79,265 square feet. It is an attractive, well maintained brick building built in 1978.

Some of the major issues that need to be addressed are issues regarding fire safety:

- One or more fire hydrants need to be installed.
- A lane of grass pavers or asphalt 14'-0" wide needs to be provided around the back of the school for fire truck access.
- All of the classrooms on the exterior wall require panic bar hardware on the doors that open directly to the exterior. Whether or not they are actually required for egress, their presence would draw people to them for exiting in case of an emergency.
- A sprinkler system needs to be installed in the building.

Within the building, the greatest areas of daily concern for the teachers and staff are the operable walls between classrooms, the lack of a wall between the media center and the corridor space that surrounds it, and the condition of the carpet.

Many of the operable walls don't close properly and even if they do, noise travels freely between classrooms on either side or even two classrooms away, depending on the activities in progress. Phonic ears help the situation, but the students move around in project-based learning activities much of the day which is noisy productivity. Sound attenuation is required to allow each class of students to be able to focus on the teacher and their work. The moveable partitions need to all be removed and replaced with gypsum board on metals stud walls with batt insulation within the walls and 4'-0" on each side of the wall above the adjoining ceilings. We have included an additional 16' markerboard on this new wall in each classroom.

This floor plan layout locates the media center in the center of the building, surrounded by classrooms on three sides. During class change times, there is a great deal of disruption to those in the Media Center. There needs to be some sort of partition between the corridors and the Media Center space. The Media Specialist doesn't feel that the room needs to be completely closed off but does to some degree. In addition, the room is relatively dark and could use additional lighting. Part of the problem is the wood slats in the center of the room. They would like these removed.

The last request is to replace all of the existing carpet with vinyl composition tile. The carpet is old and worn with many significant stains. In addition to its unsightliness, the school staff is concerned that it may breed growths contributing to poor indoor air quality and may harbor pests. As exceptions, they would like the existing carpet in the media center and administration area to be replaced with new carpet. Although not required, we recommend replacing the VCT in the multipurpose room with a sports flooring material to prevent stress on developing bones and joints.

As well-founded concerns for safety were expressed at Clifdale and all the schools, we have estimated the cost of providing impact resistant glazing for all windows in the cost estimates. While expensive, it offers a layer of immediate protection from an intruder.

The school requires the installation of a wet sprinkler system which will in turn require the early removal and replacement of the ceiling grid and tiles, which were originally on the list of mid-term repairs. While this work is being done, we recommend replacing the HVAC duct board with hard metal duct. This work is needed as a part of an effort to improve indoor air quality.

On the critical list of electrical work is the installation of LED dimmers as requested unanimously by the teachers and occupancy sensors to save on electricity. We are also recommending the installation of a diesel generator for the primary purpose of powering the emergency lights. Emergency voice evacuation has been required by OSF for several years, so we are adding it to the fire alarm system.

Major investments in the facility include:

• Impact resistant glazing	$283,031
• Replace all ceiling tile and grid	$609,407
• Replace duct board with hard metal ducts	$995,208
• Repair / replace toilets as needed per investigation	$83,809
• Provide dimmable LED fixtures and occupancy sensors	$275,169
• Install a sprinkler system	$787,385
• Add fire hydrants and paved road access around school for fire trucks	$449,705
• Roof replacement	$2,083,108

Critical Work Required or Requested by District, Exploratory Work	**$7,639,310**
Work Required Mid-Term	$629,943
Work Required Long-Term	$526,968
Total	**$8,796,221**
Furniture	**$685,964**

Media Center open to corridors

Exterior classroom doors require panic hardware.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Building Materials	Brick is in good condition except weathered at overflow scuppers. **Replace overflow scuppers (4 ea) with scuppers that extend beyond the edge of the brick.** Metal panels are discolored and not aging well. **Replace aging metal panels. Assume 4'-0" high "standing seam" metal wall panels at 50% of perimeter (3140sf). (Scuppers estimated below)**	1	ls	$ 138,025
Exterior Windows	**Provide tinted film on classroom windows at the front of the building.**	824	sf	$ 25,913
Exterior Windows	**Provide impact resistant glazing in exterior windows.**	1,800	sf	$ 283,031
Exterior Doors	**The number of doors may be a security concern. NO WORK (Not estimated)**			
Door Hardware	**Lack of panic hardware on exterior classroom doors. Remove existing hardware and provide panic hardware.**	29	ea	$ 56,087
Exterior Canopy	Main entry canopy in reasonable shape. Drop off canopy rusted with hole in roof. **Replace top of side drop off canopy. Assume 180 linear feet of 4'-0" high vertical "standing seam" metal wall panels with metal roof. (Replace with new canopy)**	1050	sf	$ 44,577
Roof				
Gutters / Downspouts	Downspouts in good condition and are connected to drains. Overflow scuppers are not properly installed, allow water to run down brick. **Replace scuppers with proper units. Assume 20. (assumed replacement of existing)**	20	ea	$ 38,524
Interior Finishes				
Interior Partitions	**See Educational Suitability for points on moveable walls between classrooms. Add glass storefront wall around media center space, separating it from the corridor space that surrounds the media center. Add four (4) windows in Art storage and office to provide a overview of classroom.** Includes storefront, metal stud bulkhead above, and doors/hardware (#ea) (Allowance based on 2,676 sf) (Allowance based on 4 3'x4' punched opening windows) (Interior glass is non-rated)	1	ls	$ 284,905
Carpet	Worn. Concern about pests in carpet. Want it replaced with VCT. **Replace all classroom and corridor carpet with VCT. Replace media center and admin carpet with new carpet. Replace VCT in storage and janitor's closets. (assume no hazardous materials) (includes demo of existing and install of new 868sy carpet and 65,120sf vct)**	1	ls	$ 450,915
Gym	**Suggest a sports floor in the gymnasium, but not required. (Priced 4030sf "vinyl" MONDO flooring and included game lines)**	1	ls	$ 101,341
Ceilings	Water damage on ceiling tiles. **Replace all ceiling tiles in building (includes demo of existing ACT and install of new grid and 71,925sf of 2x2 ACT). Add acoustical celing and wall treatments in music room - 25% of wall and ceiling area (include demo of existing ACT and install of new grid and 3,800sf of high NRC ceiling tile with 730sf 1/2" fabric wrapped acoustical wall panels). (Assumes seismic "C")**	1	ls	$ 609,407
Interior Doors				
Interior Doors	Classroom doors don't have lites. Need to be painted. **Replace all classroom doors with doors with lites. Repaint other doors. (Allowance based on adding lites to 43 classroom door and repainting the remining 184 interior doors)**	1	ls	$ 93,841
Door Hardware	Exterior classroom doors need panic hardware. **Remove existing hardware and replace with panic hardware in all classrooms. (Not estimated in this section - See Building Envelope)**			
Moveable / Operable Walls	Operable walls transmit sound from one room to the next. Some partitions don't fully close. Sound attenuation needed (includes demo of 18 operable wall partitions and 1035lf of track.). **Replace operable walls with gypsum board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall (includes 570lf of 14' high new partition walls). (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**	1	ls	$ 102,203
Interior Stairs				
Treads / Nosings	**Need contrasting nosings on steps in music and multipurpose rooms.**	302	lf	$ 5,698
Handrails	Need code complaint handrails.	50	lf	$ 1,000
Restrooms				
ADA Accessibility	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. One faculty restroom per gender, and the Principal's restroom could be renovated to be accessible. **NO WORK (Not estimated)**			
Restroom Accessories	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**	1	ls	$ 45,885
Toilet / Screen Partitions	**Remove and replace toilet screen partitions throughout entire building.**	1	ls	$ 35,340
Fixtures	**Replace all toilets with 1.6 GPF toilets and flush valves. (Not estimated in this section, see plumbing section below)**			
Fixed Equipment				
Cabinets	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 5% for other areas. (Based**	336	lf	$ 306,428

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
HVAC Controls				
None				
Cooling Plant				
Energy Effectiveness	**Provide VFDs for all loop-water pumps.**	1	ea	$ 7,862
Heating Plant				
Energy Effectiveness	**Provide VFDs for all loop-water pumps.**	1	ea	$ 7,862
Air Distribution / Heating				
Return Air Path	**Replace multiple ceiling-mounted ACT perforated return grilles throughout the campus that are in poor condition and inhibit proper airflow.**	408	ea	$ 93,023
Ducting	It appears that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct. (Allowance)**	84390	sf	$ 995,208
Distributed Air Handling / AC				
Split Systems	One ducted split-system that serves the administration wing appears to be original to the building (both IDHP and ODHP), and should be replaced within the next 5-years. **Remove and replace. (Based on 8-ton system to serve approx. 2400sf)**	8	tons	$ 56,606
Return Air Path	**Replace multiple ceiling-mounted ACT perforated return grilles throughout the campus that are in poor condition and inhibit proper airflow. (Not estimated here - see ducting above)**			
Ducting	It appears that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct. (Not estimated here - see ducting above)**			
Exhaust Systems				
None				
Domestic Water Heating				
Water Heaters	Water heaters appear to be in good, working condition. (Not estimated)			
Dedicated Heater for Kitchen	Water heater appears to be in good, working condition. **A dilution trap needs to be added to water heater condensate line. Recirculation pump needs to be replaced. (Assuming a point of use grease interceptor - 75lb capacity)**	1	ea	$ 13,365
Tanks	Water heaters appear to be in good, working condition. (Not estimated)			
Recirculation Pump	**Recirculation pumps need to be replaced. (Allowance)**	1	ea	$ 18,869
Plumbing				
Mop Sinks	Mop sinks appear to be too shallow to be properly used. Water appears to splash out of sink area when in use. **Remove and replace. (Based on service sink)**	4	ea	$ 9,434
Art Sinks	Art room sinks are old and in poor condition. **Remove and replace. Assume four (4) (Based on single surface mount, stainles steel, manual trim)**	4	ea	$ 7,547
Showers	Showers do not appear to be used. (Not estimated)			
Water Fountains	Water coolers are in poor, working condition and appear to be dated. Water coolers do not appear to be mounted at correct ADA height. **Remove and replace. Assume fourteen (14) (Based on bi-level with Bottle Fillers)**	14	ea	$ 34,121
Roof Drain Piping	Roof drain systems are understood to back up during heavy rain. Mechanical room in admin area has been flooded. **Storm drain piping needs to be replaced. (Assume insulated 6" cast iron) (Allowance to provide (1) 8" cast iron backwater valve and scope inspection*) *Does not include any demo or replacement work other that the installation of the backwater valve.**	1	ls	$ 34,058
Grease Traps	Grease trap appears to be in fair, working condition. Grease trap appears to be cleaned at regulator basis. (Not estimated)			
Water Closets	The water savings company did do a complete change-out in all of the schools except for Pacolet Middle. They replaced old flush valves and toilets with 1.28 piston type flush valve and a low flow toilet. (piston type flush are designed to flow more water in less time) I do not know if they replaced the whole flush valve assembly or just the flush valve it self. We cannot tell if they replaced the long flush valve tube, spud and spud washer. Manufacturer rep will be back at the district on Wednesday, May 23, 2018 and will ask Dean.	41	ea	$ 83,809
Urinals	Urinals appear to be in poor, working condition. They appear to be the original urinals. **Remove and replace. (manual flush valves)**	9	ea	$ 15,567
Lavatories / Sinks	Fixtures appear to be in poor, working conditions. Lavatories aerators were replaced with 0.5 GPM flow aerators. **Remove and replace sinks and faucets. One sink in each**	38	ea	$ 74,689
Water Distribution				
Supply Piping	Supply piping are the original piping when school was constructed and appear to be in fair, working condition. (Not estimated)			
Sanitary Piping	Sewer smell in school during heavy rain. Also sewer system does back up during normal use. (Allowance includes cost for investigation only, no rework or replacement included.)	1	ls	$ 31,448
Water Heaters	Water heaters appear to be in good, working condition. (Not estimated)			
Tanks	Tanks appear to be in fair-to-good, working condition. (Not estimated)			
Gas System				
Supply Piping	Gas piping appears to be original gas piping and in fair, working condition. (Not estimated)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Electrical Supply				
Service Switchgear	Main Switchboard 2000A, 480Y/277V 3 phase (Westinghouse). Main Service is original to the initial construction late 1970's. (Note estimated)			
District-Owned Site Transformers	Pad-mount transformer is owned by Duke Energy. (Not estimated)			
Electrical Distribution				
Transformers	Transformers are original to initital construction, late 1970's. (Not estimated)			
Surge Suppression	Building is not equpped with surge suppression. **Provide surge suppression. (allowance)**	1	ls	$ 23,586
Equipment	Electrical equipment is original to the initial construction. (Not estimated)			
Panelboards	Panelboards are original to initial construction, late 1970's.(Not estimated)			
Feeders	Feeders are original. (Not estimated)			
Switches / Receptacles	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Replace wiring devices and add wiremold in all classrooms. (used allowance from email + $15 ea for 259 outlets)**	1	ls	$ 86,615
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (not estimated here, see "motion detection")			
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (not estimated here, see "motion detection")			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (not estimated here, see "motion detection")			
High Bay Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (not estimated here, see "motion detection")			
Motion Detection	**Building is not equipped with occupancy sensors. Provide occupancy sensors. (Based on providing occupancy sensors and dimmable LED Lights for 32 classrooms and 1 media center (counted as three classrooms)) (Estimate used from**	1	ls	$ 275,169
Emergency Lighting	Emergency lighting is powered by a small natural gas generator. **Remove and replace with a new generator.(See "Emergency Generator" below)**			
Exterior Walkway Lighting	Existing fixtures have been retroffited with LED. (Not estimated)			
Exterior Perimeter Lighting	Site lighting is provided by district owned pole mounted floodlights. These have been retrofitted with LED. (Not estimated)			
Lighting Controls	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls on all lighting. (See classroom LED cost above)**			
Electrical				
Lightning Protection	Building is not equipped with lightning protection. **Provide lightning protection.**	84390	sf	$ 85,216
Emergency Generator	Natural Gas Kohler unit installed mid 1990's to replace original central battery system. Remove and replace. (Allowance based on providing a 60 kW diesel genset, weatherproof housing, sub-base fuel tank with (2) transfer switches)	1	ls	$ 110,068
Communications & Security				
Fire Alarm	The fire alarm system has just recently been upgraded to a Notifier system with emergency voice evacuation. (Not estimated)			
Annunciator Panels	The fire alarm annunciator appears to have been installed in same closet as fire alarm panel. **Remove and relocate. (Allowance)**	1	ls	$ 23,586
Intercom / PA / Clock	Existing system is Bogen. Classrooms have callback buttons. (Not estimated)			
Kitchen				
Office	Office size adequate. Furniture is falling apart and needs to be replaced. (Not estimated)			
Storage Equipment	Storage shelving is in acceptablecondition. (Not estimated)			
Storage Area Size	Dry storage more than adequate but **freezer is too small. Add a small new walk-in freezer to augment storage. (based on 10'x10')**	1	ls	$ 39,310
Storage Area Condition	Finishes are in good overall condition for age. Minor leak in dry storage needs to be addressed. **Repair leak.** (Not estimated)			
Walk-in Cooler	Cooler holding temp at 35 and meets health department requirements. Compressors are new (Not estimated)			
Walk-in Freezer	Freezer not large enough but is holding temp at -10 degrees. Compressors are new. Add 10'x10' freezer. (Estimated above)			
Preparation Equipment	**(auto) Slicer and Buffalo Chopper is 25 plus years old and needs to be replaced**	1	ls	$ 21,573
Preperation Area Condition	**Need additional worktable prep space and additonal hand sinks (1 ea 72"x30" 14ga stainless steel work table on casters + 1 ea wall-hung china hand sink with suface-mounted supply and drain piping)**	1	ls	$ 9,010
Preparation Size	Adequate work space (Not estimated)			
Preparation Area Condition	Work tables, and building finishes are in fair overall condition. (Not estimated)			
Exhaust Hood	**Hood makeup air blowing cold air out and needs to be tempered**	1	ls	$ 7,547
Cooking Equipment	**Hot plate is not functioning and needs to be replaced (based on single burner induction plate)**	1	ea	$ 2,076
Cooking Size	Cooking area size is good (Not estimated)			
Cooking Area Condition	Cooking area finishes are in fair overall condition for age (Not estimated)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Serving Equipment	**Need one additional hot well and add one hand sink within 20' of line (Allowance assumes adequate available space for in-place installation in existing serving line without other major modifications)**	1	ls	$ 11,950
Serving Size	Serving space is adequate (Not estimated)			
Serving Area Condition	Finishes are in good overall condition (Not estimated)			
Dishwash Equipment	Dishmachine is around 12 years old and having temperature issues. **Assume repairs. (allowance based on conveyor type by Champion)**	1	ea	$ 31,448
Dishwash Equipment	**Need additional drying racks (allowance based on 24"x60"x74" wire shelving unit)**	1	ea	$ 621
Dishwash Size	Dishwashing space is adequate (Not estimated)			
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 4,834,363**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teacher or District	**$ 3,813,097**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$ 468,511**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ 31,448**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 521,307**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 4,834,363**

CLIFDALE ELEMENTARY SCHOOL TOTAL: Critical Work Required or Requested by Teachers or District	**$ 7,607,862**
CLIFDALE ELEMENTARY SCHOOL TOTAL: Work Required Mid-Term	**$ 629,943**
CLIFDALE ELEMENTARY SCHOOL TOTAL: Exploratory work - Does not include actual work to system	**$ 31,448**
CLIFDALE ELEMENTARY SCHOOL TOTAL: Work required Long-Term or by Maintenance Staff	**$ 526,968**
CLIFDALE ELEMENTARY SCHOOL ESTIMATED GRAND TOTAL: All Categories	**$ 8,796,221**
CLIFDALE ELEMENTARY SCHOOL TOTAL: Furniture	**$ 685,964**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL				
HEALTH AND SAFETY ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Health/ Safety Conditions				
Building Security	Exterior classroom doors appear to be an exit but are not due to lack of panic hardware. **Replace existing hardware with panic hardware. (Not estimated in this section - see physical assessment section)**			
Limited Entrances	Too many exterior doors in building. **NO WORK(Not estimated)**			
Ease of Supervision	Difficult to supervise all of the exit points in the building. **NO WORK (Not estimated)**			
Hazardous Materials	None apparent from visual inspection. (Not estimated)			
Building Codes/ ADA Compliance				
Means of Egress	**Exterior classroom doors require panic hardware.(Not estimated in this section - see physical assessment section)**			
Building Accessibility	Stage, music room not accessible. Restrooms not ADA compliant. **(Not estimated)**			
Toilet Accessibility	Classroom toilets are not accessible. Some other restrooms could be renovated for accessibility. **(Allowance based on renovating two student restrooms per gender to provide an ADA stall and sink, one faculty restroom per gender, and the Principal's restroom (Toilet Rooms 032, 033, 178, 179, 013))**	1	ls	$ 121,900
Fire Protection				
Sprinkler System	There is not a sprinkler system or coverage from a hydrant. **Add two hydrants on site near opposite corners of building. (Not estimated in this section - see site)**			
Sprinkler System	There is not a sprinkler system. Install sprinkler system through entire building. (Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 930 lf of new fire line, PIV, and pit)	1	ls	$ 787,385
			HEALTH AND SAFETY ESTIMATED SUB-TOTAL	**$ 909,285**

HEALTH AND SAFETY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 787,385**
HEALTH AND SAFETY TOTAL: Work Required Mid-Term	**$ 121,900**
HEALTH AND SAFETY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ESTIMATED TOTAL: All Categories	**$ 909,285**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
School Climate				
Learning Style Variety	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture. (Not estimated)			
General Instruction Spaces				
4K Kindergarten (1)	Noise from adjacent rooms distracts ADD and ADHD students, even with operable wall closed. Require sound attenuation measures. **Provide new high STC ceiling tiles through 4K-5K wing. (Already priced regular ACT (See line item "ceilings" in the physical assessment section - This is an add to that amount)**	6471	sf	$ 15,262
5K Kindergarten (2)	Noise from adjacent rooms distracts ADD and ADHD students, even with operable wall closed. Require sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
First Grade (2)	Noise transfers to adjacent classrooms through the few moveable walls. Requires sound attenuation measures. **Provide gyp board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall, to replace all operable walls. All classrooms.(Not estimated in this section - removing operable walls in physical assessment section)**			
Second Grade (2)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Third Grade (3)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Fourth Grade (2)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Fifth Grade (2)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Accessibility	None of the perimeter classrooms are accessible with the exception of 4K and 5K. None of the classroom restrooms are accessible. **NO WORK (Not estimated)**			
Fixed Equipment	Some markerboards are ruined and require replacement. **Replace all markerboards. Assume one per classroom. (based on 19' white board)**	32	ea	$ 56,858
Lockers/ Cubbies	Need bookbag storage for grades above kindergarten. Recommen that this storage be provided with furniture.			
Parent as Teacher	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Literacy	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
ATLAS	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Special Use Classrooms				
Self-Contained	Does not have toilet in room and closest restrooms are not ADA accessible. Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Reading Intervention	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Fixed Equipment	Dated cabinets in fair condition. Some markerboards are ruined and require replacement. (Not estimated here - see above section)			
Aesthetics	Rooms except the Wonder Room have no natural light. Recommend relocating rooms for all day programs. (Not estimated)			
Labs				
STEM / Science (4th and 5th)	Noise transfers to adjacent classrooms through moveable walls. Require sound attenuation measures. (Not estimated in this section - removing operable walls in physical assessment section)			
Storage	Need additional storage. **Add 12' x 2' x 6' tall storage cabinets with shelves in both rooms.**	2	ea	$ 15,095
Fixed Equipment	Some markerboards are ruined and require replacement. (Not estimated here - see above section)			
Computer				
Computer Lab	Too small. Warm, possibly due to poor air circulation. Will be replacing diffuser. (Not estimated)			
Art				
Storage	Cannot tell if adjacent storage room is in use. Current furniture arrangement makes it inaccessible. (Not estimated)			
Fixed Equipment	Dated cabinets in fair condition. Markerboard. (Not estimated here - see above section)			
Floor	Crack in VCT floor tiles, likely at a control joint. NO WORK (Not estimated)			
Music				
Size of Classroom	Not accessible. Fixed risers limit the usability of the space. **Contrasting nosing needed on treads**. (Not estimated here - See physical assessment)			
Aesthetics	Needs refreshing. (Not estimated - Not enough info)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Description	Comments	Quantity	Unit	Total Estimated Cost*
Media Center				
Size	Would like to condense shelving to provide room for a Makers Space. (Not estimated)			
Office	Replace ceiling tiles due to water leaks. (Not estimated here - See physical assessment)			
Conference Room	Small room. (Not estimated)			
Storage	Ample currently, but plans are to change part of the storage room into a conference room for teachers. May be able to convert current conference room into storage. (Not estimated)			
Adjacencies	Very distracting to have classes change around the perimeter of the space. Request some sort of partitions. (Allowance - Based on closing in media center with partitions and adding four sets of double doors) (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)	1	ls	$ 62,896
Ceiling	**Dim. Remove wood slats in center of room. Request dimmable LED fixtures with better coverage of space. (Based on Demoing the wood slats and replacing with HRC ceiling tiles and grid)**	1	ls	$ 36,165
Multi-Purpose Room				
Multipurpose room	Not accessible. Risers need contrasting nosings. Verify if being used for daycare. (Not estimated here - See physical assessment)			
Gymnasium				
Gymnasium	Loose ceiling tiles. Ceiling tiles are not an acceptable ceiling material in a gymnasium. (See line item "ceilings" in the physical assessment section - This is an add to that amount to change our for vinyl coating)	4031	sf	$ 9,507
Stage	Stage is not accessible. **NO WORK (Not estimated)**			
Cafeteria				
Aesthetics	Some discoloration of ceiling tiles and loose tiles. (See line item "ceilings" in the physical assessment section - This is an add to that amount to change out for vinyl coating)	4157	sf	$ 9,805
Administrative Spaces				
Administrative Offices	**Need to rework teacher mailboxes so that teachers to pull mail from the the waiting area side. Wire management is an issue.**	1	ls	$ 10,000
Principal	Restroom could be renovated to meet ADA. **NO WORK (Not estimated)**			
District Food Service	Very small office. **NO WORK (Not estimated)**			
Conference Rooms	The repurposing of some space in the media center storage room will provide a much needed additional conference room. (Not estimated)			
General Support Spaces				
None				
Technology Readiness				
Teacher Devices	Teachers would like iPads to allow them to move around the classroom and still control Promethean boards. This technology is not yet available. (Not estimated)			
			EDUCATIONAL SUITABILITY ESTIMATED SUB-TOTAL	**$ 215,588**

EDUCATIONAL SUITABILITY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 186,276**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$ 29,312**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$ 215,588**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL				
SITE				
Description	Comments	Quantity	Unit	Total Estimated Cost*
Site				
Paving	Repair and seal asphalt paving + Restriping (Remove and replace 1510 sy + seal coat 6040 sy)	1	ls	$ 138,921
Curb and Gutter	Cut and replace damage curb and gutter	380	lf	$ 14,340
Other	Repair and seal asphalt basketball courts	1	ls	$ 7,862
Sidewalks	Repair damaged sidewalk	1250	sf	$ 19,655
Parking Lines	Paint new crosswalk	1	ea	$ 786
ADA Upgrades	Add ramps and truncated domes (10 ea)	10	ea	$ 10,221
Fire Hydrants	Add two fire hydrants (includes 640lf extension of new 6" underground fire line) *excludes tap and meter fees	1	ls	$ 152,522
Fire Lane	Add fire lane access to rear of building (grass pavers - 14' wide lane)	15120	sf	$ 297,183
Fencing	Repair fencing at fallen trees (allowance for 350lf)	350	lf	$ 7,705
Drainage	Repair site drainage at playground areas (allowance)	1	ls	$ 28,303
Drainage	Repair slopes at steps (85 cy of import fill + grading + grassing)	85	cy	$ 7,351
Drainage	Add yard inlets at front entry / yard	2	ea	$ 13,837
Drainage	Clean catch basins	12	ea	$ 5,661
Dumpster	Add dumspter screen	1	ls	$ 7,862
Playground	Play structures need to be updated	1	ls	$ 39,310
Roof Drains	Backflow device needed in utility room roof drains (Not estimated)			
			SITE ESTIMATED SUB-TOTAL	**$ 751,519**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 737,996**
SITE TOTAL: Work Required Mid-Term	**$ 7,862**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 5,661**
SITE ESTIMATED TOTAL: All Categories	**$ 751,519**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL

ROOF

Description	Comments	Quantity	Unit	Total Estimated Cost*
Roof				
SPUF w/ Aggregate	Replacement	21,530	sf	$ 540,904
Modified Bitumen	Repairs	256	sf	$ 786
SPUF w/ Aggregate	Replacement	540	sf	$ 12,579
Modified Bitumen	Repairs	910	sf	$ 1,572
SPUF w/ Aggregate	Replacement	9,510	sf	$ 239,004
SPUF w/ Aggregate	Replacement	527	sf	$ 12,579
SPUF w/ Aggregate	Replacement	7,806	sf	$ 196,235
SPUF w/ Aggregate	Replacement	8,722	sf	$ 218,877
SPUF w/ Aggregate	Replacement	30,278	sf	$ 759,781
SPUF w/ Aggregate	Replacement	4,064	sf	$ 103,149
		ROOF ESTIMATED SUB-TOTAL		**$ 2,085,466**

Estimates from WM Building Envelope Consultants, LLC

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ 2,083,108**
ROOF TOTAL: Work Required Mid-Term	**$ 2,358**
ROOF TOTAL: Exploratory work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 2,085,466**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

CLIFDALE ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	4	5	80%	Brick is in good condition except weathered at overflow scuppers. **Replace overflow scuppers with scuppers that extend beyond the edge of the brick.** Metal panels are discolored and not aging well. **Replace aging metal panels, 4'-0" high standing seam metal wall panels on 50% of perimeter.**
Exterior Windows	4	5	80%	**Provide tinted film on classroom windows at the front of the building.**
Louvers / Vents	N/A		N/A	
Exterior Doors	5	5	100%	The number of doors may be a security concern.
Door Hardware	1	5	20%	Lack of panic hardware on exterior classroom doors. **Remove existing**
Exterior Canopy	3	5	60%	Main entry canopy in reasonable shape. Drop off canopy rusted with hole in roof. **Replace top of side drop off canopy. 180 linear feet of 4'-0" high vertical standing**
Expansion / Control Joints	N/A		N/A	
Total Average			**68%**	
Roof				
A	1	5	20%	
A1	4	5	80%	
A2	2	5	40%	
A3	4	5	80%	
B	2	5	40%	
B1	1	5	20%	
C	1	5	20%	
D	2	5	40%	
E	1	5	20%	
F	1	5	20%	
Gutters / Downspouts	2	5	40%	Downspouts in good condition and are connected to drains. Overflow scuppers are not properly installed, allow water to run down brick. **Replace 20**
Total Average			**38%**	
Interior Finishes				
Interior Partitions	4	5	80%	Rating for walls other than moveable walls between classrooms. **See Educational Suitability for points on moveable walls between classrooms.**
Wall Finishes				
Paint	3	5	60%	
Floor Finishes				
Carpet	3	5	60%	Worn. Concern about pests in carpet. Want it replaced with VCT. **Replace all classroom and corridor carpet with VCT. Replace media**
VCT	4	5	80%	
Terrazzo	5	5	100%	
Tile	5	5	100%	
Gym				**Suggest a sports floor in the gymnasium, but not required.**
Ceilings	3	5	60%	Water damage on ceiling tiles. **Replace all ceiling tiles in building. Add acoustical celing and wall treatments in music room - 25% of wall and ceiling area.**
Signage	5	5	100%	
Total Average			**80%**	

CLIFDALE ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Doors				
Interior Doors	5	5	100%	
Door Hardware	2	5	40%	Exterior classroom doors need panic hardware. **Remove existing hardware and replace with panic hardware in all classrooms.**
Moveable / Operable Walls	1	5	20%	Operable walls transmit sound from one room to the next. Some partitions don't fully close. Sound attenuation needed. **Replace operable walls with gypsum board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall.**
Security Gates / Roll-Up Doors	N/A		N/A	
Total Average			**53%**	
Interior Stairs				
Treads / Nosings	1	5	20%	**Need contrasting nosings on steps in music and multipurpose rooms.**
Handrails	1	5	20%	Need code complaint handrails. **NO WORK**
Total Average			**20%**	
Restrooms				
ADA Accessibility	3	5	60%	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. One faculty restroom per gender, and the Principal's restroom could be renovated to be accessible. **NO WORK**
Restroom Accessories	4	5	80%	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**
Toilet / Screen Partitions	5	5	100%	**Remove and replace toilet screen partitions throughout entire building.**
Flooring	3	5	60%	
Walls	3	5	60%	
Fixtures	2	5	40%	**Replace all toilets with 1.6 GPF toilets and flush valves.**
Total Average			**67%**	
Fixed Equipment				
Cabinets	3	5	40%	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 5% for other areas.**
Theater Curtains	4	5	80%	
Fixed Auditorium Seating	N/A			
Gymnasium Athletic Equipment	4	5	80%	
Student Lockers	N/A			
PE Lockers	N/A			
Bleachers	N/A			
Total Average			**67%**	
HVAC Controls				
Equipment Expected Service Life	5	5	100%	
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**100%**	

CLIFDALE ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Cooling Plant				
Distribution Piping	5	5	100%	
Chillers	N/A	5	N/A	
Cooling Towers	5	5	100%	
Heat Exchanger	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	4	5	80%	**Provide VFDs for all loop-water pumps.**
Total Average			**98%**	
Heating Plant				
Boilers	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	4	5	80%	**Provide VFDs for all loop-water pumps.**
Total Average			**98%**	
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	5	5	100%	
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	4	5	80%	**Replace multiple ceiling-mounted ACT perforated return grilles throughout the campus that are in poor condition and inhibit proper airflow.**
Ducting	2	5	40%	It appears that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct.**
Terminal Units	N/A	5	N/A	
Total Average			**73%**	

CLIFDALE ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	N/A	5	N/A	
Water Source Heat Pumps	5	5	100%	
Split Systems	3	5	60%	One ducted split-system that serves the administration wing appears to be original to the building (both IDHP and ODHP), and should be replaced
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Return Air Path	4	5	80%	**Replace multiple ceiling-mounted ACT perforated return grilles throughout the campus that are in poor condition and inhibit proper airflow.**
Ducting	2	5	40%	It appears that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct.**
Total Average			**70%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	N/A	5	N/A	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	5	5	100%	
Stack Outlet Height	5	5	100%	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**100%**	
Domestic Water Heating				
Water Heaters	4	5	80%	Water heaters appear to be in good, working condition.
Dedicated Heater for Kitchen	3	5	60%	Water heater appears to be in good, working condition. **A dilution trap needs to be added to water heater condensate line. Recirculation pump needs to be replaced.**
Tanks	4	5	80%	Water heaters appear to be in good, working condition.
Recirculation Pump	2	5	40%	**Recirculation pumps need to be replaced.**
Total Average			**65%**	

CLIFDALE ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Plumbing				
Mop Sinks	2	5	40%	Mop sinks appear to be too shallow to be properly used. Water appears to
Laboratory Sinks	2	5	40%	Art room sinks are old and in poor condition. **Remove and replace. Assume four (4)**
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	2	5	40%	Showers do not appear to be used.
Water Fountains	2	5	40%	Water coolers are in poor, working condition and appear to be dated. Water coolers do not appear to be mounted at correct ADA height.
Roof Drain Piping	2	5	40%	Roof drain systems are understood to back up during heavy rain. Mechanical room in admin area has been flooded. **Storm drain piping needs to be replaced.**
Grease Traps	3	5	60%	Grease trap appears to be in fair, working condition. Grease trap appears to be cleaned at regulator basis.
Water Closets	3	5	60%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Urinals appear to be in poor, working condition. They appear to be the original urinals. **Remove and replace.**
Lavatories / Sinks	2	5	40%	Fixtures appear to be in poor, working conditions. Lavatories aerators were replaced with 0.5 GPM flow aerators. **Remove and replace sinks and faucets. One sink in each classroom, two in art, all restrooms.**
Total Average			**44%**	
Water Distribution				
Supply Piping	3	5	60%	Supply piping are the original piping when school was constructed
Sanitary Piping	2	5	40%	Sewer smell in school during heavy rain. Also sewer system does back up during normal use. **Replace sanitary piping.**
Water Heaters	4	5	80%	Water heaters appear to be in good, working condition.
Tanks	3	5	60%	Tanks appear to be in fair-to-good, working condition.
Booster Pumps	N/A	5	N/A	
Total Average			**60%**	
Gas System				
Supply Piping	3	5	60%	Gas piping appears to be original gas piping and in fair, working condition.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	3	5	60%	Main Switchboard 2000A, 480Y/277V 3 phase (Westinghouse). Main Service is original to the initial construction late 1970's.
District-Owned Site Transformers	NA	NA	NA	Pad-mount transformer is owned by Duke Energy.
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**60%**	

CLIFDALE ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers	3	5	60%	Transformers are original to initital construction, late 1970's.
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Provide surge suppression.**
Equipment	3	5	60%	Electrical equipment is original to the initial construction.
Panelboards	3	5	60%	Panelboards are original to initial construction, late 1970's.
Feeders	3	5	60%	Feeders are original.
Switches / Receptacles	2	5	40%	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Replace wiring devices and add wiremold in all classrooms.**
Total Average			**50%**	
Lighting				
Classrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Motion Detection	1	5	20%	**Building is not equipped with occupancy sensors. Provide occupancy sensors.**
Emergency Lighting	1	5	20%	Emergency lighting is powered by a small natural gas generator.
Performance Lighting	1	5	20%	
Exterior Walkway Lighting	4	5	80%	Existing fixtures have been retroffited with LED.
Exterior Perimeter Lighting	4	5	80%	Site lighting is provided by district owned pole mounted floodlights.
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls on all lighting.**
Total Average			**56%**	
Electrical				
Lightning Protection	NA	NA	NA	Building is not equipped with lightning protection. **Provide lightning protection.**
Kitchen Equipment Supply	2	5	40%	
Scoreboards	NA	NA	NA	
Lift Stations	NA	NA	NA	
Emergency Generator	2	5	40%	Natural Gas Kohler unit installed mid 1990's to replace original central battery system.
Performance Sound Systems	3	5	60%	
Operable Retractable Screens	2	5	40%	
Total Average			**45%**	
Communications & Security				
Fire Alarm	4	5	80%	The fire alarm system has just recently been upgraded to a Notifier system with emergency voice evacuation.
Annunciator Panels	2	5	40%	The fire alarm annunciator appears to have been installed in same closet as
Intercom / PA / Clock	2	5	40%	Existing system is Bogen. Classrooms have callback buttons.
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**56%**	

CLIFDALE ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Kitchen				
Office	3	5	60%	Office size adequate. Furniture is falling apart and needs replaced.
Storage Equipment	4	5	80%	Storage shelving is in acceptablecondition.
Storage Area Size	3	5	60%	Dry storage more than adequate but **freezer is too small. Add a small new walk-in freezer to augment storage.**
Storage Area Condition	4	5	80%	Finishes are in good overall condition for age. Minor leak in dry storage needs to be addressed. **Repair leak.**
Walk-in Cooler	4	5	80%	Cooler holding temp at 35 and meets health department requirements. Compressors are new
Walk-in Freezer	4	5	80%	Freezer not large enough but is holding temp at -10 degrees. Compressors are new
Preparation Equipment	2	5	40%	**Slicer and Buffalo Chopper is 25 plus years old and needs to be replaced**
Preperation Area Condition	2	5	40%	**Need additional worktable prep space and additonal hand sinks**
Preparation Size	4	5	80%	Adequate work space
Preparation Area Condition	3	5	60%	Work tables, and building finishes are in fair overall condition.
Exhaust Hood	2	5	40%	**Hood makeup air blowing cold air out and needs to be tempered**
Cooking Equipment	3	5	60%	**Hot plate is not functioning and needs to be replaced**
Cooking Size	4	5	80%	Cooking area size is good
Cooking Area Condition	3	5	60%	Cooking area finishes are in fair overall condition for age
Serving Equipment	3	5	60%	**Need additional hot wells and add hand sinks at line**
Serving Size	4	5	80%	Serving space is adequate
Serving Area Condition	5	5	100%	Finishes are in good overall condition
Dishwash Equipment	3	5	60%	Dishmachine is around 12 years old and having temperature issues. **Assume repairs.**
Dishwash Equipment	3	5	60%	**Need additional drying racks**
Dishwash Size	5	5	100%	Dishwashing space is adequate
Total Average			**68%**	

Physical Condition Average	**65%**
Total Building Average	**60%**

SITE IMPROVEMENTS

Replace existing playgound equipment.

Repair cracks and potholes in pavement.

Severe cracking in asphalt play courts – drainage improvements needed around courts to limit future cracking. **Installing two (2) catch basins and grade to drains at playcourt. Remove and replace playcourt paving.**

Sidewalks along Heritage Hills Drive need ADA approved ramps with truncated domes.

Some sidewalks around building are in need of repair. **Assume that 50% of sidewalks need to be replaced.**

ADA ramps needed at drives and at side drop-off. Align crosswalk striping with ramps. Crosswalk connection from 2nd row of ADA spaces needed

Some repairs need to be made to site fencing. **Assume 100' of repairs.**

Poor drainage around playground areas. **Assume adding four catch baisns and grading to catch basins.**

Existing grate inlets not capturing runoff as soil has been washed away adjacent to grates. Slopes around steps eroding. **Add soil and regrade to grates.**

Poor drainage at front entry. **Additional yard inlets needed in landscaped areas. Assume four (4) new inlets.**

Pavement around storm inlet has settled and not draining properly. **Add asphalt to regrade to inlet.**

Provide brick screening for dumpster area.

Provide concrete ramp from parking lot for kitchen access.

Utility room roof drains surcharging on extreme weather events. **Backflow device may be needed to prevent flooding.** Further evaluation needed.

CLIFDALE ELEMENTARY SCHOOL

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				Brick is in good condition except weathered at overflow scuppers. **Replace overflow scuppers with scuppers that extend beyond the edge of the brick.** Metal panels are discolored and not aging well. **Replace aging metal panels, 4'-0" high standing seam metal** wall panels on 50% of perimeter.
Building Security	1	5	20%	Exterior classroom doors appear to be an exit but are not due to lack of panic hardware. **Replace existing hardware with panic hardware.**
Limited Entrances	1	5	20%	Too many exterior doors in building. **NO WORK**
Signage and Way Finding	5	5	100%	
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	2	5	40%	Difficult to supervise all of the exit points in the building. **NO WORK**
Hazardous Materials	5	5	100%	None apparent from visual inspection.
Total Average			**63%**	
Building Codes/ ADA Compliance				
Means of Egress	1	5	20%	**Exterior classroom doors require panic hardware.**
Building Accessibility	3	5	60%	Stage, music room not accessible. Restrooms not ADA compliant. **NO WORK**
Toilet Accessibility	1	5	20%	Classroom toilets are not accessible. Some other restrooms could be renovated for accessibility. **NO WORK**
Total Average			**33%**	
Fire Protection				
Sprinkler System	1	5	20%	There is not a sprinkler system or coverage from a hydrant. **Add a sprinkler system and two hydrants near opposite corners of building.**
Total Average			**20%**	
Building Average			**39%**	

CLIFDALE ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
School Climate				
Interior Circulation (convenience)	5	5	100%	Brick is in good condition except weathered at overflow scuppers. **Replace overflow scuppers with scuppers that extend beyond the edge of the brick.** Metal panels are discolored and not aging well. **Replace aging metal panels, 4'-0" high standing seam metal** wall panels on 50% of perimeter.
Learning Style Variety	5	5	100%	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture.
School Environment	5	5	100%	
Total Average			**100%**	
General Instruction Spaces				
4K Kindergarten (1)	2.5	5	50%	Noise from adjacent rooms distracts ADD and ADHD students, even with operable wall closed. Require sound attenuation measures. **Provide new high STC ceiling tiles through 4K-5K wing.**
5K Kindergarten (2)	2.5	5	50%	Noise from adjacent rooms distracts ADD and ADHD students, even with operable wall closed. Require sound attenuation measures.
First Grade (2)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. **Provide gyp board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall, to replace all operable walls. All classrooms.**
Second Grade (2)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Third Grade (3)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Fourth Grade (2)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Fifth Grade (2)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Accessibility	1	5	20%	None of the perimeter classrooms are accessible with the exception of 4K and 5K. None of the classroom restrooms are accessible. **NO WORK**
Storage	5	5	100%	
Adjacencies	5	5	100%	

CLIFDALE ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Fixed Equipment	3	5	60%	Some markerboards are ruined and require replacement. **Replace all markerboards. Assume one per classroom.**
Aesthetics	4	5	80%	
Lockers/ Cubbies	3	5	60%	Need bookbag storage for grades above kindergarten. Could be provided with furniture.
Parent as Teacher	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Literacy	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
ATLAS	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound
Total Average			**58%**	
Special Use Classrooms				
Self-Contained	1	5	20%	Does not have toilet in room and closest restrooms are not ADA accessible. Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Reading Intervention	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls.
Speech	5	5	100%	
Sensory room	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	3	5	60%	Dated cabinets in fair condition. Some markerboards are ruined and require replacement.
Aesthetics	2	5	40%	Rooms except the Wonder Room have no natural light. Recommend relocating rooms for all day programs.
Total Average			**71%**	

CLIFDALE ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	Operable walls transmit sound from one room to the next. Some partitions don't fully close. Sound attenuation needed. **Replace operable walls with gypsum board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side o**f wall.
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	

Description	Score	Possible Score	Percent Score	Comments
Labs				
STEM / Science (4th and 5th)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Require sound attenuation measures.
Storage	2	5	40%	Need additional storage. **Add 12' x 2' x 6' tall storage cabinets with shelves in both rooms.**
Adjacencies	5	5	100%	
Fixed Equipment	3	5	60%	Some markerboards are ruined and require replacement.
Aesthetics	4	5	80%	
Total Average			**66%**	
Computer				
Computer Lab	3	5	60%	Too small. Warm, possibly due to poor air circulation. Will be replacing diffuser.
Information Technology Support	5	5	100%	
Storage	3	5	60%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	
Aesthetics	3	5	60%	
Total Average			**80%**	
Art				
Size of Classroom	5	5	100%	
Storage	2	5	40%	Cannot tell if adjacent storage room is in use. Current furniture arrangement makes it inaccessible.
Adjacencies	5	5	100%	
Fixed Equipment	4	5	80%	Dated cabinets in fair condition. Markerboard.
Floor	4	5	80%	Crack in VCT floor tiles, likely at a control joint. NO WORK
Aesthetics	4	5	80%	
Total Average			**80%**	

CLIFDALE ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Music				
Size of Classroom	3	5	60%	Not accessible. Fixed risers limit the usability of the space. **Contrasting nosing needed on treads**.
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	N/A		N/A	
Aesthetics	4	5	80%	Needs refreshing.
Total Average			**85%**	
Media Center				
Size	5	5	100%	Would like to condense shelving to provide room for a Makers Space.
Office	4	5	80%	Replace ceiling tiles due to water leaks.
Conference Room	4	5	80%	Small room.
Storage	4	5	80%	Ample currently, but plans are to change part of the storage room into a conference room for teachers. May be able to convert current
Adjacencies	2	5	40%	Very distracting to have classes change around the perimeter of the space. Request some sort of partitions.
Fixed Equipment	5	5	100%	
Ceiling	2	5	40%	Wood slats in center of room block lighting, Request dimmable LED fixtures with better coverage of space.
Aesthetics	4	5	80%	
Total Average			**75%**	

CLIFDALE ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Multi-Purpose Room				
Multipurpose room	3	5	60%	Not accessible. Risers need contrasting nosings. Verify if being used for daycare.
Storage	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**80%**	
Gymnasium				
Gymnasium	4	5	80%	Loose ceiling tiles. Ceiling tiles are not an acceptable ceiling material in a gymnasium.
Fixed Equipment	4	5	80%	
Stage	2	5	40%	Stage is not accessible. **NO WORK**
Office	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**76%**	
Cafeteria				
Size	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	Some discoloration of ceiling tiles and loose tiles.
Total Average			**95%**	

CLIFDALE ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Administrative Spaces				
Administrative Offices	4	5	80%	**Need to rework teacher mailboxes so that teachers to pull mail from the the waiting area side. Wire management is an issue.**
Principal	4	5	80%	Restroom could be renovated to meet ADA. **NO WORK**
Nurse	4	5	80%	
District Food Service	4	5	80%	Very small office. **NO WORK**
Conference Rooms	4	5	80%	The repurposing of some space in the media center storage room will provide a much needed additional conference room.
Storage	4	5	80%	
Adjacencies	4	5	80%	
Fixed Equipment	4	5	80%	
Aesthetics	4	5	80%	
Total Average			**80%**	
General Support Spaces				
Teacher Lounge/ Workroom	4	5	80%	
Custodial	5	5	100%	
Storage	4	5	80%	
Adjacencies	5	5	100%	
Fixed Equipment	4	5	100%	
Aesthetics	4	5	80%	
Total Average			**90%**	
Technology Readiness				
Teacher Devices	2	5	40%	Teachers would like iPads to allow them to move around the classroom and still control Promethean boards. This technology is not yet available.
Total Average			**40%**	
Building Average			**77%**	

COWPENS ELEMENTARY SCHOOL | EXECUTIVE SUMMARY

Cowpens Elementary School is one of the "three sisters" elementary schools. It is the identical mirror of the Pacolet Elementary School floor plan. It houses 407 PK through 5th grade students in 89,803 square feet. It is an attractive, well maintained brick building built in 1978.

As with Clifdale, some of the major issues that need to be addressed are issues regarding fire safety:

- One or more fire hydrants need to be installed.
- A lane of grass pavers or asphalt 14'-0" wide needs to be provided around the back of the school for fire truck access.
- All of the classrooms on the exterior wall require panic bar hardware on the doors that open directly to the exterior. Whether or not they are actually required for egress, their presence would draw people to them for exiting in case of an emergency.
- A sprinkler system needs to be installed in the building.

Within the building, the greatest areas of daily concern for the teachers and staff are the operable walls between classrooms, the lack of a wall between the media center and the corridor space that surrounds it, and the condition of the carpet.

Many of the operable walls don't close properly and even if they do, noise travels freely between classrooms on either side or even two classrooms away, depending on the activities in progress. Phonic ears help the situation, but the students move around in project-based learning activities much of the day which is noisy productivity. Sound attenuation is required to allow each class of students to be able to focus on the teacher and their work. The moveable partitions need to all be removed and replaced with gypsum board on metals stud walls with batt insulation within the walls and 4'-0" on each side of the wall above the adjoining ceilings. We have included an additional 16' markerboard on this new wall in each classroom.

The 4k and 5k teachers would like walls constructed between their classrooms. We have provided for metal stud and gypsum board partition walls to be added in this area.

This floor plan layout locates the media center in the center of the building, surrounded by classrooms on three sides. During class change times, there is a great deal of disruption to those in the media center and there needs to be some sort of partition between the two. The Media Specialist doesn't feel that the room needs to be completely closed off but does to some degree. In addition, the room is relatively dark and could use additional lighting. Part of the problem is the wood slats in the center of the room. They would like these removed.

The last request is to replace all of the existing carpet with vinyl composition tile. The carpet is old and worn with many significant stains. In addition to its unsightliness, the school staff is concerned that it may breed growths contributing to poor indoor air quality and may harbor pests. As exceptions, they would like the existing carpet in the media center and administration area to be replaced with new carpet. Although not required, we recommend replacing the VCT in the multipurpose room with a sports flooring material to prevent stress on developing bones and joints.

As well-founded concerns for safety were expressed at Clifdale and all the schools, we have estimated the cost of providing impact resistant glazing for all windows in the cost estimates. While expensive, it offers a layer of immediate protection from an intruder.

The school requires the installation of a wet sprinkler system which will in turn require the early removal and replacement of the ceiling grid and tiles, which were originally on the list of mid-term repairs. While this work is being done, we recommend replacing the HVAC duct board with hard metal duct. This work is needed as a part of an effort to improve indoor air quality.

On the critical list of electrical work is the installation of LED dimmers as requested unanimously by the teachers and occupancy sensors to save on electricity. We are also recommending the installation of a diesel generator for the primary purpose of powering the emergency lights. Emergency voice evacuation has been required by OSF for several years, so we are adding it to the fire alarm system.

Major investments in the facility include:

- Impact resistant glazing $330,203
- Replace operable walls with metal studs and gypsum board walls $323,756
- Replace all ceiling tile and grid $627,693
- Replace duct board with hard metal ducts $973,768
- Repair / replace toilets as needed per investigation $96,073
- Provide dimmable LED fixtures and occupancy sensors $314,479
- Install a sprinkler system $809,964
- Add fire hydrants and paved road access around school for fire trucks $886,045
- Roof replacement $1,051,146

Critical Work Required or Requested by District, Exploratory Work	**$8,805,435**
Work Required Mid-Term	$503,639
Work Required Long-Term	$574,637
Total	**$9,883,711**
Furniture	**$777,160**

Constant moisture issues at gymnasium ceiling

Severe weathering of exterior canopy

ESTIMATE: COWPENS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Windows	**Provide tinted film on all classroom windows at the front of the building so that people inside can easily see out but it's difficult to see inside.**	1265	sf	$ 9,945
Exterior Windows	**Provide impact resistant glazing in exterior windows.**	2100	sf	$ 330,203
Exterior Door Hardware	**All exterior classroom doors require panic hardware.**	64	ea	$ 123,779
Sidewalks	**Topping layer on sidewalk to Kindergarten area needs to be removed and replaced.**	4490	sf	$ 70,601
Interior Finishes				
Interior Partitions	**See Educational Suitability for points on moveable walls between classrooms. Add glass storefront wall around media center space, separating it from the corridor space that surrounds the media center. Add four (4) windows in Art storage and office to provide a overview of classroom.** Incudes storefront, metal stud bulkhead above, and doors/hardware (#ea) (Allowance based on 2,676 sf) (Allowance based on 4 3'x4' punched opening windows) (Interior glass is non-rated)	1	ls	$ 323,756
Paint	**Need to paint kindergarten wing. Repair hole in gyp board wall in Multipurpose Room and repaint room. (allowance)**	1	ls	$ 16,343
Carpet	Worn. Concern about pests in carpet. Want it replaced with VCT. **Replace all classroom and corridor carpet with VCT. Replace media center and admin carpet with new carpet. Replace VCT in storage and janitor's closets. (Assume removal of 85360 sf carpet replacement with 76490 sf VCT ($7/sf allowance for VCT materials) and 8870 sf of carpet)**	1	ls	$ 1,118,220
Tile	**Remove ceramic tile floor and base in restrooms and replace. (Assumes thinset installation)**	3110	sf	$ 61,127
Gym Floor	Suggest a sports floor in the gymnasium, but not required. (Priced 4250sf "vinyl" MONDO flooring and included game lines)	1	ls	$ 106,530
Ceilings	Water damage on ceiling tiles. **Replace all ceiling tiles in building. Add acoustical celing and wall treatments in music room - 25% of wall and ceiling area. (based on 25% of gross sf with regular ceiling tile and 100% of music room area HRC ceiling tiles in lieu of acoustical wall panels) (include demo of existing ACT and install of new grid and 1,687sf of high NRC ceiling tile with 730sf 1/2" fabric wrapped acoustical wall panels). (Assumes seismic "C")**	1	ls	$ 627,693
Interior Doors				
Interior Doors	Classroom doors don't have lites. Need to be painted. **Replace all classroom doors with doors with lites. Repaint other doors. (based on prefinished wood door with non rated glass including repainting of frame) (Allowance based on adding lites to 40 classroom door and repainting the remining 151 interior doors)**	1	ls	$ 74,689
Gym Doors	Need to be replaced. **Remove and replace.**	2	pr	$ 11,478
Moveable / Operable Walls	Some panels have gaps at the point of closure. See Educational Suitability for points on moveable walls between classrooms. Verify moveable wall between gym and cafeteria is in working order. **They may not be using this partition - we will assume that it works. (not estimated)**			
Interior Stairs				
Treads / Nosings	**Need contrasting nosings on steps in music room when VCT is installed.**	200	lf	$ 3,774
Handrails	Need code compliant handrails on wall.	20	lf	$ 1,000
Restrooms				
ADA Compliance	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. One faculty restroom per gender, and the Admin area restroom could be renovated to be accessible. NO WORK (not estimated)			
Restroom Accessories	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**	1	ls	$ 50,589
Toilet / Screen Partitions	**Remove and replace toilet screen partitions throughout entire building.**	1	ls	$ 37,746
Door Hardware	**One boys restroom door closer needs to be replaced. (Allowance)**	1	ea	$ 314
Fixed Equipment				
Cabinets	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 5% for other areas. (Based on 43 classrooms)**	440	lf	$ 401,275
HVAC Controls				
Controls	Multiple space sensors (thermostats) are mounted above ADA height. **NO WORK. (not estimated)**			
Cooling Plant				
Energy Effectiveness	**Provide VFDs for all loop-water pumps and cooling tower fan. (Allowance)**	3	ea	$ 23,586
Heating Plant				
Energy Effectiveness	**Provide VFDs for all loop-water pumps. (Allowance)**	2	ea	$ 15,724
Air Distribution / Heating				
Ducting	It is understood that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct. (Not estimated here - see "Ducting" below)**			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Distributed Air Handling / AC				
Split Systems	The two split-systems that serve the administration wings appear to be original to the building (both IDHP and ODHP), and should be replaced within the next 5-years. (Not estimated)			
Ducting	It is understood that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct.**	88470	sf	$ 973,768
Exhaust Systems				
Fume Exhaust	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust in all janitor's closets.**	5	ea	$ 94,344
Domestic Water Heating				
Water Heaters	Water heaters appear to be dated but in fair, working condition. (not estimated)			
Dedicated Heater for Kitchen	Water heater appears to be dated but it is in fair, working condition. (not estimated)			
Tanks	Water heaters appear to be dated but in fair, working condition. (not estimated)			
Recirculation Pump	Recirculating pump appears to be old but it is in fair, working condition. (not estimated)			
Plumbing				
Mop Sinks	Mop sinks are old and are too shallow. Mop sinks need to be updated. **Remove and replace.**	5	ea	$ 11,793
Laboratory Sinks	Art room sinks are old and in poor condition. **Remove and replace. Assume four (4)**	4	ea	$ 7,862
Showers	Shower does not appear to be used. (Not estimated)			
Water Fountains	Water fountains appear to be old and are in poor, working condition. **Remove and replace. Assume fourteen (14). (Based on bi-level)**	14	ea	$ 34,121
Grease Traps	Grease trap appears to be in fair, working condition. (Not estimated)			
Water Closets	The energy savings company did do a complete change-out in all of the schools except for Pacolet Middle. They replaced old flush valves and toilets with 1.28 piston type flush valve and a low flow toilet. (piston type flush are designed to flow more water in less time) I do not know if they replaced the whole flush valve assembly or just the flush valve it self. We cannot tell if they replaced the long flush valve tube, spud and spud washer. Manufacturer rep will be back at the district on Wednesday and will ask Dean.	47	ea	$ 96,073
Urinals	Fixtures appear to be older and need to be updated. **Remove and replace.**	8	ea	$ 13,837
Lavatories / Sinks	Fixtures appear to be older and need to be updated. **Remove and replace sinks and faucets. One sink in each classroom, all restrooms.**	87	ea	$ 170,998
Water Distribution				
Supply Piping	Supply piping is the original piping. it appear to be in fair, working condition. (not estimated)			
Sanitary Piping	Sanitary piping is the original piping and appears to be in fair, working condition. (not estimated)			
Water Heaters	Water heaters appear to be in fair, working condition. (not estimated)			
Tanks	Tanks appear to be in fair, working condition. (not estimated)			
Gas System				
Supply Piping	Gas piping are the original piping and appear to be in fair, working condition. (Not estimated)			
Electrical Supply				
Service Switchgear	Main Switchboard 2000A, 480Y/277V 3 phase (Westinghouse). Main Service is original to the initial construction late 1970's. (not estimated)			
Site Transformers	Pad-mount transformer is owned by Duke Energy. (not estimated)			
Electrical Distribution				
Transformers	Transformers are original to initital construction, late 1970's. (not estimated)			
Surge Suppression	Building is not equpped with surge suppression. **Add surge suppression. (Allowance)**	1	ls	$ 23,586
Equipment	Electrical equipment is original to the initial construction. (not estimated)			
Panelboards	Panelboards are original to initial construction, late 1970's. (not estimated)			
Feeders	Feeders are original. (not estimated)			
Switches / Receptacles	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Add wiremold to all classrooms.** (used allowance from MPS email dated 4/17/18) (Allowance includes replaces 300 wiring devices)	1	ls	$ 107,709
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
High Bay Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Motion Detection	Building is not equipped with occupancy sensors. **(Based on providing occupancy sensors and dimmable LED Lights for 40 classrooms)** (Estimate used from BGA in email dated 4/6/18)	40	ea	$ 314,479
Emergency Lighting	Emergency lighting is powered by a small natural gas generator. **Add new generator. (Not estimated here - see "Emergency Generator" below)**			
Exterior Walkway Lighting	Existing fixtures have been retroffited with LED. (not estimated)			
Exterior Perimeter Lighting	Site lighting is provided by district owned pole mounted floodlights. These have been retrofitted with LED. (not estimated)			
Lighting Controls	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls on all lighting. (Not estimated here - see "motion detection" above)**			
Electrical				
Lightning Protection	Building is not equipped with lightning protection. **Provide lightning protection. (Allowance)**	1	ls	$ 293,944
Emergency Generator	Natural Gas Kohler unit installed mid 1990's to replace original central battery system. **Remove and replace. (Allowance based on providing a 60 kW diesel genset, weatherproof housing, sub-base fuel tank with (2) transfer switches - estimate from BGA)**	1	ls	$ 110,068
Communications & Security				
Fire Alarm	The fire alarm system has just recently been upgraded to a Notifier system with emergency voice evacuation. (not estimated)			
Annunciator Panels	The fire alarm annunciator appears to have been installed in same closet as fire alarm panel. **Remove and relocate. (Allowance)**	1	ls	$ 23,586
Intercom / PA / Clock	Existing system is Bogen. Classrooms have callback buttons. (not estimated)			
Kitchen				
Office	Office size is sufficient (not estimated)			
Storage Equipment	Storage shelving is in very good condition (not estimated)			
Storage Area Size	Dry storage room is more than adequate and generous in size (not estimated)			
Storage Area Condition	Finishes are in good overall condition (not estimated)			
Walk-in Cooler	**Additional cooler advised to be added in oversized dry storage room (Allowance based on 10'x10')**	1	ea	$ 31,448
Walk-in Freezer	**Additional freezer advised to be added in oversized dry storage room (Allowance based on 10'x10')**	1	ea	$ 39,310
Preparation Equipment	Most prep. equipment is in good working order. **The chopper is due for replacement.**	1	ea	$ 21,573
Preparation Size	Generous work space (not estimated)			
Preparation Area Condition	Work tables, and building finishes are in good overall condition. (not estimated)			
Cooking Equipment	**The older modular cabinet base equipment is due for replacement.**			$ 35,000
Exhaust Hood	**Modify Exhaust Hood to temper supply air and restrict bottom edge vents.**	1	ls	$ 7,547
Cooking Size	Cooking area size is very good. (not estimated)			
Cooking Area Condition	Cooking area finishes are in good overall condition. (not estimated)			
Serving Equipment	**Replace the old serving line with new modular counters (Allowance based on Hot Food Counter/Sneeze Guard; Cold Food Counter/Sneeze Guard and Flat Top Counter (next to cold food counter). This will be just over 16' in length.)**	1	ls	$ 56,606
Serving Size	Serving space is adequate (not estimated)			
Serving Area Condition	Finishes are in good overall condition (not estimated)			
Dishwash Equipment	**The Soiled dishtable is not code compliant and must be replaced (allowance based on conveyor type by Champion)**	1	ea	$ 31,448
Dishwash Size	Dishwashing space is adequate (not estimated)			
Dishwash Area Condition	Finishes are in good overall condition (not estimated)			
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 5,907,472**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 4,954,988**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$ 377,847**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 574,637**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 5,907,472**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	Comments	Quantity	Unit	Total Estimated Cost*
COWPENS ELEMENTARY SCHOOL TOTAL: Critical Work Required or Requested by Teachers or District				$ 8,805,435
COWPENS ELEMENTARY SCHOOL TOTAL: Work Required Mid-Term				$ 503,639
COWPENS ELEMENTARY SCHOOL TOTAL: Exploratory Work - Does not include actual work to system				$ -
COWPENS ELEMENTARY SCHOOL TOTAL: Work Required Long-Term or by Maintenance Staff				$ 574,637
COWPENS ELEMENTARY SCHOOL ESTIMATED GRAND TOTAL: All Categories				$ 9,883,711
COWPENS ELEMENTARY SCHOOL TOTAL: Furniture				$ 777,160

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS ELEMENTARY SCHOOL

HEALTH AND SAFETY ASSESSMENT

Description	Comments	Quantity	Unit	Total Estimated Cost*
Health/ Safety Conditions				
Limited Entrances	Too many exterior doors in building. **NO WORK (not estimated)**			
Ease of Supervision	Difficult to supervise all of the exit points in the building. **NO WORK (not estimated)**			
Hazardous Materials	None apparent from visual inspection. (not estimated)			
Building Codes/ ADA Compliance				
Means of Egress	No panic bars on exterior classroom doors. **Provide panic hardware on all exterior doors.**	64	ea	$ 123,779
Building Accessibility	Stage, music room and multipurpose room not accessible. None of the perimeter classrooms are accessible with the exception of one 4K and all 5K. **NO WORK. (not estimated)**			
Toilet Accessibility	None of the classroom restrooms are accessible. Some of the other restrooms could be renovated to be compliant. **NO WORK (not estimated)**			
Fire Protection				
Sprinkler System	There is not a sprinkler system or coverage from a hydrant. Install sprinkler system through entire building. (Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 890 lf of new fire line, PIV, and pit)	1	ls	$ 809,964
	HEALTH AND SAFETY ASSESSMENT ESTIMATED SUB-TOTAL			**$ 933,743**

HEALTH AND SAFETY ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 933,743**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 933,743**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS ELEMENTARY SCHOOL				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
School Climate				
Learning Style Variety	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture. (not estimated)			
General Instruction Spaces				
4K Kindergarten (2)	Too noisy. **Would like walls between 4K and 5K classrooms. Provide gyp board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall. Provide passage doors as needed to access all spaces. Assume six (6) doors. (includes 55lf of 14' high new partition walls, demo of 2 operable wall partitions and 55lf of track). (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**	1	ls	$ 22,673
5K Kindergarten (3)	Too noisy. Would like walls between classrooms. See above. (Not estimated here - see 4k Kindergarten)			
First Grade (3)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. **All classrooms: Provide gyp board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall. (includes 880lf of 14' high new partition walls, demo of 25 operable wall partitions and 880lf of track). (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**	1	ls	$ 149,519
Second Grade (3)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated here - see First Grade)			
Third Grade (4)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. No natural light, recommend relocating one class to room occupied by book storage. (Not estimated here - see First Grade)			
Fourth Grade (3)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated here - see First Grade)			
Fifth Grade (3)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. **(Not estimated here - see First Grade) Provide tinted film on all classroom windows at the front of the building so that people inside can easily see out but it's difficult to see inside. (Not estimated here - see physical assessment section)**			
Fixed Equipment	Chalkboards need to be replaced by Markerboards. **Remove and replace in all classrooms. (assumed one per classroom; based on 19' white board)**	40	ea	$ 71,072
Lockers/ Cubbies	Only kindergarten rooms and one other room have cubbies. Need bookbag storage for other grades. **Could be provided by furniture.**			
Special Use Classrooms				
ATLAS	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Would like window tinting on exterior windows for privacy. (Not estimated here - see First Grade and Fifth Grade)			
Parent as Teacher	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Would like window tinting on exterior windows for privacy. (Not estimated here - see First Grade and Fifth Grade)			
Headstart	No natural light. Recommend relocating to room occupied by Parent as Teacher. **NO WORK (not estimated)**			
Guidance Classroom	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Guidance would like a Promethean board. Would like window tinting on exterior windows for privacy. (Not estimated here - see First Grade and Fifth Grade. Promethean board not estimated)			
Resource	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Would like window tinting on exterior windows for privacy. (Not estimated here - see First Grade and Fifth Grade.)			
ESOL	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated here - see First Grade.)			
Sign Language Club	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated here - see First Grade)			
Fixed Equipment	Dated cabinets in fair to poor condition throughout. (see Physical Assessment)			
Fixed Equipment	Chalkboards need to be replaced by Markerboards. (Not estimated here - see "Fixed Equipment" above)			
Labs				
Science Lab (5th)	Would like window tinting on exterior window for privacy. (Not estimated here - see Fifth Grade)			
Fixed Equipment	Dated cabinets in fair to poor condition. (see Physical Assessment)			
Computer				
Computer Lab	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated here - see "First Grade" above)			
Fixed Equipment	Chalkboards need to be replaced by Markerboards. (Not estimated here - see "Fixed Equipment" above)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Description	Comments	Quantity	Unit	Total Estimated Cost*
Art				
Size of Classroom	Would like window between office and classroom. **Add four (4) windows in Art storage and office to provide a overview of classroom. (Based on 4'x4' windows) (Interior glass in non-rated)**	1	ls	$ 9,112
Fixed Equipment	Cabinets in poor condition. (See Physical Assessment)			
Fixed Equipment	Kiln is not vented so they are not able to use it. **Provide venting for kiln.**	1	ea	$ 18,869
Music				
Size of Classroom	Not accessible. Fixed risers limit the usability of the space. **Risers need contrasting nosings. (Not estimated here - see physical assessment section)**			
Media Center				
Conference Room	Small room, also serves as storage. (not estimated)			
Adjacencies	Very distracting to have classes change around the perimeter of the space. Would like to be able to read to a class. **Add glass storefront wall around media center space, separating it from the corridor space that surrounds the media center. (Not estimated here - see physical assessment)**			
Ceiling	**Dim. Remove wood slats in center of room. Request dimmable LED fixtures with better coverage of space. (Based on Demoing the wood slats and replacing with HRC ceiling tiles and grid)**	1	ls	$ 36,165
Multi-Purpose Room				
Multipurpose / After School Room	Not accessible. Fixed risers limit the usability of the space. **Risers need contrasting nosings.**	200	lf	$ 3,774
Gymnasium				
Gymnasium	Ceiling tiles are not an acceptable ceiling material for a gymnasium. **NO WORK (not estimated) (25% of ceiling tiles are being replaced throughout the building - see physical assessment)**			
Stage	Stage is not accessible. **NO WORK (not estimated)**			
Aesthetics	Dim lighting. Some discoloration of ceiling tiles. **Double the amount of lighting. (Allowance)**	1	ls	$ 14,152
Cafeteria				
Aesthetics	Dim lighting. Some discoloration of ceiling tiles. **Double the amount of lighting. (Allowance)**	1	ls	$ 14,153
Administrative Spaces				
Storage	Vault storage is tight. **NO WORK. (not estimated)**			
General Support Spaces				
Custodial	**VCT needs to be replaced. (Not estimated here - see physical assessment section)**			
Restrooms				
Students	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. **NO WORK (not estimated)**			
Staff	One faculty restroom per gender, and the Admin area restroom could be renovated to be accessible. **NO WORK (not estimated)**			
Aesthetics	Tile and fixtures show their age. (not estimated)			
Technology Readiness				
Teacher Devices	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology. (not estimated)			
	EDUCATIONAL SUITABILTY ESTIMATED SUB-TOTAL			**$ 339,489**

EDUCATIONAL SUITABILITY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 339,489**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$ 339,489**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS ELEMENTARY SCHOOL

SITE

Description	Comments	Quantity	Unit	Total Estimated Cost*
Site				
Add Parking Lot	New parking lot for overflow parking (20 spaces) and (4) spaces at kitchen (Adding 20 parallel parking spaces along the entrance drive and 200 sy of parking adjacent to the kitchen dock)	1	ls	$ 111,832
Existing Parking	Seal existing parking lots (Allowance includes seal coating 8290sy of asphalt and standard parking lot striping)	1	ls	$ 39,994
Bus Parking	Seal Bus Loop (Not estimated here - included in "Existing Pavement" above)			
Asphalt Walking Trail	Remove debris and seal cracks (Allowance)	1	ls	$ 3,774
Asphalt Basketball Courts	Remove debris and seal cracks (Allowance)	2	ea	$ 15,724
New Sidewalk	Add sidewalk at back of both sets of ADA parking spaces (Allowance)	1	ls	$ 20,567
ADA Ramps	Add ADA ramps at existing crosswalks and bus loop (Allowance)	10	ea	$ 70,758
Existing Sidewalks	Repair existing sidewalks (Allowance based on repairing 1250 sf)	1250	sf	$ 19,655
Fire Hydrant	Add fire hydrant closer to building to meet code (Allowance based on 860lf of new fire line with one new fire hydrant)	1	ls	$ 147,019
Fire Lane	Add fire lane access to rear of building (grass pavers at 14' wide)	37600	sf	$ 739,026
Parking Lot Striping	Re-Stripe all existing parking lots Not estimated here - see "Existing Parking" above)			
Catch Basins	Clean out catch basins and grate inlets (Not estimated - maintenance issue)			
Playground	Replace playground equipment (allowance)	1	ls	$ 39,310
Dumpster Screen	Add dumpster screen (2 ea dumspters)	2	ea	$ 15,724
Storm Drainage	Add small yard inlets at all building entrances	1	ls	$ 274,383
Grading	Bring in fill to establish lawn around trees and backfill at stoops (Allowance based on 20cy of import fill)	1	ls	$ 4,717
From Physical Assessment	Repair cracks in walking trail. (Not estimated here - see above)			
From Physical Assessment	Grade to drain to move water off of walking trail. (Allowance)	1	ls	$ 39,310
From Physical Assessment	Slope of right ADA spaces appears to exceed standard slope. (Not estimated)			
From Physical Assessment	Install small drain inlets between classroom wings to help with drainage away from building. (Not estimated here - see above)			
			SITE ESTIMATED SUB-TOTAL	**$ 1,541,793**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,526,069**
SITE TOTAL: Work Required Mid-Term	**$ 15,724**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
SITE ESTIMATED TOTAL: All Categories	**$ 1,541,793**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: CLIFDALE ELEMENTARY SCHOOL
ESTIMATE

ROOF

Description	Comments	Quantity	Unit	Total Estimated Cost*
Roof				
Modified Bitumen	Repairs	420	sf	$ 2,359
Gravel Built-Up Roof	Replacement	572	sf	$ 16,510
Modified Bitumen	Repairs	190	sf	$ 786
Gravel Built-Up Roof	Replacement	20,445	sf	$ 534,614
Gravel Built-Up Roof	Replacement	9,300	sf	$ 242,149
Gravel Built-Up Roof	Replacement	1,110	sf	$ 31,448
Gravel Built-Up Roof	Replacement	8,655	sf	$ 226,425
Gravel Built-Up Roof	Repairs	10,860	sf	$ 31,448
Gravel Built-Up Roof	Repairs	30,455	sf	$ 39,310
Gravel Built-Up Roof	Repairs	8545	sf	$ 23,586
Gravel Built-Up Roof	Repairs	3800	sf	$ 12,579
Estimates from WM Building Envelope Consultants, LLC		**ROOF ESTIMATED SUB-TOTAL**		**$ 1,161,214**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,051,146**
ROOF TOTAL: Work Required Mid-Term	**$ 110,068**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 1,161,214**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	5	5	100%	
Exterior Windows	4	5	80%	**Provide tinted film on all classroom windows at the front of the building so that people inside can easily see out but it's difficult to see inside.**
Louvers / Vents	5	5	100%	
Exterior Doors	4	5	80%	
Exterior Door Hardware	1	5	20%	**All exterior classroom doors require panic hardware.**
Exterior Canopy	5	5	100%	
Expansion / Control Joints	5	5	100%	
Sidewalks	3	5	60%	**Topping layer on sidewalk to Kindergarten area needs to be removed and replaced.**
Total Average			**80%**	
Roof				
A	4	5	80%	
B	1	5	20%	
C	4	5	80%	
D	1	5	20%	
E	1	5	20%	
F	1	5	20%	
G	1	5	20%	
H	3	5	60%	
I	3	5	60%	
J	3	5	60%	
K	3	5	60%	
Total Average			**40%**	
Interior Finishes				
Interior Partitions	4	5	80%	Rating for walls other than moveable walls between classrooms. **See Educational Suitability for points on moveable walls between classrooms. Add glass storefront wall around media center space, separating it from the corridor space that surrounds the media center. Add four (4) windows in Art storage and office to provide a overview of classroom.**
Wall Finishes				
Paint	3	5	60%	**Need to paint kindergarten wing. Repair hole in gyp board wall in Multipurpose Room and repaint room.**
Floor Finishes				
Carpet	1	5	20%	Worn. Concern about pests in carpet. Want it replaced with VCT. **Replace all classroom and corridor carpet with VCT. Replace media center and admin carpet with new carpet. Replace VCT in stoage and janitor's closets.**
VCT	4	5	80%	
Terrazzo	5	5	100%	
Tile	2	5	100%	**Remove ceramic tile floor and base in restrooms and replace.**
Gym Floor				**Suggest a sports floor in the gymnasium, but not required.**
Ceilings	2	5	40%	Water damage on ceiling tiles. **Replace all ceiling tiles in building. Add acoustical celing and wall treatments in music room - 25% of wall and ceiling area.**
Signage	5	5	100%	
Total Average			**73%**	

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Doors				
Interior Doors	3	5	60%	Classroom doors don't have lites. Need to be painted. **Replace all classroom**
Gym Doors	2	5	40%	Need to be replaced. **Remove and replace.**
Door Hardware	5	5	100%	
Moveable / Operable Walls	3	5	60%	Some panels have gaps at the point of closure. See Educational Suitability for points on moveable walls between classrooms. Verify moveable wall between gym and cafeteria is in working order. **They may not be using this partition - we will assume that it works.**
Security Gates / Roll-Up Doors	N/A			
Total Average			**65%**	
Interior Stairs				
Treads / Nosings	1	5	20%	**Need contrasting nosings on steps in music room when VCT is installed.**
Handrails	1	5	20%	Need code compliant handrails. **NO WORK**
Total Average			**20%**	
Restrooms				
ADA Compliance	2	5	40%	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. One faculty restroom per gender, and the
Restroom Accessories	4	5	80%	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**
Toilet / Screen Partitions	5	5	100%	**Remove and replace toilet screen partitions throughout entire building.**
Flooring	3	5	60%	
Walls	3	5	60%	
Door Hardware	4	5	80%	**One boys restroom door closer needs to be replaced.**
Total Average			**70%**	
Fixed Equipment				
Cabinets	2	5	40%	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 5% for other areas.**
Theater Curtains	5	5	100%	
Fixed Auditorium Seating	N/A			
Gymnasium Athletic Equipment	5	5	100%	
Student Lockers	N/A			
PE Lockers	N/A			
Bleachers	N/A			
Total Average			**80%**	

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
HVAC Controls				
Equipment Expected Service Life	5	5	100%	
Reported Comfort	5	5	100%	
Controls	4	5	80%	Multiple space sensors (thermostats) are mounted above ADA height. **NO WORK.**
Total Average			**93%**	
Cooling Plant				
Distribution Piping	5	5	100%	
Chillers	N/A	5	N/A	
Cooling Towers	5	5	100%	
Heat Exchanger	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Provide VFDs for all loop-water pumps and cooling tower fan.**
Total Average			**96%**	
Heating Plant				
Boilers	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Provide VFDs for all loop-water pumps.**
Total Average			**95%**	
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	5	5	100%	
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	2	5	40%	It is understood that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct.**
Terminal Units	N/A	5	N/A	
Total Average			**80%**	

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	N/A	5	N/A	
Water Source Heat Pumps	5	5	100%	
Split Systems	3	5	60%	The two split-systems that serve the administration wings appear to be original to the building (both IDHP and ODHP), and should be replaced within the next 5-years.
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	2	5	40%	It is understood that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct.**
Total Average			**75%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	N/A	5	N/A	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	2	5	40%	Multiple spaces are serving as janitor's closets without proper exhaust systems.
Stack Outlet Height	5	5	100%	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**85%**	
Domestic Water Heating				
Water Heaters	3	5	60%	Water heaters appear to be dated but in fair, working condition.
Dedicated Heater for Kitchen	3	5	60%	Water heater appears to be dated but it is in fair, working condition.
Tanks	3	5	60%	Water heaters appear to be dated but in fair, working condition.
Recirculation Pump	3	5	60%	Recirculating pump appears to be old but it is in fair, working condition.
Total Average			**60%**	

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Plumbing				
Mop Sinks	2	5	40%	Mop sinks are old and are too shallow. Mop sinks need to be updated. **Remove and replace.**
Laboratory Sinks	2	5	40%	Art room sinks are old and in poor condition. **Remove and replace. Assume four (4)**
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	2	5	40%	Shower does not appear to be used.
Water Fountains	2	5	40%	Water fountains appear to be old and are in poor, working condition. **Remove and replace. Assume fourteen (14).**
Roof Drain Piping	N/A	5	N/A	
Grease Traps	3	5	60%	Grease trap appears to be in fair, working condition.
Water Closets	3	5	60%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	3	5	60%	Fixtures appear to be older and need to be updated. **Remove and replace.**
Lavatories / Sinks	3	5	60%	Fixtures appear to be older and need to be updated. **Remove and replace sinks and faucets. One sink in each classroom, two in art, all restrooms.**
Total Average			**50%**	
Water Distribution				
Supply Piping	3	5	60%	Supply piping is the original piping. it appear to be in fair, working condition.
Sanitary Piping	3	5	60%	Sanitary piping is the original piping and appears to be in fair, working condition.
Water Heaters	3	5	60%	Water heaters appear to be in fair, working condition.
Tanks	3	5	60%	Tanks appear to be in fair, working condition.
Booster Pumps	N/A	5	N/A	
Total Average			**60%**	
Gas System				
Supply Piping	3	5	60%	Gas piping are the original piping and appear to be in fair, working condition.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	3	5	60%	Main Switchboard 2000A, 480Y/277V 3 phase (Westinghouse). Main Service is original to the initial construction late 1970's.
District-Owned Site Transformers	NA	NA	NA	Pad-mount transformer is owned by Duke Energy.
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**60%**	

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers	3	5	60%	Transformers are original to initital construction, late 1970's.
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Add surge suppression.**
Equipment	3	5	60%	Electrical equipment is original to the initial construction.
Panelboards	3	5	60%	Panelboards are original to initial construction, late 1970's.
Feeders	3	5	60%	Feeders are original.
Switches / Receptacles	2	5	40%	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Add wiremold to all classrooms.**
Total Average			**50%**	
Lighting				
Classrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors.
Emergency Lighting	1	5	20%	Emergency lighting is powered by a small natural gas generator. **Add new generator.**
Performance Lighting	1	5	20%	
Exterior Walkway Lighting	4	5	80%	Existing fixtures have been retroffited with LED.
Exterior Perimeter Lighting	4	5	80%	Site lighting is provided by district owned pole mounted floodlights.
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls on all lighting.**
Total Average			**56%**	
Electrical				
Lightning Protection	NA	NA	NA	Building is not equipped with lightning protection. **Provide lightning protection.**
Kitchen Equipment Supply	3	5	60%	
Scoreboards	NA	NA	NA	
Lift Stations	NA	NA	NA	
Emergency Generator	2	5	40%	Natural Gas Kohler unit installed mid 1990's to replace original central battery system.
Performance Sound Systems	3	5	60%	
Operable Retractable Screens	2	5	40%	
Total Average			**50%**	

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Communications & Security				
Fire Alarm	4	5	80%	The fire alarm system has just recently been upgraded to a Notifier system
Annunciator Panels	2	5	40%	The fire alarm annunciator appears to have been installed in same closet as
Intercom / PA / Clock	2	5	40%	Existing system is Bogen. Classrooms have callback buttons.
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**56%**	
Kitchen				
Office	5	5	100%	Office size is sufficient
Storage Equipment	5	5	100%	Storage shelving is in very good condition
Storage Area Size	5	5	100%	Dry storage room is more than adequate and generous in size
Storage Area Condition	4	5	80%	Finishes are in good overall condition
Walk-in Cooler	3	5	60%	**Additional cooler advised to be added in oversized dry storage room**
Walk-in Freezer	3	5	60%	**Additional freezer advised to be added in oversized dry storage room**
Preparation Equipment	4	5	80%	Most prep. equipment is in good working order. **The chopper is due for replacement.**
Preparation Size	5	5	100%	Generous work space
Preparation Area Condition	5	5	100%	Work tables, and building finishes are in good overall condition.
Cooking Equipment	3	5	60%	**The older modular cabinet base equipment is due for replacement.**
Exhaust Hood	4	5	80%	**Modify Exhaust Hood to temper supply air and restrict bottom edge vents.**
Cooking Size	5	5	100%	Cooking area size is very good.
Cooking Area Condition	5	5	100%	Cooking area finishes are in good overall condition.
Serving Equipment	1	5	20%	**Replace the old serving line with new modular counters**
Serving Size	5	5	100%	Serving space is adequate
Serving Area Condition	5	5	100%	Finishes are in good overall condition
Dishwash Equipment	3	5	60%	**The Soiled dishtable is not code compliant and must be replaced**
Dishwash Size	5	5	100%	Dishwashing space is adequate
Dishwash Area Condition	5	5	100%	Finishes are in good overall condition
Total Average			**84%**	

Physical Condition Average	**67%**
Total Building Average	**59%**

COWPENS ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments

SITE IMPROVEMENTS

Add four parking spaces at kitchen.

Provide 20 additional overflow parking spaces.

Repair cracks in pavement and replace bus drive with heavy duty asphalt paving.

Repair cracks in walking trail.

Grade to drain to move water off of walking trail.

Provide sidewalk along back of both sets of ADA spaces to provide safe route to existing school crosswalk.

Slope of right ADA spaces appears to exceed standard slope. **NO WORK**

Install ramps at pedestrian crossing at both ends. Install ADA ramp to access street crosswalk at both ends.
Install ADA ramp at bus loop access to building.

Sidewalks need repair in rear of building

Restripe pavement markings.

Replace all playground equipment.

Install concrete dumpster pad with screening.

Install small drain inlets between classroom wings to help with drainage away from building.

Add topsoil around trees and re-establish lawn. NO WORK.

Backfill stoops to bring ground level with concrete.

COWPENS ELEMENTARY SCHOOL

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				
Building Security	3	5	60%	
Limited Entrances	1	5	20%	Too many exterior doors in building. **NO WORK**
Signage and Way Finding	5	5	100%	
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	2	5	40%	Difficult to supervise all of the exit points in the building. **NO WORK**
Hazardous Materials	5	5	100%	None apparent from visual inspection.
Total Average			**70%**	Topping layer on sidewalk to Kindergarten area needs to be removed and replaced.
Building Codes/ ADA Compliance				
Means of Egress	1	5	20%	No panic bars on exterior classroom doors. **Provide panic hardware on all exterior doors.**
Building Accessibility	1	5	20%	Stage, music room and multipurpose room not accessible. None of the perimeter classrooms are accessible with the exception of one 4K and all 5K. **NO WORK.**
Toilet Accessibility	1	5	20%	None of the classroom restrooms are accessible. Some of the other restrooms could be renovated to be compliant. **NO WORK**
Total Average			**20%**	
Fire Protection				
Sprinkler System	1	5	20%	There is not a sprinkler system or coverage from a hydrant. **Provide a sprinkler system and two hydrants at opposite corners of building.**
Total Average			**20%**	
Health and Safety Average			**37%**	

COWPENS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
School Climate				
Interior Circulation (convenience)	5	5	100%	
Learning Style Variety	5	5	100%	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture.
School Environment	5	5	100%	
Total Average			**100%**	
General Instruction Spaces				
4K Kindergarten (2)	2	5	40%	Too noisy. **Would like walls between 4K and 5K classrooms. Provide gyp board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall. Provide passage doors as needed to access all spaces. Assume six (6) doors.**
5K Kindergarten (3)	2	5	40%	Too noisy. Would like walls between classrooms. See above.
First Grade (3)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. **All classrooms: Provide gyp board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall.**
Second Grade (3)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Third Grade (4)	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. No natural light, recommend relocating one class to room occupied by book storage.
Fourth Grade (3)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Fifth Grade (3)	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. **Provide tinted film on all classroom windows at the front of the building so that people inside can easily see out but it's difficult to see inside.**
Storage	5	5	100%	
Adjacencies	5	5	100%	

COWPENS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Fixed Equipment	1	5	20%	Chalkboards need to be replaced by Markerboards. **Remove and replace in all classrooms.**
Aesthetics	4	5	80%	
Lockers/ Cubbies	3	5	60%	Only kindergarten rooms and one other room have cubbies. Need bookbag storage for other grades. Could be provided in seating.
Total Average			**57%**	
Special Use Classrooms				
ATLAS	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Would like window tinting on exterior windows for privacy.
Parent as Teacher	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Would like window tinting on exterior windows for privacy.
Headstart	4	5	80%	No natural light. Recommend relocating to room occupied by Parent as Teacher. **NO WORK**
Reading	5	5	80%	
Literacy Coach	5	5	100%	
Guidance Classroom	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Guidance would like a Promethean board. Would like window tinting on exterior windows for privacy.
Resource	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Would like window tinting on exterior windows for privacy.
ESOL	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound
Speech	5	5	100%	
Behind the Glass	5	5	100%	
Sign Language Club	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound
Storage	5	5	100%	
Fixed Equipment	2	5	40%	Dated cabinets in fair to poor condition throughout.
Fixed Equipment	1	5	20%	Chalkboards need to be replaced by Markerboards.
Aesthetics	4	5	80%	
Total Average			**64%**	

COWPENS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Labs				
Science Lab (4th)	4	5	100%	
Science Lab (5th)	4	5	100%	Would like window tinting on exterior window for privacy.
Storage	3	5	60%	
Adjacencies	5	5	100%	
Fixed Equipment	3	5	60%	Dated cabinets in fair to poor condition.
Aesthetics	4	5	80%	
Total Average			**83%**	
Computer				
Computer Lab	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Information Technology Support	4	5	100%	
Storage	5	5	60%	
Adjacencies	5	5	100%	
Fixed Equipment	1	5	20%	Chalkboards need to be replaced by Markerboards.
Aesthetics	5	5	100%	
Total Average			**72%**	
Art				
Size of Classroom	5	5	100%	Would like window between office and classroom. **Add four (4) windows in Art storage and office to provide a overview of classroom.**
Storage	3	5	60%	
Adjacencies	5	5	100%	
Fixed Equipment	3	5	60%	Cabinets in poor condition.
Fixed Equipment	1	5	20%	Kiln is not vented so they are not able to use it. **Provide venting for kiln.**
Aesthetics	4	5	80%	
Total Average			**70%**	

COWPENS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Music				
Size of Classroom	3	5	60%	Not accessible. Fixed risers limit the usability of the space. **Risers need contrasting nosings.**
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	N/A	N/A	N/A	
Aesthetics	4	5	80%	
Total Average			**85%**	
Media Center				
Size	5	5	100%	
Office	5	5	100%	
Conference Room	4	5	80%	Small room, also serves as storage.
Storage	4	5	80%	
Workroom	4	5	80%	
Adjacencies	2	5	40%	Very distracting to have classes change around the perimeter of the space. Would like to be able to read to a class. **Add glass storefront wall around media center space, separating it from the corridor space that surrounds the media center.**
Fixed Equipment	5	5	100%	
Ceiling	2	5	40%	**Dim. Remove wood slats in center of room. Request dimmable LED fixtures with better coverage of space.**
Aesthetics	4	5	80%	
Total Average			**78%**	
Multi-Purpose Room				
Multipurpose / After School Room	3	5	60%	Not accessible. Fixed risers limit the space usability. **Risers need contrasting nosings.**
Storage	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**80%**	

COWPENS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Gymnasium				
Gymnasium	4	5	80%	Ceiling tiles are not an acceptable ceiling material for a gymnasium. **NO WORK**
Fixed Equipment	4	5	80%	
Stage	2	5	40%	Stage is not accessible. **NO WORK**
Office	5	5	100%	
Aesthetics	3	5	60%	Dim lighting. Some discoloration of ceiling tiles. **Double the amount of lighting.**
Total Average			**72%**	
Cafeteria				
Size	5	5	100%	
Storage	4	5	80%	
Adjacencies	5	5	100%	
Aesthetics	3	5	60%	Dim lighting. Some discoloration of ceiling tiles. **Double the amount of lighting.**
Total Average			**85%**	
Administrative Spaces				
Administrative Offices	5	5	80%	
Principal	5	5	80%	
Nurse	5	5	80%	
Conference Room	5	5	80%	
Storage	3	5	60%	Vault storage is tight. **NO WORK.**
Adjacencies	5	5	80%	
Fixed Equipment	4	5	80%	
Aesthetics	4	5	80%	
Guidance	5	5	100%	
Guidance Classroom	5	5	100%	
Total Average			**82%**	

COWPENS ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
General Support Spaces				
Teacher Lounge/ Workroom	5	5	80%	
Custodial	4	5	80%	**VCT needs to be replaced.**
Storage	4	5	80%	
Adjacencies	5	5	100%	
Fixed Equipment	4	5	100%	
Aesthetics	4	5	80%	
Total Average			**87%**	
Restrooms				
Students	2	5	40%	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. **NO WORK**
Staff	2	5	40%	One faculty restroom per gender, and the Admin area restroom could be renovatec to be accessible. **NO WORK**
Adjacencies	3	5	60%	
Aesthetics	2	5	60%	Tile and fixtures show their age.
Total Average			**50%**	
Technology Readiness				
Teacher Devices	2	5	40%	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology.
Total Average			**40%**	
Educational Suitability Average			**74%**	

PACOLET ELEMENTARY SCHOOL | EXECUTIVE SUMMARY

Pacolet Elementary School is one of the "three sisters" elementary schools. It is the identical mirror of the Cowpens Elementary School floor plan. It houses 415 PK through 5th grade students in 89,803 square feet. It is an attractive, well maintained brick building built in 1983.

As with Cowpens, some of the major issues that need to be addressed are issues regarding fire safety:

- One or more fire hydrants need to be installed.
- A lane of grass pavers or asphalt 20'-0" wide needs to be provided around the back of the school for fire truck access.
- A sprinkler system needs to be installed in the building.

Within the building, the greatest areas of daily concern for the teachers and staff are the operable walls between classrooms, the lack of a wall between the media center and the corridor space that surrounds it, and the condition of the carpet.

Many of the operable walls don't close properly and even if they do, noise travels freely between classrooms on either side or even two classrooms away, depending on the activities in progress. Phonic ears help the situation, but the students move around in project-based learning activities much of the day which is noisy productivity. Sound attenuation is required to allow each class of students to be able to focus on the teacher and their work. The moveable partitions need to all be removed and replaced with gypsum board on metals stud walls with batt insulation within the walls and 4'-0" on each side of the wall above the adjoining ceilings. We have included an additional 16' markerboard on this new wall in each classroom.

This floor plan layout locates the media center in the center of the building, surrounded by classrooms on three sides. During class change times, there is a great deal of disruption to those in the media center and there needs to be some sort of partition between the two. The Media Specialist doesn't feel that the room needs to be completely closed off but does to some degree. In addition, the room is relatively dark and could use additional lighting. Part of the problem is the wood slats in the center of the room. They would like these removed.

The last request is to replace all of the existing carpet with vinyl composition tile. The carpet is old and worn with many significant stains. In addition to its unsightliness, the school staff is concerned that it may breed growths contributing to poor indoor air quality and may harbor pests. As exceptions, they would like the existing carpet in the media center and administration area to be replaced with new carpet. Although not required, we recommend replacing the VCT in the multipurpose room with a sports flooring material to prevent stress on developing bones and joints.

As well-founded concerns for safety were expressed at Cowpens and all the schools, we have estimated the cost of providing impact resistant glazing for all windows in the cost estimates. While expensive, it offers a layer of immediate protection from an intruder.

The school requires the installation of a wet sprinkler system which will in turn require the early removal and replacement of the ceiling grid and tiles, which were originally on the list of mid-term repairs. While

this work is being done, we recommend replacing the HVAC duct board with hard metal duct. This work is needed as a part of an effort to improve indoor air quality.

On the critical list of electrical work is the installation of LED dimmers as requested unanimously by the teachers and occupancy sensors to save on electricity. We are also recommending the installation of a diesel generator for the primary purpose of powering the emergency lights. Emergency voice evacuation has been required by OSF for several years, so we are adding it to the fire alarm system.

Major investments in the facility include:

• Impact resistant glazing	$330,203
• Replace operable walls with metal studs and gypsum board walls	$323,756
• Replace all ceiling tile and grid	$627,693
• Replace duct board with hard metal ducts	$973,768
• Repair / replace toilets as needed per investigation	$96,073
• Provide dimmable LED fixtures and occupancy sensors	$314,709
• Install a sprinkler system	$809,964
• Add fire hydrants and paved road access around school for fire trucks	$1,003,975
• Roof replacement	$1,713,250

Critical Work Required or Requested by District, Exploratory Work	**$7,549,785**
Work Required Mid-Term	$2,053,525
Work Required Long-Term	$664,041
Total	**$10,267,351**
Furniture	**$777,160**

Media Center wood slat ceiling.

LED light fixtures are too bright.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Windows	**Provide tinted film on all classroom windows at the front of the building so that people inside can easily see out but it's difficult to see inside.**	1265	sf	$ 9,945
Exterior Windows	**Provide impact resistant glazing in exterior windows.**	1	ls	$ 330,203
Exterior Door Hardware	**One door needs new kickplate**	1	ea	$ 1,934
Exterior Canopy	Concrete columns have coating that is cracking and peeling. **Reclad all canopy columns. (Allowance based on skim coating 28 columns with plaster)**	1	ls	$ 18,083
Interior Finishes				
Wall Finishes	**Add glass storefront wall around media center space, separating it from the corridor space that surrounds the media center. (Allowance based on 2676 sf) Add four (4) windows in Art storage and office to provide a overview of classroom. (Allowance based on 4 3'x4' punched opening windows) (Interior glass is non-rated)**	1	ls	$ 323,756
Paint	**Need to paint kindergarten wing. Strip and replace wallpaper in faculty lounge.**	1	ls	$ 16,527
Carpet	Worn. Concern about pests in carpet. Want it replaced with VCT. **Replace all classroom and corridor carpet with VCT. Replace media center and admin carpet with new carpet. (Assume removal of 80695 sf carpet replacement with 15785 sf VCT ($7/sf allowance for VCT materials) and 64910 sf of carpet)**	1	ls	$ 584,442
Gym Floor	Suggest a sports floor in the gymnasium, but not required. (Priced 4115sf "vinyl" MONDO flooring and included game lines)	1	ls	$ 103,346
Ceilings	Water damage on ceiling tiles. **Replace all ceiling tiles - 2x4. Add acoustical celing and wall treatments in music room - 25% of wall and ceiling area. (include demo of existing ACT and install of new grid and 1,687sf of high NRC ceiling tile with 730sf 1/2" fabric wrapped acoustical wall panels). (Assumes seismic "C")**	1	ls	$ 627,693
Interior Doors				
Interior Doors	Classroom doors don't have lites. Need to be painted. **Replace all classroom doors with doors with lites. Repaint other doors. (Allowance based on adding lites to 43 classroom door and repainting the remining 184 interior doors)**	1	ls	$ 93,841
Door Hardware	**Provide weather stripping around all exterior classroom doors.**	1540	lf	$ 96,860
Moveable / Operable Walls	**Replace all operable partitions between all classrooms with gypsum board on studs. Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls. (includes 880lf of 14' high new partition walls, demo of 25 operable wall partitions and 880lf of track). (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**	1	ls	$ 323,756
Interior Stairs				
Treads / Nosings	**Need contrasting nosings on steps in music room when VCT is installed.**	200	lf	$ 3,774
Handrails	Need code compliant handrail	20	lf	$ 1,000
Restrooms				
Restroom Accessories	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**	1	ls	$ 51,758
Toilet / Screen Partitions	**Remove and replace toilet screen partitions throughout entire building.**	1	ls	$ 41,078
Fixed Equipment				
Cabinets	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 10% for other areas. (Based on 43 classrooms)**	455	lf	$ 414,955
HVAC Controls				
None				
Cooling Plant				
Heat Exchanger	It is understood from external inspection that tower-loop heat exchanger plates are degraded and should be replaced. **Remove and replace.**	1	ls	$ 422,974
Energy Effectiveness	**Provide VFDs for all loop-water pumps.**	1	ea	$ 7,862
Heating Plant				
Energy Effectiveness	**Provide VFDs for all loop-water pumps.**	1	ea	$ 7,862
Air Distribution / Heating				
Ducting	It is understood that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct.**	89705	sf	$ 973,768
Distributed Air Handling / AC				
Water Source Heat Pumps	A corridor is served by (2) floor-mounted WSHPs that were not replaced in 2014 like all other WSHPs. Their overall performance and necessity is unknown, and they are unique to this school of the three total prototype sister schools. **Replace two (2) WSHPs. (Allowance based on 2 each 3-ton Carrier packaged units 15-SEER two-stage)**	2	ea	$ 28,791
Ducting	It is understood that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct**. (Not estimated here - see "Ducting" above)			
Exhaust Systems				
Fume Exhaust	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust in all janitor's closets.**	5	ea	$ 94,344

* Estimated costs are intended to be all-inclusive
costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Domestic Water Heating				
Water Heaters	Water heaters appear to be older and need to be updated. **Remove and replace all water heaters. (Allowance based on 2 each 80 gallon commercial electric water heater by AO Smith (DEN-80))**	2	ea	$ 12,894
Dedicated Heater for Kitchen	Water heater appears to be older and need to be updated. Piping connection to tank appear to be rusted and need to be replaced. **Remove and replace water heater and piping connection. (Allowance based on 1 each 80 gallon commercial electric water heater by AO Smith (DEN-80))**	1	ea	$ 6,447
Tanks	Tanks appear to be older and need to be updated.			
Recirculation Pump	Recirculation pumps appear to be older but in fair, working condition. **Remove and replace. (Allowance based on 1 each 2" 1/2hp recirculation pump)**	1	ls	$ 2,830
Plumbing				
Mop Sinks	Mop sinks are old and are too shallow. Mop sinks need to be updated. **Remove and replace.**	5	ea	$ 11,793
Laboratory Sinks	Art room sinks are old and in poor condition. **Remove and replace. Assume four (4)**	4	ea	$ 7,862
Showers	Shower does not appear to be used. (Not estimated)			
Water Fountains	Water fountains appear to be old and are in poor, working condition. **Remove and replace. Assume fourteen (14). (Based on bi-level)**	14	ea	$ 34,121
Roof Drain Piping	It is understood that storm drain piping backs up during heavy rain. **Assume sanitary sewer piping needs to be replaced. (Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 39,310
Grease Traps	Grease trap appears to be in fair, working condition. (Not estimated)			
Water Closets	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**	49	ea	$ 96,073
Urinals	Fixtures appear to be older and need to be updated. **Remove and replace.**	7	ea	$ 12,107
Lavatories / Sinks	Fixtures appear to be older and need to be updated. **Remove and replace sinks and faucets. One sink in each classroom, two in art, all restrooms.**	44	ea	$ 86,482
Water Distribution				
Supply Piping	Supply piping appears to be the original piping and appears to be in fair, working condition. (Not estimated)			
Sanitary Piping	Sanitary piping appears to be the original piping. Problems with existing piping were corrected and piping appears to be in fair, working condition. (Not estimated)			
Water Heaters	Water heaters appear to be older and need to be updated. **Remove and replace. (Not estimated here - see "water heaters" above)**			
Tanks	Tanks are older and need to be updated.			
Gas System				
Supply Piping	Gas piping is the original piping and appears to be in fair, working condition. (Not estimated)			
Electrical Supply				
Service Switchgear	Main Switchboard 2000A, 480Y/277V 3 phase (SquareD). Main Service is original to the initial construction, early 1980's. Switchboard has been installed in a manner that violates NEC working clearance rules. **Remove and reinstall switchboard. (Allowance)**	1	ls	$ 117,930
Site Transformers	Pad-mount transformer is owned by Duke Energy. (Not estimated)			
Electrical Distribution				
Transformers	Transformers are original to initital construction, early 1980's. (Not estimated)			
Surge Suppression	Building is not equpped with surge suppression. **Provide surge suppression. (Allowance)**	1	ls	$ 23,586
Equipment	Electrical equipment is original to the initial construction. (Not estimated)			
Panelboards	Panelboards are original to initial construction, early 1980's. (Not estimated)			
Feeders	Feeders are original. (Not estimated)			
Switches / Receptacles	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Add wiremold to all classrooms.** (used allowance from MPS email dated 4/17/18)	43	ea	$ 108,181
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) Want dimmable LED lighting in all teaching and learning spaces, including the Media Center. Dim, needs additional lighting of various types on separate switches.(Based on providing occupancy sensors and LED Lights for 32 classrooms and 1 media center (counted as three classrooms)) (Estimate used from BGA in email dated 4/6/18)	46	ea	$ 314,709
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
High Bay Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Motion Detection	Building is not equipped with occupancy sensors. (Not estimated here - see "Classrooms" above)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Emergency Lighting	Emergency lighting is powered by a small natural gas generator. (Not estimated)			
Exterior Walkway Lighting	Existing fixtures have been retroffited with LED. (Not estimated)			
Exterior Perimeter Lighting	Site lighting is provided by district owned pole mounted floodlights. These have been retrofitted with LED. (Not estimated)			
Lighting Controls	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupansy sensors and dimmable controls on all lighting. (Not estimated here - see "Classrooms" above)**			
Electrical				
Lightning Protection	Building is not equipped with lightning protection. **Provide lightning protection.**	1	ls	$ 297,827
Emergency Generator	Natural Gas Kohler unit installed mid 1990's to replace original central battery system. **Remove and replace. (Allowance based on providing a 60 kW diesel genset, weatherproof housing, sub-base fuel tank with (2) transfer switches - estimate from BGA)**	1	ls	$ 110,068
Communications & Security				
Fire Alarm	The fire alarm system has just recently been upgraded to a Notifier system with emergency voice evacuation. (Not estimated)			
Annunciator Panels	The fire alarm annunciator appears to have been installed in same closet as fire alarm panel. **Remove and relocate.**	1	ls	$ 23,586
Intercom / PA / Clock	Existing system is Bogen. Classrooms have callback buttons. (Not estimated)			
Kitchen				
Office	Office size is sufficient (Not estimated)			
Storage Equipment	Storage shelving is in very good condition (Not estimated)			
Storage Area Size	Dry storage room is more than adequate and generous in size (Not estimated)			
Storage Area Condition	Finishes are in good overall condition (Not estimated)			
Walk-in Cooler	**Additional cooler advised to be added in oversized dry storage room Add 8'x10' cooler. (Allowance)**	1	ls	$ 27,517
Walk-in Freezer	**Additional freezer advised to be added in oversized dry storage room Add 8'x10' freezer. (Allowance)**	1	ls	$ 31,448
Preparation Equipment	Most prep. equipment is in good working order. **The chopper is due for replacement. (Allowance)**	1	ls	$ 21,573
Preparation Size	Generous work space (Not estimated)			
Preparation Area Condition	Work tables, and building finishes are in good overall condition. (Not estimated)			
Cooking Equipment	The single oven is broken and older modular cabinet **Items are due for replacement.** (Allowance based on double deck, 100k BTU convection oven and a 60" 10-plate range with two ovens 304k BTU both natural gas)	1	ls	$ 25,158
Exhaust Hood	**Modify Exhaust Hood to temper supply air and restrict bottom edge vents. (Allowance)**	1	ls	$ 7,548
Cooking Size	Cooking area size is very good. (Not estimated)			
Cooking Area Condition	Cooking area finishes are in good overall condition. (Not estimated)			
Serving Equipment	**Replace the old serving line with new modular counters (Allowance based on Hot Food Counter/Sneeze Guard; Cold Food Counter/Sneeze Guard and Flat Top Counter (next to cold food counter). This will be just over 16' in length.)**	1	ls	$ 56,606
Serving Size	Serving space is adequate (Not estimated)			
Serving Area Condition	Finishes are in good overall condition (Not estimated)			
Dishwash Equipment	**The Soiled dishtable is not code compliant and must be replaced (allowance based on conveyor type by Champion)**	1	ea	$ 31,448
Dishwash Size	Dishwashing space is adequate (Not estimated)			
Dishwash Area Condition	Finishes are in good overall condition (Not estimated)			
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 6,085,656**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 5,181,753**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$ 316,689**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work- Does not include actual work to system	**$ 39,310**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 547,904**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 6,085,656**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	Comments	Quantity	Unit	Total Estimated Cost*

PACOLET ELEMENTARY SCHOOL TOTAL: Critical Work Required or Requested by Teachers or District	$	7,479,027
PACOLET ELEMENTARY SCHOOL TOTAL: Work Required Mid-Term	$	2,053,525
PACOLET ELEMETNARY SCHOOL TOTAL: Exploratory Work - Does not include actual work to system	$	70,758
PACOLET ELEMENTARY SCHOOL TOTAL: Work Required Long-Term or by Maintenance Staff	$	664,041
PACOLET ELEMENTARY SCHOOL ESTIMATED GRAND TOTAL: All Categories	$	10,267,351
PACOLET ELEMENTARY SCHOOL FURNITURE	$	777,160

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
HEALTH AND SAFETY ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Health/ Safety Conditions				
Limited Entrances	Too many exterior doors in building. **NO WORK (Not estimated)**			
Ease of Supervision	Difficult to supervise all of the exit points in the building. **NO WORK (Not estimated)**			
Hazardous Materials	None apparent from visual inspection. (Not estimated)			
Building Codes/ ADA Compliance				
Means of Egress	Verify panic hardware on classroom exterior doors. Appears to be panic hardware. **NO WORK (Not estimated)**			
Building Accessibility	Stage, music room, and multipurpose room not accessible. None of the perimeter classrooms are accessible with the exception of K classrooms. **NO WORK** (Not estimated)			
Toilet Accessibility	None of the classroom restrooms are accessible. Some of the other restrooms could be renovated to be compliant. **NO WORK (Not estimated)**			
Fire Protection				
Hydrants	There is not a sprinkler system or coverage from a hydrant. **Provide two hydrants to cover building near opposing corners of building. (Allowance based on 1535lf of new fire line with two new fire hydrants)**	1	ls	$ 264,949
Sprinkler System	Install new sprinkler system throughout entire building. (Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 400 lf of new fire line, PIV, and pit)	1	ls	$ 809,964
			HEALTH AND SAFETY ASSESSMENT ESTIMATED SUB-TOTAL	**$ 1,074,913**

HEALTH AND SAFETY ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,074,913**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ASSESSSMENT ESTIMATED TOTAL: All Categories	**$ 1,074,913**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
School Environment				
Learning Style Variety	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture. (not estimated)			
General Instruction Spaces				
First Grade (3)	**Replace all operable partitions between all classrooms with gypsum board on studs. Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls. (Not estimated here - see physical assessment section)**			
Second Grade (3)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated - See "First Grade")			
Third Grade (4)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Relocate one classroom to room with window. (Not estimated - See "First Grade")			
Fourth Grade (4)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated - See "First Grade")			
Fifth Grade (3)	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (Not estimated - See "First Grade")			
Boys and Girls Club	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. One room is generally not in good shape. (Not estimated - See "First Grade")			
Fixed Equipment	Chalkboards need to be replaced by Markerboards. **Remove and replace in all classrooms. (assumed one per classroom; based on 19' white board)**	43	ea	$ 76,403
Lockers/ Cubbies	Only kindergarten rooms have cubbies. Would like every child to have their own space. Could be **provided in seating.**	36	ea	$ 56,606
Special Use Spaces				
Child Development	No natural light. (Not estimated)			
Self-Contained	No natural light. (Not estimated)			
Reading Intervention	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Not accessible. (See "First Grade")			
Reading Recovery	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Not accessible. (See "First Grade")			
Guidance Classroom	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (See "First Grade")			
PT / OT	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. (See "First Grade")			
Fixed Equipment	Chalkboards need to be replaced by Markerboards. (See "Fixed Equipment")			
Labs				
Fixed Equipment	Chalkboards need to be replaced by Markerboards. (See "Fixed Equipment")			
Computer				
Computer Lab	Too small. Warm, possibly due to poor air circulation. **Add fan for air circulation. (Allowance)**	1	ls	$ 1,101
Fixed Equipment	Chalkboard needs to be replaced by markerboard. (Not estimated - See "Fixed Equipment" above)			
Art				
None				
Music				
Size of Classroom	Not accessible. Fixed risers limit the usability of the space. Contrasting nosing needed on treads. (Not estimated here - see physical assessment section)			
Aesthetics	Needs refreshing. (Not estimated)			
Media Center				
Size	Like room to spread out bookshelves. (Not estimated)			
Conference Room	Small room, also serves as storage. (Not estimated)			
Adjacencies	Very distracting to have classes change around the perimeter of the space. Request some sort of partitions. (Not estimated here - see physical assessment section)			
Ceiling	**Remove wood slats at ceiling in center of room. Assume 20'x20'. Request dimmable LED fixtures with better coverage of space. Add 50% more light fixtures on 2 or 3 switches.**	1	ls	$ 36,165
Multi-Purpose Room				
Multipurpose room	Not accessible. **NO WORK.** (Not estimated) Risers need contrasting nosings. (Allowance assume adding contrasting nosings to the multipurpose room only)	200	lf	$ 3,774
Gymnasium				
Gymnasium	Ceiling tiles are not an acceptable ceiling material in a gymnasium. NO WORK **(Not estimated)**			
Stage	Stage is not accessible. (Allowance based on adding (1) wheel chair lift)	1	ls	$ 30,662
Cafeteria				
Aesthetics	Dim lighting. Some discoloration of ceiling tiles. **Replace all ceiling tiles in facility. (Not estimated here - see physical assessment section)**			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Administrative Spaces				
None				
General Support Spaces				
Custodial	VCT needs to be replaced. **Remove and replace. (Not estimated here - see physical assessment section)**			
Restrooms				
Students	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. **NO WORK (Not estimated)**			
Staff	One faculty restroom per gender, and the Admin area restroom could be renovated to be accessible. **NO WORK (Not estimated)**			
Aesthetics	Tile (Allowance) and fixtures (not estimated here - see physical assessment section) show their age. **Remove and replace.**	3155	sf	$ 59,531
Technology Readiness				
Teacher Devices	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology. **(Not estimated)**			
			EDUCATIONAL SUITABILITY ESTIMATED SUB-TOTAL	**$ 264,242**

EDUCATIONAL SUITABILITY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 148,105**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 116,137**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$ 264,242**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL

SITE

Description	Comments	Quantity	Unit	Total Estimated Cost*
Site				
Parking	Add additional parking for parents (Allowance based on adding +/- 15 parking spaces along front loop) (Allowance based on light duty paving and includes pavement markings	1	ls	$ 95,809
Signage	"No Parking" signage along road (Allowance)	1	ls	$ 1,572
Pavement	Seal all pavement and re-stripe (Allowance based on seal coat and new pavement stripings)	1	ls	$ 40,670
Basketball Courts	Asphalt overlay at basketball courts (Allowance)	1	ls	$ 7,862
ADA	Add ADA space at front parking area (Allowance)	1	ea	$ 786
ADA Ramps	Add ADA ramps and Truncated domes (allowance based on adding 4 ADA ramps)	9	ea	$ 63,682
Crosswalks	Add crosswalk (allowance based on adding 1 crosswalk)	1	ea	$ 550
Sidewalks	Repair sidwalks around building (Allowance based on repairing 1250 sf)	1250	sf	$ 19,655
Sidewalks	Add new sidewalk and ADA ramp to connect to existing	1	ls	$ 42,691
Site Sewer	Investigation needed (Allowance includes cost for investigation only, no rework or replacement included.)	1	ls	$ 31,448
Site Fencing	Repair fencing where tree has damaged it (Allowance for 350lf)	350	lf	$ 7,705
Roof Drainage	Remove headwall and piping beyond fence with lower outfall (Demo existing headwall and remove 100lf of existing 15" RCP piping and construct new headwall at new pipe termination)	1	ls	$ 14,938
Dumpster	Add screening around three dumpsters (Allowance)	3	ea	$ 23,586
Playground Equipment	Add new playground equipment (Allowance)	1	ls	$ 39,310
Fire Lane	Add fire lane access to rear of building (grass pavers at 20' wide)	37600	sf	$ 739,026
Sewer Cleanout	Sewer Cleanout needs repair. (Not estimated - maintenance issue)			
			SITE ESTIMATED SUB-TOTAL	**$ 1,129,290**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,074,256**
SITE TOTAL: Work Required Mid-Term	**$ 23,586**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ 31,448**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**Sewer Cleanout**
SITE ESTIMATED TOTAL: All Categories	**$ 1,129,290**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: PACOLET ELEMENTARY SCHOOL				
ROOF				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Roof				
Gravel Built-Up Roof	Replacement	1,795	sf	$ 31,500
Gravel Built-Up Roof	Replacement	20,900	sf	$ 365,750
Gravel Built-Up Roof	Replacement	3,725	sf	$ 66,500
Gravel Built-Up Roof	Replacement	5,625	sf	$ 98,000
Gravel Built-Up Roof	Replacement	8,985	sf	$ 157,500
Gravel Built-Up Roof	Replacement	800	sf	$ 14,000
Modified Bitumen	Replacement	840	sf	$ 15,750
Gravel Built-Up Roof	Replacement	30,920	sf	$ 542,500
Gravel Built-Up Roof	Replacement	8,675	sf	$ 152,250
Gravel Built-Up Roof	Replacement	11,325	sf	$ 197,750
Gravel Built-Up Roof	Replacement	4,100	sf	$ 71,750
Estimates from WM Building Envelope Consultants		**ROOF ESTIMATED SUB-TOTAL**		**$ 1,713,250**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ -**
ROOF TOTAL: Work Required Mid-Term	**$ 1,713,250**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 1,713,250**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	
Description	**Score**	**Possible Score**	**Percent Score**	**Comments**
Building Envelope				
Exterior Building Materials	5	5	100%	
Exterior Windows	4	5	80%	**Provide tinted film on all classroom windows at the front of the building so that people inside can easily see out but it's difficult to see inside.**
Louvers / Vents	5	5	100%	
Exterior Doors	5	5	100%	
Exterior Door Hardware	5	5	100%	**One door needs new kickplate**
Exterior Canopy	3	5	60%	Concrete columns have coating that is cracking and peeling. **Reclad all canopy columns.**
Expansion / Control Joints				Replace all operable partitions between all classrooms with gypsum board on studs. Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls.
Total Average			**90%**	

Roof				
A	3	5	60%	
B	3	5	60%	
C	3	5	60%	
D	3	5	60%	
E	3	5	60%	
F	3	5	60%	
G	3	5	60%	
H	3	5	60%	
I	3	5	60%	
J	3	5	60%	
K	3	5	60%	
Total Average			**60%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Finishes				
Interior Partitions	4	5	80%	
Wall Finishes				**Add glass storefront wall around media center space, separating it from the corridor space that surrounds the media center. Add four (4) windows in Art storage and office to provide a overview of classroom.**
Paint	4	5	80%	**Need to paint kindergarten wing. Strip and replace wallpaper in faculty lounge.**
Floor Finishes				
Carpet	1	5	20%	Worn. Concern about pests in carpet. Want it replaced with VCT. **Replace all classroom and corridor carpet with VCT. Replace media center and admin carpet with new carpet.**
VCT	4	5	80%	
Terrazzo	5	5	100%	
Tile	5	5	100%	
Other				
Ceilings	2	5	40%	Water damage on ceiling tiles. **Replace all ceiling tiles - 2x4. Add acoustical celing and wall treatments in music room - 25% of wall and ceiling area.**
Signage	5	5	100%	
Total Average			**75%**	
Interior Doors				
Interior Doors	3	5	60%	Classroom doors don't have lites. Need to be painted. **Replace all classroom**
Door Hardware	2	5	40%	**Provide weather stripping around all exterior classroom doors.**
Moveable / Operable Walls	3	5	60%	**Replace all operable partitions between all classrooms with gypsum board onstuds. Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls.**
Security Gates / Roll-Up Doors	N/A			
Total Average			**53%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	
Description	**Score**	**Possible Score**	**Percent Score**	**Comments**
Interior Stairs				
Treads / Nosings	1	5	20%	**Need contrasting nosings on steps in music room when VCT is installed.**
Handrails	1	5	20%	Need code compliant handrails. **NO WORK**
Total Average			**20%**	
Restrooms				
Restroom Accessories	4	5	80%	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**
Toilet / Screen Partitions	5	5	100%	**Remove and replace toilet screen partitions throughout entire building.**
Flooring	3	5	60%	
Walls	3	5	60%	
Total Average			**75%**	
Fixed Equipment				
Cabinets	2	5	40%	Dated cabinets in poor to fair condition throughout. **Remove and replace all cabinets. Assume 10' of base and wall cabinets per classroom plus 10% for other areas.**
Theater Curtains	4	5	80%	
Fixed Auditorium Seating	N/A			
Gymnasium Athletic Equipment	4	5	80%	
Student Lockers	N/A			Not accessible. Fixed risers limit the usability of the space. Contrasting nosing needed on treads.
PE Lockers	N/A			
Bleachers	N/A			
Total Average			**67%**	
HVAC Controls				
Equipment Expected Service Life	5	5	100%	
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**100%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Cooling Plant				
Distribution Piping	5	5	100%	
Chillers	N/A	5	N/A	
Cooling Towers	5	5	100%	
Heat Exchanger	3	5	60%	It is understood from external inspection that tower-loop heat exchanger plates are degraded and should be replaced. **Remove and replace.**
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Provide VFDs for all loop-water pumps.**
Total Average			**92%**	
Heating Plant				
Boilers	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Provide VFDs for all loop-water pumps.**
Total Average			**95%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	N/A	5	N/A	
Water Source Heat Pumps	5	5	100%	A corridor is served by (2) floor-mounted WSHPs that were not replaced in 2014 like all other WSHPs. Their overall performance and necessity is unknown, and they are unique to this school of the three total prototype sister schools. **Replace two (2) WSHPs.**
Split Systems	5	5	100%	
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	2	5	40%	It is understood that the majority of all ductwork throughout the campus is duct board, in lieu of hard metal duct. **Remove and replace with hard metal duct**.
Total Average			**85%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	N/A	5	N/A	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	3	5	60%	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust in all janitor's closets.**
Stack Outlet Height	5	5	100%	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**90%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	
Description	**Score**	**Possible Score**	**Percent Score**	**Comments**
Domestic Water Heating				
Water Heaters	2	5	40%	Water heaters appear to be older and need to be updated. **Remove and replace all water heaters.**
Dedicated Heater for Kitchen	2	5	40%	Water heater appears to be older and need to be updated. Piping connection to tank appear to be rusted and need to be replaced. **Remove and replace water heater and piping connection.**
Tanks	2	5	40%	Tanks appear to be older and need to be updated. **Remove and replace.**
Recirculation Pump	2	5	40%	Recirculation pumps appear to be older but in fair, working condition. **Remove and replace.**
Total Average			**40%**	
Plumbing				
Mop Sinks	2	5	40%	Mop sinks are old and are too shallow. Mop sinks need to be updated.
Laboratory Sinks	2	5	40%	Art room sinks are old and in poor condition. **Remove and replace. Assume four (4)**
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	2	5	40%	Shower does not appear to be used.
Water Fountains	2	5	40%	Water fountains appear to be old and are in poor, working condition. **Remove and**
Roof Drain Piping	2	5	40%	It is understood that storm drain piping backs up during heavy rain. **Assume sanitary**
Grease Traps	3	5	60%	Grease trap appears to be in fair, working condition.
Water Closets	3	5	60%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Fixtures appear to be older and need to be updated. **Remove and replace.**
Lavatories / Sinks	2	5	40%	Fixtures appear to be older and need to be updated. **Remove and replace sinks and faucets. One sink in each classroom, two in art, all restrooms.**
Total Average			**44%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	
Description	**Score**	**Possible Score**	**Percent Score**	**Comments**
Water Distribution				
Supply Piping	3	5	60%	Supply piping appears to be the original piping and appears to be in fair, working
Sanitary Piping	3	5	60%	Sanitary piping appear to be the original piping. Problems with existing piping
Water Heaters	2	5	40%	Water heaters appear to be older and need to be updated. **Remove and replace.**
Tanks	2	5	40%	Tanks are older and need to be updated. **Remove and replace.**
Booster Pumps	N/A	5	N/A	
Total Average			**50%**	
Gas System				
Supply Piping	3	5	60%	Gas piping is the original piping and appears to be in fair, working condition.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	3	5	60%	Main Switchboard 2000A, 480Y/277V 3 phase (SquareD). Main Service is original to the initial construction, early 1980's. Switchboard has been installed in a manner that violates NEC working clearance rules. **Remove and reinstall switchboard.**
District-Owned Site Transformers	NA	NA	NA	Pad-mount transformer is owned by Duke Energy.
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**60%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers	3	5	60%	Transformers are original to initital construction, early 1980's.
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Provide surge suppression.**
Equipment	3	5	60%	Electrical equipment is original to the initial construction.
Panelboards	3	5	60%	Panelboards are original to initial construction, early 1980's.
Feeders	3	5	60%	Feeders are original.
Switches / Receptacles	2	5	40%	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Add wiremold to all classrooms.**
Total Average			**50%**	
Lighting				
Classrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) Want dimmable LED lighting in all teaching and learning spaces, including the Media Center. Dim, needs additional lighting of various types on separate switches.
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors.
Emergency Lighting	1	5	20%	Emergency lighting is powered by a small natural gas generator. **Add new generator.**
Performance Lighting	1	5	20%	
Exterior Walkway Lighting	4	5	80%	Existing fixtures have been retroffited with LED.
Exterior Perimeter Lighting	4	5	80%	Site lighting is provided by district owned pole mounted floodlights. These have been retrofitted with LED.
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls on all lighting.**
Total Average			**56%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical				
Lightning Protection	NA	NA	NA	Building is not equipped with lightning protection. **Provide lightning protection.**
Kitchen Equipment Supply	3	5	60%	
Scoreboards	NA	NA	NA	
Lift Stations	NA	NA	NA	
Emergency Generator	2	5	40%	Natural Gas Kohler unit installed mid 1990's to replace original central battery system. **Remove and replace.**
Performance Sound Systems	2	5	40%	
Operable Retractable Screens	2	5	40%	
Total Average			**45%**	
Communications & Security				
Fire Alarm	4	5	80%	The fire alarm system has just recently been upgraded to a Notifier system with emergency voice evacuation.
Annunciator Panels	2	5	40%	The fire alarm annunciator appears to have been installed in same closet as fire alarm panel. **Remove and relocate.**
Intercom / PA / Clock	2	5	40%	Existing system is Bogen. Classrooms have callback buttons.
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**56%**	

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Kitchen				
Office	5	5	100%	Office size is sufficient
Storage Equipment	5	5	100%	Storage shelving is in very good condition
Storage Area Size	5	5	100%	Dry storage room is more than adequate and generous in size
Storage Area Condition	4	5	80%	Finishes are in good overall condition
Walk-in Cooler	3	5	60%	**Additional cooler advised to be added in oversized dry storage room**
Walk-in Freezer	3	5	60%	**Additional freezer advised to be added in oversized dry storage room**
Preparation Equipment	4	5	80%	Most prep. equipment is in good working order. C**hopper due for Replacement.**
Preparation Size	5	5	100%	Generous work space
Preparation Area Condition	5	5	100%	Work tables, and building finishes are in good overall condition.
Cooking Equipment	3	5	60%	The single oven is broken and older modular cabinet **Items due for replacement.**
Exhaust Hood	5	5	80%	**Modify Exhaust Hood to temper supply air and restrict bottom edge vents.**
Cooking Size	5	5	100%	Cooking area size is very good.
Cooking Area Condition	5	5	100%	Cooking area finishes are in good overall condition.
Serving Equipment	1	5	20%	**Replace the old serving line with new modular counters**
Serving Size	5	5	100%	Serving space is adequate
Serving Area Condition	5	5	100%	Finishes are in good overall condition
Dishwash Equipment	3	5	60%	**The Soiled dishtable is not code compliant and must be replaced**
Dishwash Size	5	5	100%	Dishwashing space is adequate
Dishwash Area Condition	5	5	100%	Finishes are in good overall condition
Total Average			**84%**	

Physical Condition Average	**63%**
Total Building Average	**58%**

PACOLET ELEMENTARY SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	
Description	**Score**	**Possible Score**	**Percent Score**	**Comments**

SITE IMPROVEMENTS

Extra parking is needed on site. **Assume 33% more parking than is currently in lot.**
Restripe all pavement markings. Need one more HC parking space at front.
Repair cracked pavment anad sidewalks. See photos in civil site assessment.
Repave ashphalt play courts.
Sidewalks along 150 State Road need ADA approved ramps with truncated domes.
ADA ramp and crosswalk should be installed across drive. ADA ramps needed at crosswalk from side parking lot. Recommend install switchback ramp
Recommend installing sidewalk and ADA ramp to align with existing ramp at entrance to provide safe route to building from HC parking spaces.
Some sidewalks around building are in need of repair and are a tripping hazard. Assume 25%.
Future improvement will require fire access lane to rear of building. **NO WORK**
Sewer smells mentioned by staff during heavy rain events. **Assume sanitary sewer piping needs to be replaced.**

Sewer Cleanout needs repair.

Provide screen fencing around dumpsters.

Replace all playground equipment. (Photo of existing is in site report.)

Utility room roof drains surcharging on extreme weather events. **Backflow device needed to prevent flooding.**

PACOLET ELEMENTARY SCHOOL

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	
Description	**Score**	**Possible Score**	**Percent Score**	**Comments**
Health/ Safety Conditions				
Building Security	1	5	20%	
Limited Entrances	1	5	20%	Too many exterior doors in building. **NO WORK**
Signage and Way Finding	5	5	100%	
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	2	5	40%	Difficult to supervise all of the exit points in the building. **NO WORK**
Hazardous Materials	5	5	100%	Replace all operable partitions between all classrooms with gypsum board on studs. Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls.
Total Average			**63%**	
Building Codes/ ADA Compliance				
Means of Egress	5	5	100%	Verify panic hardware on classroom exterior doors. Appears to be panic hardware. **NO WORK**
Building Accessibility	1	5	20%	Music room and multipurpose room not accessible. None of the perimeter classrooms are accessible with the exception of K classrooms. **NO WORK**
Toilet Accessibility	1	5	20%	None of the classroom restrooms are accessible. Some of the other restrooms could be renovated to be compliant. **NO WORK**
Total Average			**47%**	
Fire Protection				
Sprinkler System	0	5	0%	There is not a sprinkler system or coverage from a hydrant. **Provide a sprinkler system amd two hydrants to cover building near opposing corners of building.**
Total Average			**0%**	
Health and Safety Average			**37%**	

PACOLET ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Learning Style Variety	5	5	100%	Classrooms are large enough to allow different classroom furniture arrangements. Need new furniture.
School Environment	5	5	100%	
Total Average			**100%**	
General Instruction Spaces				
4K Kindergarten (2)	3	5	60%	
5K Kindergarten (2)	3	5	60%	
First Grade (3)	2.5	5	50%	Replace all operable partitions between all classrooms with gypsum board on studs. Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls.
Second Grade (3)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Third Grade (4)	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. Relocate one classroom to room with window.
Fourth Grade (4)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires
Fifth Grade (3)	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Boys and Girls Club	2	5	40%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures. One room is generally not in good shape.
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	1	5	20%	Chalkboards need to be replaced by Markerboards. **Remove and replace in all classrooms.**
Aesthetics	4	5	80%	
Lockers/ Cubbies	3	5	60%	Only kindergarten rooms have cubbies. Would like every child to have their own space. Could be **provided in seating.**
Total Average			**58%**	

PACOLET ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Special Use Spaces				
Child Development	4	5	80%	No natural light.
Self-Contained	4	5	80%	No natural light.
Reading Intervention	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound
Reading Recovery	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires
Reading Coach	5	5	100%	
LLI	5	5	100%	
Guidance Classroom	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
PT / OT	2.5	5	50%	Noise transfers to adjacent classrooms through moveable walls. Requires sound attenuation measures.
Resource	5	5	100%	
Speech	4	5	80%	
Behind the Glass	5	5	100%	
Fixed Equipment	1	5	20%	Chalkboards need to be replaced by Markerboards.
Aesthetics	4	5	80%	
Total Average			**72%**	
Labs				
Science Lab	4	5	80%	
Storage	4	5	80%	
Adjacencies	5	5	100%	
Fixed Equipment	1	5	20%	Chalkboards need to be replaced by Markerboards.
Aesthetics	4	5	80%	
Total Average			**72%**	

PACOLET ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Computer				
Computer Lab	3	5	60%	Too small. Warm, possibly due to poor air circulation. **Add fan for air circulation.**
Information Technology Support	5	5	100%	
Storage	3	5	60%	
Adjacencies	5	5	100%	
Fixed Equipment	1	5	20%	Chalkboard needs to be replaced by markerboard.
Aesthetics	5	5	100%	
Total Average			**73%**	
Art				
Size of Classroom	5	5	100%	
Storage	3	5	60%	
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**85%**	
Music				
Size of Classroom	3	5	60%	Not accessible. Fixed risers limit the usability of the space. Contrasting nosing needed on treads.
Storage	5	5	100%	
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	Needs refreshing.
Total Average			**85%**	

PACOLET ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Media Center				
Size	5	5	100%	Like room to spread out bookshelves.
Office	5	5	100%	
Conference Room	4	5	80%	Small room, also serves as storage.
Storage	4	5	80%	
Workroom	4	5	80%	
Adjacencies	2	5	40%	Very distracting to have classes change around the perimeter of the space. Request some sort of partitions.
Fixed Equipment	5	5	100%	
Ceiling	2	5	40%	**Remove wood slats at ceiling in center of room. Assume 20'x20'. Request dimmable LED fixtures with better coverage of space. Add 50% more light fixtures on 2 or 3 switches.**
Aesthetics	4	5	80%	
Total Average			**78%**	
Multi-Purpose Room				
Multipurpose room	4	5	80%	Not accessible. **NO WORK.** Risers need contrasting nosings.
Storage	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**87%**	
Gymnasium				
Gymnasium	4	5	80%	Ceiling tiles are not an acceptable ceiling material in a gymnasium. NO WORK
Fixed Equipment	4	5	80%	
Stage	2	5	40%	Stage is not accessible.
Office	5	5	100%	
Aesthetics	3	5	60%	
Total Average			**72%**	

PACOLET ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Cafeteria				
Size	5	5	100%	
Storage	4	5	80%	
Adjacencies	5	5	100%	
Aesthetics	3	5	60%	Dim lighting. Some discoloration of ceiling tiles. **Replace all ceiling tiles in facility.**
Total Average			**85%**	
Administrative Spaces				
Administrative Offices	5	5	80%	
Principal	5	5	80%	
Nurse	5	5	80%	
Conference Room	5	5	80%	
Storage	4	5	80%	
Adjacencies	5	5	80%	
Fixed Equipment	4	5	80%	
Aesthetics	4	5	80%	
Guidance	5	5	100%	
Psychologist	5	5	100%	
Total Average			**84%**	
General Support Spaces				
Teacher Lounge/ Workroom	5	5	80%	
Custodial	4	5	80%	VCT needs to be replaced. **Remove and replace.**
Storage	4	5	80%	
Adjacencies	5	5	100%	
Fixed Equipment	4	5	100%	
Aesthetics	4	5	80%	
Total Average			**87%**	

PACOLET ELEMENTARY SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Restrooms				
Students	2	5	40%	Two student restrooms per gender could be renovated to be accessible. None of the classroom restrooms are accessible. **NO WORK**
Staff	2	5	40%	One faculty restroom per gender, and the Admin area restroom could be renovated to be accessible. **NO WORK**
Adjacencies	3	5	60%	
Aesthetics	2	5	60%	Tile and fixtures show their age. **Remove and replace.**
Total Average			**50%**	
Technology Readiness				
Teacher Devices	2	5	40%	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology.
Total Average			**40%**	
Building Average			**75%**	

COWPENS MIDDLE SCHOOL | EXECUTIVE SUMMARY

Cowpens Middle School is one of two middle schools in the District and one of the three oldest buildings, having been built in 1954. At 64 years old, it has exceeded its life span in terms of age, condition, and functionality. It houses approximately 408 students in grades 6 through 8 in its 83,855 square feet.

The exterior of the building is in good condition although there were no visible control joints. The windows in newer wing are leaking into classrooms and offices and are deteriorating. Some exterior doors are damaged or poorly fitted in the frames and require replacement. The roof is in good shape and only requires some minor repairs.

The interior of the building is not in good condition. Paint is peeling and the carpet is worn and heavily stained. It is suspected that vinyl asbestos tile and asbestos adhesive may be underneath the vinyl composition tile and carpet, requiring abatement of the entire floor. It is also possible that one or more layers of paint are lead-based. The overall rating for this facility is 51%, which is an unacceptable score for a school in the forward-looking Spartanburg County School District 3.

Fire safety is non-existent as the building is not equipped with a sprinkler system or fire hydrant(s) within the range of covering the school. The entire sanitary sewer piping system needs to be replaced, but the cost of this effort can't be known until exploratory work is done.

The major challenges of this facility are of educational suitability and are not correctable in its present layout and configuration without significant renovations and additions.

The school is not Americans with Disabilities Act (ADA) compliant and furthermore, is inadequate for the purposes of teaching and learning. Some of the general classrooms have been enlarged from their size of approximately 638 square feet, but others have not. The absolute minimum per State recommendations is 800 square feet with many districts going to 850 or 900 square feet to accommodate progressive teaching programs. Project-based learning, robotics, and other curriculum programs today are facilitated by having a number of classrooms surrounding an open area for flexible group work by teams of students. The configuration of the building precludes large project spaces without losing a significant number of classrooms. The lack of these spaces puts these students at a disadvantage when compared to those from other districts.

Critical Work Required or Requested by District, Exploratory Work	$7,287,000
Work Required Mid-Term	$1,753,000
Work Required Long-Term	$457,000
Classroom Wing Modifications	$3,090,000
Science Wing Modifications	$2,480,000
Additional Project Labs	$1,740,000
Total	**$16,807,000***
Furniture	$1,025,700

***Does not include repair work for the replacement of the sanitary sewer piping.

Non-Functional Science Lab Space

Evidence of Roof Leak

Building Infrastructure Non-Code Compliant

ESTIMATE: COWPENS MIDDLE SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Windows	Windows in newer wing are leaking into classrooms and offices and are deteriorating. **Replace all windows in newer wing.**	1950	sf	$ 113,448.00
Exterior Doors	Provide impact resistant glazing in exterior windows	4860	sf	$ 764,184.00
Exterior Doors	Exterior door in art room is damaged by water leaks. **Replace exterior door.**	1	ea	$ 1,934.00
Expansion / Control Joints	None were visible (Not estimated)			
Roof				
None				
Interior Finishes				
Paint	Peeling paint in some areas, dated colors, needs update. **Paint entire interior of facility.**	83702	sf	$ 177,677.00
Carpet	Worn, stains in most rooms, teachers request that it be removed. **Replace with VCT. Assume that classroom floor area in old wing of building will require abatement. (Excludes abatement - by owner)**	40375	sf	$ 238,070.00
VCT	**Remove and replace VCT tiles in all storage, mechanical and janitor's closets. Assume abatement will be necessary. (Excludes abatement - by owner)**	5795	sf	$ 34,170.00
Tile	**Ceramic tile floor and base in all restrooms in old wing of building and in locker rooms to be replaced. (Assumes thin set)**	3775	sf	$ 65,293.00
Other	Epoxy in good condition (Not estimated)			
Ceilings	**Replace all ceiling tiles throughout building. Provide 2x2 tiles in newer classroom wing to match tiles in older wing. (includes demo of existing ACT and install of new grid and 83,702sf of 2x2 ACT).**	83702	sf	$ 638,321.00
Signage	**Signage is not clear, need to update wayfinding signage. Replace and add signage to all rooms and in corridors. (Allowance)**	1	ls	$ 47,171.00
Window Blinds	**Remove and replace blinds in all rooms. (Allowance)**	1	ls	$ 62,804.00
Interior Doors				
Interior Doors	**Replace all interior doors**, frames to remain. ((Replacing interior wood doors at classrooms, offices, storage closets, toilet rooms, and media center)	131	ea	$ 166,846.00
Door Hardware	**Replace all interior door hardware. (Allowance)**	1	ls	$ 94,343.00
Moveable / Operable Walls	**Replace two (2) operable partitions with gypsum board on studs. Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls. (includes 575lf of 14' high new partition walls, demo of 2 operable wall partitions and 48lf of track). (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**	1	ls	$ 8,565.00
Stairs				
Treads / Nosings	**Repaint treads and risers.**	350	lf	$ 6,604.00
Handrails	**Provide ADA compliant handrails (4) (Allowance)**	200	lf	$ 45,599.00
Restrooms				
ADA Compliance	Only one restroom in school could be made accessible. **NO WORK (Not estimated)**			
Restroom Accessories	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**	1	ls	$ 36,149.00
Toilet / Screen Partitions	**Remove and replace toilet screen partitions throughout entire building.**	1	ls	$ 57,335.00
Flooring	**Remove and replace ceramic tile flooring and base in all restrooms. (Not estimated here - see "Tile" above)**			
Walls	Some abuse of walls. Paint is chipped and stained. **Paint walls in all restrooms. (Not estimated here - see "Paint" above)**			
Fixed Equipment				
Cabinets	Remove and replace all cabinets. (Not estimated)	1	ls	$ 195,795.00
Cabinets	Provide one wall (at demising partition) counter height storage with countertop and one teacher's cabinet (2'x4'x6') (Include 14lf of open-shelf base cabinets with PLM countertop and (1) teacher's cabinet)	1	ls	$ 400,489.00
Theater Curtains	**Remove and replace theater curtains.**	1	ls	$ 33,020.00
Gymnasium Athletic Equipment	**Remove and replace cross-court goals and wall pads. (Allowance) (Assumes no new scoreboards or divider curtain)**	1	ls	$ 70,757.00
Student Lockers	Good condition (Not estimated)			
PE Lockers	**Remove and replace PE lockers.** (Based on welded steel)	100	ea	$ 53,461.00
HVAC Controls				
Equipment Expected Service Life	Much of the equipment throughout the campus has far exceeded their life expectancies and should be replaced within the next 5 years. **Remove and replace. (Allowance based on removing and replacing controls conduit and wiring only)**	83702	sf	$ 592,256.00
Cooling Plant				
Plant Piping / Valves	Piping insulation within the primary boiler room, for both heating and cooling plants, is extremely deteriorated and molded. Some insulation, especially around fittings, is severely damaged or nonexistent. **Remove and replace all insulation immediately. (Assumes that the insulation contains asbestos and therefore is not estimated)**			
Energy Effectiveness	**Add VFDs to all chilled-water pumps.**	8	ea	$ 62,895.00

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS MIDDLE SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Heating Plant				
Boilers	Both boilers have exceeded their life expectancies, are in poor physical condition, and should be replaced within the next 5 years. **Remove and replace. (allowance based on removing boilers and replacing with single packaged unit)**	1	ls	$ 314,479.00
Pumps	The hot-water pumps appear to serve a single-zone each, and offer no redundancy. **NO WORK. (Not estimated)**			
Plant Piping / Valves	Piping insulation within the primary boiler room, for both heating and cooling plants, is extremely deteriorated and molded. Some insulation, especially around fittings, is severely damaged or nonexistent. **Remove and replace all insulation immediately. (Assumes that the insulation contains asbestos and therefore is not estimated)**			
Energy Effectiveness	**Add VFDs to all hot-water pumps.**	8	ea	$ 62,895.00
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	The MAU that serves the secondary classroom wing, bringing ventilation air to the FCUs, has exceeded its life expectancy and should be replaced within the next 5 years. **Remove and replace.**	1	ls	$ 84,122.00
Air Distribution / Heating				
Outside Air Units	The MAU that serves the secondary classroom wing, bringing ventilation air to the FCUs, has exceeded its life expectancy and should be replaced within the next 5 years. **Remove and replace. (Not estimated here. See Heating-Only Air Handling Units above.**			
Rooftop Units	The RTUs that serve the gymnasium and stage appear to be in good condition, but have reached their life expectancy. Consider replacing within the next 5 years. **Remove and replace.** The RTUs that serve the boys' and girls' locker rooms, kitchen, health classroom, STEM lab, and band room are approaching their life expectancies. Consider replacing within the next 5-10 years. (based on 5-ton roof mountedn units set on existing curbs)	5	ea	$ 471,718.00
Terminal Units	All wall-mounted and ceiling-mounted FCUs have exceeded their life expectancies. Consider replacing within the next 5 years. **Remove and replace.**	72	units	$ 679,274.00
Distributed Air Handling / AC				
Unit Ventilators	All floor-mounted FCUs have exceeded their life expectancies. Consider replacing within the next 5 years. **Remove and replace. (Not estimated here - see "Terminal Units" above)**			
Split Systems	**Provide a dedicated split-system to serve the server / data room that is exhibiting very high temperatures as a result of heat gain from electrical equipment. (Based on 1.5 ton mini-split)**	1.5	tons	$ 10,613.00
Exhaust Systems				
Fume Exhaust	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust in all janitor's closets.**	4	ea	$ 75,474.00
Stack Outlet Height	Boiler flues are in very poor condition, extremely rusted, and should be replaced when the boilers are replaced. **Remove and replace. (Not estimated here - see boiler replacement allowance above)**			
Domestic Water Heating				
Water Heaters	Small water heaters were added in a few location as they were needed, and appear to be in fair, working condition (Not estimated)			
Dedicated Heater for Kitchen	Water heater appears to be new and in good, working condition. (Not estimated)			
Tanks	Tanks appear to be good, working condition. (Not estimated)			
Recirculation Pump	Recirculation pump at kitchen water heater appears to be in fair, working condition. (Not estimated)			
Plumbing				
Mop Sinks	Mop sinks are old and are in poor working condition. **Remove and replace.**	4	ea	$ 9,434.00
Laboratory Sinks	Art room sinks are in poor working condition. It is understood that the school likes the group sink. The group art room sink is used the most but it is in poor condition. **Remove and replace. (Allowance)**	1	ea	$ 8,490.00
Showers	Showers do not appear to be used and are in poor condition. **NO WORK. (Not estimated)**			
Water Fountains	Water fountains are old and are in poor condition. **Remove and replace. Bottle fillers.**	12	ea	$ 29,244.00
Grease Traps	Grease trap appears to be in fair working condition. (Not estimated)			
Water Closets	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets and flush valve housings throughout building. Reuse existing flush valves for each toilet. (Floor-mounted, manual trim)**	37	ea	$ 75,632.00
Urinals	Fixtures are old and need to be replaced. **Remove and replace. (manual flush valves)**	16	ea	$ 27,674.00
Lavatories / Sinks	Fixtures are old and need to be replaced. **Remove and replace. (Single wall-hung unit, manual trim)**	32	ea	$ 62,864.00

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS MIDDLE SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Water Distribution				
Supply Piping	Water piping appears to be the original piping and it is in fair working condition (Not estimated)			
Sanitary Piping	Piping appear to be the original piping and are in poor condition. **Replace all sanitary piping. (Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 39,000.00
Water Heaters	Water heaters appear to be in good working condition. (Not estimated)			
Tanks	Tanks appear to be in good working condition. (Not estimated)			
Gas System				
Supply Piping	Piping appears to be in fair working condition. (Not estimated)			
Electrical Supply				
Service Switchgear	208Y/120 3 phase. Multiple service mains in excess of number of mains allowed by the NEC. **Remove and replace service switchgear.**			
District-Owned Site Transformers	Pad-mount transformer is owned by Duke Energy. (Not estimated)			
Electrical Distribution				
Surge Suppression	Building is not equpped with surge suppression. **Provide surge suppression for building.**	1	ls	$ 23,520.00
Switches / Receptacles	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Replace all receptacles and add wiremold.** (used allowance from email + $15 ea for 259 outlets)	1	ls	$ 117,457.00
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
High Bay Areas	Gymansium has not been retrofitted with TLED. **Provide refrofit. (Allowance based on 28 light fixtures - helix high-bay by ATG (model HBUF-200W-50-C-G2 with diffusor)**	1	ls	$ 28,617.00
Motion Detection	Building is not equipped with occupancy sensors. **Provide 1 occupancy sensor and dimmable LEDs in each room. 4 occupancy sensors in gymnasium. (Gymnasium not estimated here-included in "high bay areas" above) (Allowance based on 45 Classrooms) (Estimate used from BGA in email dated 4/6/18)**	45	ea	$ 353,789.00
Emergency Lighting	Emergency lighting is provided by battery backup. It is doubtful if it meets current OSF requirements. **Provide a generator. (Not estimated here - see "Emergency Generator" below)**			
Exterior Walkway Lighting	Existing fixtures have been retroffited with LED. (Not estimated)			
Exterior Perimeter Lighting	Site lighting is provided by leased lighting from the utility company. Coverage is minimal. **Add four (4) additional light poles. (Allowance)**	4	ea	$ 81,764.00
Lighting Controls	There is no classroom dimming. **Provide dimmable function controls in each classroom. (Not estimated here, included in "Motion Detection" above)**			
Electrical				
Emergency Generator	There is no generator. **Provide a generator. (Allowance based on providing a 60 kW diesel genset, weatherproof housing, sub-base fuel tank with (2) transfer switches - estimate from BGA)**	1	ls	$ 110,067.00
Communications & Security				
Fire Alarm	Existing Simplex fire alarm system is outdated and does not meet current codes. **Provide new fire alarm system.** (Allowance)	83702	sf	$ 427,740.00
Annunciator Panels	**Provide new annunciator panels. (Not estimated here - included in "Fire Alarm" estimate above)**			
Intercom / PA / Clock	Existing system is Bogen. Classrooms have callback buttons. (Not estimated)			
Kitchen				
Office	Office size is sufficient. (Not estimated)			
Storage Equipment	Storage shelving is in acceptable condition. Some shelf deflection from use noted. **Minor repairs suggested. (Allowance)**	1	ls	$ 7,861.00
Storage Area Size	Dry storage room is adequate in size. (Not estimated)			
Storage Area Condition	Finishes are in good overall condition. (Not estimated)			
Walk-in Cooler	Wall and floor panels show wear. **Suggest adding protective cladding to exterior, and adding a top floor finish to the interior. (Allowance for 11'x12') (Allowance based on 3/16" aluminum tread brite floor plate and 16ga stainless steel wall panels)**	1	ls	$ 22,806.00
Walk-in Freezer	Floor panels show wear. **Suggest adding a top floor finish to the interior. (Allowance for 11'x12') (Allowance based on 3/16" aluminum tread brite floor plate)**	1	ls	$ 7,554.00

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS MIDDLE SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Preparation Equipment	Prep. equipment is in good working order. (Not estimated)			
Preparation Size	Adequate work space. (Not estimated)			
Preparation Area Condition	Work tables, and building finishes are in good overall condition. (Not estimated)			
Cooking Equipment	**Replace the top cooking plate on the hot top range. (Allowance)**	1	ls	$ 4,402.00
Exhaust Hood	Exhaust hood is too small to cover the cooking equipement. **Remove and replace with a larger hood. (Allowance)**	1	ls	$ 39,309.00
Cooking Size	Cooking area size is good, except the hood is too small. (Not estimated - Not enough info)			
Cooking Area Condition	Cooking area finishes are in good overall condition. (Not estimated)			
Serving Equipment	**Repair the cold well in the main serving line. Repair the cabinet doors on the second line. (Allowance)**	1	ls	$ 15,815.00
Serving Size	Serving space is adequate. (Not estimated)			
Serving Area Condition	Finishes are in good overall condition. (Not estimated)			
Dishwash Equipment	All equipment is in working order. (Not estimated)			
Dishwash Size	Dishwashing space is adequate. (Not estimated)			
Dishwash Area Condition	Finishes are in good overall condition. (Not estimated)			
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 7,158,800**

PHYSICAL ASSESSMENT ESTIMATED TOTAL: Critical Work Required or Requested by Teachers or District	**$ 4,943,800**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: Work Required Mid-Term	**$ 1,719,000**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: Exploratory Work - Does not include actual work to system	**$ 39,000**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 457,000**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 7,158,800**

COWPENS MIDDLE SCHOOL TOTAL: Critical Work Required or Requested by Teachers or District	**$ 7,248,000**
COWPENS MIDDLE SCHOOL TOTAL: Work Required Mid-Term	**$ 1,753,000**
COWPENS MIDDLE SCHOOL TOTAL: Exploratory Work - Does not include actual work to system	**$ 39,000**
COWPENS MIDDLE SCHOOL TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 457,000**
COWPENS MIDDLE SCHOOL CLASSROOMS ESTIMATED TOTAL: Increase physical size of classrooms to State standards	**$ 7,310,000**
COWPENS MIDDLE SCHOOL ESTIMATED GRAND TOTAL: All Categories	**$ 16,807,000**
COWPENS MIDDLE SCHOOL TOTAL: Furniture	**$ 1,025,700**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS MIDDLE SCHOOL				
HEALTH AND SAFETY ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Health/ Safety Conditions				
Building Security	Fairly reasonable (Not estimated)			
Limited Entrances	Fairly reasonable (Not estimated)			
Signage and Way Finding	Exit signage not adequate. **Add exit signage, allow one (1) sign per door.**	17	ea	$ 10,892
Ease of Supervision	Blind spots in corridors, plumbing chase open to corridor. **Provide door or cover for plumbing chase, approx. 2'-6" x 9'-0"**	4	ea	$ 3,973
Hazardous Materials	**VAT floor tiles visible in some areas but extent unknown. (Not estimated)**			
Building Codes/ ADA Compliance				
Means of Egress	Middle corridor is too long without intermediate egress **NO WORK (Not estimated)**			
Building Accessibility	Many restrooms could be upgraded to conform to ADA with some destructive efforts **NO WORK (Not estimated)**			
Fire Protection				
Sprinkler System	There is not a sprinkler system or coverage from a hydrant. **Add two (2) hydrants nearback corners of building. (Allowance based on 1640lf of new fire line with two new fire hydrants)**	1	ls	$ 281,466
Sprinkler System	There is not a sprinkler system. Add new sprinkler system throughtout building. (Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 440 lf of new fire line, PIV, and pit)	1	ls	$ 705,669
			HEALTH AND SAFETY ESTIMATED SUB-TOTAL	**$ 1,002,000**

HEALTH AND SAFETY ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,002,000**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 1,002,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS MIDDLE SCHOOL

EDUCATIONAL SUITABILITY

Description	Comments	Quantity	Unit	Total Estimated Cost*
School Climate				
Learning Style Variety	Classrooms are too small for variety in teaching and learning methods. (Not estimated)			
School Environment	Dated, small spaces (Not estimated)			
General Instruction Spaces				
Sixth Grade	Classrooms too small at 638 SF. (Not estimated)			
Seventh Grade	Classrooms too small at 638 SF. (Not estimated)			
Eighth Grade	Classrooms at 720 SF, too small for today's standards. (Not estimated)			
Storage	Inadequate (Not estimated)			
Fixed Equipment	Markerboards are insufficient. (based on 19' white board)	45	ea	$ 79,956
Special Use Spaces				
Self-Contained	Too small, no life skills area, no behind the glass areas (Not estimated)			
Storage	Inadequate (Not estimated)			
Fixed Equipment	Markerboards are insufficient. No behind the glass area. (based on 19' white board)	2	ea	$ 3,553
Science				
Fixed Equipment	Markerboards are insufficient. (based on 19' white board)	2	ea	$ 3,553
STEM	Share with MSP (Not estimated)			
Aesthetics	Carpet in one lab in newer wing. **Remove capet and replace with VCT.**	2545	sf	$ 30,013
Computer				
Size of Classrooms	Too small for current standards. (Not estimated)			
Keyboarding	Too small for current standards. (Not estimated)			
Information Tech Support	Servers dispersed to handle computers (Not estimated)			
Fixed Equipment	Wire management is an issue. (Not estimated) Markerboards are insufficient Add one (1) markerboard per classroom. (based on 19' white board)	1	ea	$ 1,777
Foreign Language				
Size of Classrooms	Used to have German			
Art				
None				
Band				
None				
Choral				
Fixed Equipment	Do not want the fixed risers. **Remove concrete risers.**	1	ls	$ 34,000
Media Center				
Office	Green plastic tablecloth in this room is being used for broadcasts. (Not estimated)			
Gym				
Size	Acoustical tile ceiling. **Replace. (Allowance includes demo of existing ACT and install of new grid and 37860sf of high NRC ceiling tile with vinyl coating)**	7860	sf	$ 78,479
Performing Arts/ Auditorium				
Stage in Gym	No ADA access NO WORK. (Not estimated)			
Fixed Equipment	There is no lighting on stage behind the curtain. **Provide stage and LED lighting on stage behind the curtain. (Allowance)**	1	ls	$ 31,669
Cafeteria				
None				
Administrative Spaces				
Conference Rooms	There is a shortage of conference space. **NO WORK (Not estimated)**			
General Support Spaces				
Storage	There are a couple of empty spaces now that could be used for storage, but they would be best used for academic purposes. **NO WORK. (Not estimated)**			
Technology Readiness				
Technology	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology. **NO WORK. (Not estimated)**			
			EDUCATIONAL SUITABILITY ESTIMATED SUB-TOTAL	**$ 263,000**

EDUCATIONAL SUITABILTY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 229,000**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$ 34,000**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$ 263,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS MIDDLE SCHOOL

SITE

Description	Comments	Quantity	Unit	Total Estimated Cost*
Site				
Parking	Additional Parking needed at front entrance (Allowance based on light duty paving and includes pavement markings)	1	ls	$ 226,094
SCDOT	The perimeter drive around school appears to be owned by the SCDOT and will have to be removed from the state system per comments from SCDOT safety review office. State Road (S42-708) (Not estimated)			
Pavement	Resurface and re-stripe pavement (allowance based on 11230 sy of heavy duty pavement and standard restriping)	1	ls	$ 442,298
ADA Ramps	ADA ramps and crosswalks needed (allowance based on adding 4 ADA ramps and 2 crosswalks)	1	ls	$ 29,403
Fire Hydrants	The existing (2) Fire Hydrants located along Foster Drive to furthest building corner 1400' +/-. Does not meet current coverage requirements. (Not estimated here - see Educational Sutiability section)			
Culvert	Remove and replace rocks around culvert so it will drain (Allowance)	1	ls	$ 11,006
Inlets	Change hood inlet to Type 16 inlet	1	ls	$ 25,158
Basketball Court	Re-Surface Baskeball Courts	1	ls	$ 7,861
Roof Drains	Recommend piping downspouts in front and collecting water before flowing over sidewalk at entrance. (Allowance based on adding 510 lf of 4" ADS storm drain piping and 8 area drains connecting to existing yard inlets at courtyard around media center)	1	ls	$ 36,715
Outdoor Lunch Area	Additional drainage needed in lunch area to promote runoff from area. Recommend installing pavers or other landscape feature to provide eating area that will not track mud into school.	1	ls	$ 146,704
Gutters	Clean Gutters (Not estimated - maintenance item)		lf	
Roof Drains	Recommend piping downspouts to inlets in courtyard (Allowance based on connecting 24 downspouts to existing inlets using 970lf of 4" ADS storm drain piping. Includes downspout boots)	1	ls	$ 146,761
			SITE ESTIMATED SUB-TOTAL	**$ 1,072,000**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,072,000**
SITE TOTAL: Work Required Mid-Term	**$ -**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
SITE TOTAL: Work Required Long-Term or by Mainteance Staff	**$ -**
SITE ESTIMATED TOTAL: All Categories	**$ 1,072,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: COWPENS MIDDLE SCHOOL				
ROOF				
Description	Comments	Quantity	Unit	Total Estimated Cost*
Roof				
Modified Bitumen	Repairs	33,200	sf	$ 500
Modified Bitumen	Repairs	700	sf	$ 100
Modified Bitumen	Repairs	2,240	sf	$ 50
Modified Bitumen	Repairs	150	sf	$ 50
Modified Bitumen	Repairs	23,470	sf	$ 100
Modified Bitumen	Repairs	675	sf	$ 100
Modified Bitumen	Repairs	990	sf	$ 50
Modified Bitumen	Repairs	1,265	sf	$ 50
Modified Bitumen	Repairs	2,925	sf	$ 25
Modified Bitumen	Repairs	780	sf	$ 25
Modified Bitumen	Repairs	665	sf	$ 25
Modified Bitumen	Repairs	530	sf	$ 25
Modified Bitumen	Repairs	8,240	sf	$ 25
Modified Bitumen	Repairs	975	sf	$ 25
Modified Bitumen	Repairs	4,450	sf	$ 25
Modified Bitumen	Repairs	2,815	sf	$ 25
Estimates from WM Builiding Envelope Consultants		**ROOF ESTIMATED SUB-TOTAL**		**$ 1,200**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,200**
ROOF TOTAL: Work Required Mid-Term	**$ -**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 1,200**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	5	5	100%	
Exterior Windows	2	5	40%	Windows in newer wing are leaking into classrooms and offices and are deteriorating. **Replace all windows in newer wing.**
Louvers / Vents	5	5	100%	
Exterior Doors	5	5	100%	Exterior door in art room is damaged by water leaks. **Replace exterior door.**
Door Hardware	5	5	100%	
Exterior Canopy	4	5	80%	
Expansion / Control Joints	N/A			None were visible
Total Average			**87%**	
Roof				
A	5	5	100%	
B	5	5	100%	
C	5	5	100%	
D	5	5	100%	
E	5	5	100%	
F	5	5	100%	
G	5	5	100%	
H	5	5	100%	
I	5	5	100%	
J	5	5	100%	
K	5	5	100%	
L	5	5	100%	
M	5	5	100%	
N	5	5	100%	
O	5	5	100%	
P	5	5	100%	
Total Average			**100%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Finishes				
Interior Partitions	4	5	80%	
Wall Finishes				
Paint	3	5	60%	Peeling paint in some areas, dated colors, needs update. **Paint entire interior of facility.**
Floor Finishes				
Carpet	1	5	20%	Worn, stains in most rooms, teachers request that it be removed. **Replace with VCT. Assume that classroom floor area in old wing of building will require abatement.**
VCT	2	5	40%	**Remove and replace VCT tiles in all storage, mechanical and janitor's closets. Assume abatement will be necessary.**
Terrazzo	5	5	100%	
Tile	5	5	100%	**Ceramic tile floor and base in all restrooms in old wing of building and in locker rooms to be replaced.**
Other	5	5	100%	Epoxy in good condition
Ceilings	2	5	40%	**Replace all ceiling tiles throughout building. Provide 2x2 tiles in newer classroom wing to match tiles in older wing.**
Signage	2	5	40%	**Signage is not clear, need to update wayfinding signage. Replace and add signage to all rooms and in corridors.**
Window Blinds	1	5	20%	**Remove and replace blinds in all rooms.**
Total Average			**60%**	
Interior Doors				
Interior Doors	3	5	60%	**Replace all interior doors**, frames to remain.
Door Hardware	3	5	60%	**Replace all interior door hardware.**
Moveable / Operable Walls	1	5	20%	**Replace operable partitions with gypsum board on studs. (We think there are 2.) Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls.**
Security Gates / Roll-Up Doors	N/A			
Total Average			**47%**	
Stairs				
Treads / Nosings	3	5	60%	**Repaint treads and risers.**
Handrails	1	5	20%	**Provide ADA compliant handrails (4)**
Total Average			**40%**	
Restrooms				
ADA Compliance	1	5	20%	Only one restroom in school could be made accessible. **NO WORK**
Restroom Accessories	1	5	20%	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**
Toilet / Screen Partitions	3	5	60%	**Remove and replace toilet screen partitions throughout entire building.**
Flooring	2	5	40%	**Remove and replace ceramic tile flooring and base in all restrooms.**
Walls	2	5	40%	Some abuse of walls. Paint is chipped and stained. **Paint walls in all restrooms.**
Total Average			**36%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Fixed Equipment				
Cabinets	2	5	40%	Remove and replace all cabinets. Provide one wall (at demising partition) counter height storage with countertop and one teacher's cabinet (2'x4'x6')
Theater Curtains	2	5	40%	**Remove and replace theater curtains.**
Fixed Auditorium Seating	N/A			
Gymnasium Athletic Equipment	4	5	80%	**Remove and replace cross-court goals and wall pads.**
Student Lockers	4	5	80%	Good condition
PE Lockers	1	5	20%	**Remove and replace PE lockers.**
Bleachers	5	5	100%	
Total Average			**60%**	
HVAC Controls				
Equipment Expected Service Life	2	5	40%	Much of the equipment throughout the campus has far exceeded their life expectancies and should be replaced within the next 5 years. **Remove and replace.**
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**80%**	
Cooling Plant				
Distribution Piping	5	5	100%	
Chillers	5	5	100%	
Cooling Towers	N/A	5	N/A	
Heat Exchanger	N/A	5	N/A	
Pumps	5	5	100%	
Plant Piping / Valves	2	5	40%	Piping insulation within the primary boiler room, for both heating and cooling plants, is extremely deteriorated and molded. Some insulation, especially around fittings, is severely damaged or nonexistent. **Remove and replace all insulation immediately.**
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Add VFDs to all chilled-water pumps.**
Total Average			**89%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Heating Plant				
Boilers	2	5	40%	Both boilers have exceeded their life expectancies, are in poor physical condition, and should be replaced within the next 5 years. **Remove and replace.**
Pumps	4	5	80%	The hot-water pumps appear to serve a single-zone each, and offer no redundancy. **NO WORK.**
Plant Piping / Valves	2	5	40%	Piping insulation within the primary boiler room, for both heating and cooling plants, is extremely deteriorated and molded. Some insulation, especially around fittings, is severely damaged or nonexistent. **Remove and replace all insulation immediately.**
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Add VFDs to all hot-water pumps.**
Total Average			**78%**	
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	2	5	40%	The MAU that serves the secondary classroom wing, bringing ventilation air to the FCUs, has exceeded its life expectancy and should be replaced within the next 5 years. **Remove and replace.**
Duct Furnaces	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**40%**	
Air Distribution / Heating				
Outside Air Units	2	5	40%	The MAU that serves the secondary classroom wing, bringing ventilation air to the FCUs, has exceeded its life expectancy and should be replaced within the next 5 years. **Remove and replace.**
Rooftop Units	3	5	60%	The RTUs that serve the gymnasium and stage appear to be in good condition, but have reached their life expectancy. Consider replacing within the next 5 years. **Remove and replace.** The RTUs that serve the boys' and girls' locker rooms, kitchen, health classroom, STEM lab, and band room are approaching their life expectancies. Consider replacing within the next 5-10 years.
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Terminal Units	3	5	60%	All wall-mounted and ceiling-mounted FCUs have exceeded their life expectancies. Consider replacing within the next 5 years. **Remove and replace.**
Total Average			**72%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	2	5	40%	All floor-mounted FCUs have exceeded their life expectancies. Consider replacing within the next 5 years. **Remove and replace.**
Water Source Heat Pumps	N/A	5	N/A	
Split Systems	4	5	80%	**Provide a dedicated split-system to serve the server / data room that is exhibiting very high temperatures as a result of heat gain from electrical equipment.**
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Total Average			**80%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	5	5	100%	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	3	5	60%	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust in all janitor's closets.**
Stack Outlet Height	2	5	40%	Boiler flues are in very poor condition, extremely rusted, and should be replaced when the boilers are replaced. **Remove and replace.**
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**80%**	
Domestic Water Heating				
Water Heaters	3	5	60%	Small water heaters were added in a few location as they were needed, and appear to be in fair, working condition
Dedicated Heater for Kitchen	4	5	80%	Water heater appears to be new and in good, working condition.
Tanks	4	5	80%	Tanks appear to be good, working condition.
Recirculation Pump	3	5	60%	Recirculation pump at kitchen water heater appears to be in fair, working condition.
Total Average			**70%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Plumbing				
Mop Sinks	1	5	20%	Mop sinks are old and are in poor working condition. **Remove and replace.**
Laboratory Sinks	2	5	40%	Art room sinks are in poor working condition. It is understood that the school likes the group sink. The group art room sink is used the most but it is in poor condition. **Remove and replace.**
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	2	5	40%	Showers do not appear to be used and are in poor condition. **NO WORK.**
Water Fountains	1	5	20%	Water fountains are old and are in poor condition. **Remove and replace.**
Roof Drain Piping	N/A	5	N/A	
Grease Traps	3	5	60%	Grease trap appears to be in fair working condition.
Water Closets	2	5	40%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Fixtures are old and need to be replaced. **Remove and replace.**
Lavatories / Sinks	2	5	40%	Fixtures are old and need to be replaced. **Remove and replace.**
Total Average			**38%**	
Water Distribution				
Supply Piping	3	5	60%	Water piping appears to be the original piping and it is in fair working condition
Sanitary Piping	2	5	40%	Piping appear to be the original piping and are in poor condition. **Replace all sanitary piping.**
Water Heaters	4	5	80%	Water heaters appear to be in good working condition.
Tanks	4	5	80%	Tanks appear to be in good working condition.
Booster Pumps	N/A	5	N/A	
Total Average			**65%**	
Gas System				
Supply Piping	3	5	60%	Piping appears to be in fair working condition.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	1	5	20%	208Y/120 3 phase. Multiple service mains in excess of number of mains allowed by the NEC. **Remove and replace service switchgear.**
District-Owned Site Transformers	NA	NA	NA	Pad-mount transformer is owned by Duke Energy.
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**20%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers	NA	NA	NA	
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Provide surge suppression for building.**
Equipment	2	5	40%	
Panelboards	2	5	40%	
Feeders	2	5	40%	
Switches / Receptacles	2	5	40%	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Replace all receptacles and add wiremold.**
Total Average			**36%**	
Lighting				
Classrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	3	5	60%	Gymansium has not been retrofitted with TLED. **Provide refrofit.**
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors. **Provide 1 occupancy sensor in each room. 4 in gymnasium.**
Emergency Lighting	2	5	40%	Emergency lighting is provided by battery backup. It is doubtful if it meets current OSF requirements. **Provide a generator.**
Performance Lighting	1	5	20%	
Exterior Walkway Lighting	4	5	80%	Existing fixtures have been retroffited with LED.
Exterior Perimeter Lighting	2	5	40%	Site lighting is provided by leased lighting from the utility company. Coverage is minimal. **Add four (4) additional light poles.**
Lighting Controls	1	5	20%	There is no classroom dimming. **Provide dimmable function controls in each classroom.**
Total Average			**52%**	
Electrical				
Lightning Protection	NA	NA	NA	
Kitchen Equipment Supply	2	5	40%	
Scoreboards	2	5	40%	
Lift Stations	NA	NA	NA	
Emergency Generator	NA	NA	NA	There is no generator. **Provide a generator.**
Performance Sound Systems	4	5	80%	
Operable Retractable Screens	NA	NA	NA	
Total Average			**53%**	
Communications & Security				
Fire Alarm	1	5	20%	Existing Simplex fire alarm system is outdated and does not meet current codes. **Provide new fire alarm system.**
Annunciator Panels	1	5	20%	**Provide new annunciator panels.**
Intercom / PA / Clock	3	5	60%	Existing system is Bogen. Classrooms have callback buttons.
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**44%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Kitchen				
Office	5	5	100%	Office size is sufficient.
Storage Equipment	4	5	80%	Storage shelving is in acceptable condition. Some shelf deflection from use noted. **Minor repairs suggested.**
Storage Area Size	5	5	100%	Dry storage room is adequate in size.
Storage Area Condition	4	5	80%	Finishes are in good overall condition.
Walk-in Cooler	4	5	80%	Wall and floor panels show wear. **Suggest adding protective cladding to exterior, and adding a top floor finish to the interior.**
Walk-in Freezer	4	5	80%	Floor panels show wear. **Suggest adding a top floor finish to the interior.**
Preparation Equipment	5	5	100%	Prep. equipment is in good working order.
Preparation Size	5	5	100%	Adequate work space.
Preparation Area Condition	5	5	100%	Work tables, and building finishes are in good overall condition.
Cooking Equipment	4	5	80%	**Replace the top ccoking plate on the hot top range.**
Exhaust Hood	1	5	20%	Exhaust hood is too small to cover the cooking equipement. **Remove and replace with a larger hood.**
Cooking Size	5	5	100%	Cooking area size is good, except the hood is too small.
Cooking Area Condition	5	5	100%	Cooking area finishes are in good overall condition.
Serving Equipment	4	5	80%	**Repair the cold well in the main serving line. Repair the cabinet doors on the second line.**
Serving Size	5	5	100%	Serving space is adequate.
Serving Area Condition	5	5	100%	Finishes are in good overall condition.
Dishwash Equipment	5	5	100%	All equipment is in working order.
Dishwash Size	5	5	100%	Dishwashing space is adequate.
Dishwash Area Condition	5	5	100%	Finishes are in good overall condition.
Total Average			**89%**	

Physical Condition Average	**61%**
Total Building Average	**51%**

COWPENS MIDDLE SCHOOL

HEALTH AND SAFETY ASSESSMENT

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				
Building Security	4	5	80%	Fairly reasonable
Limited Entrances	4	5	80%	Fairly reasonable
Signage and Way Finding	2	5	40%	Exit signage not adequate. **Add exit signage, allow one (1) sign per door.**
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	3	5	60%	Blind spots in corridors, plumbing chase open to corridor. **Provide door or cover for plumbing chase, approx. 2'-6" x 9'-0"**
Hazardous Materials	1	5	20%	**VAT floor tiles visible in some areas but extent unknown.**
Total Average			**63%**	
Building Codes/ ADA Compliance				
Means of Egress	2	5	40%	Middle corridor is too long without intermediate egress **NO WORK**
Building Accessibility	3	3	60%	Many restrooms could be upgraded to conform to ADA with some destructive
Total Average			**50%**	
Fire Protection				
Sprinkler System	1	5	20%	There is not a sprinkler system or coverage from a hydrant. **Provide a sprinkler system and two (2) hydrants near back corners of building.**
Total Average			**20%**	
Building Average			**44%**	

COWPENS MIDDLE SCHOOL

EDUCATIONAL SUITABILITY

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
School Climate				
Interior Circulation (convenience)	3	5	60%	
Learning Style Variety	1	5	20%	Classrooms are too small for variety in teaching and learning methods.
School Environment	2	5	40%	Dated, small spaces
Total Average			**40%**	
General Instruction Spaces				
Sixth Grade	1	5	20%	Classrooms too small at 638 SF.
Seventh Grade	1	5	20%	Classrooms too small at 638 SF.
Eighth Grade	2	5	40%	Classrooms at 720 SF, too small for today's standards.
Storage	1	5	20%	Inadequate
Adjacencies	2	5	40%	
Fixed Equipment	1	5	20%	Markerboards are insufficient.
Aesthetics	2	5	40%	
Lockers	3	5	60%	
Total Average			**33%**	
Special Use Spaces				
Self-Contained	1	5	20%	Too small, no life skills area, no behind the glass areas (not required)
Resource	3	5	60%	
Speech	3	5	60%	
ESOL	3	5	60%	
Sensory Room	1	5	20%	
Storage	1	5	20%	Inadequate
Adjacencies	1	5	20%	
Fixed Equipment	1	5	20%	Markerboards are insufficient. No behind the glass area.
Aesthetics	2	5	40%	
Total Average			**36%**	

COWPENS MIDDLE SCHOOL

EDUCATIONAL SUITABILITY (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Science				
Science Classrooms	1	5	20%	
Science Labs	1	5	20%	
Prep Rooms	N/A	5	0%	
Storage	1	5	20%	
Adjacencies	1	5	20%	
Fixed Equipment	1	5	20%	Markerboards are insufficient.
Robotics	N/A			
STEM	1	5	20%	Share with MSP
Aesthetics	1	5	20%	Carpet in one lab in newer wing. **Remove capet and replace with VCT.**
Total Average			**18%**	
Computer				
Size of Classrooms	2	5	40%	Too small for current standards.
Keyboarding	2	5	40%	Too small for current standards.
Information Tech Support	3	5	60%	Servers dispersed to handle computers
Storage	2	5	40%	
Adjacencies	3	5	60%	
Fixed Equipment	2	5	40%	Wire management is an issue. Markerboards are insufficient. **Add one (1)**
Aesthetics	2	5	40%	
Total Average			**46%**	
Foreign Language				
Size of Classrooms	N/A	5	N/A	Used to have German
Adjacencies	N/A	5	N/A	
Fixed Equipment	N/A	5	N/A	
Aesthetics	N/A	5	N/A	
Total Average				

COWPENS MIDDLE SCHOOL

EDUCATIONAL SUITABILITY (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Art				
Size of Classrooms	5	5	100%	
Kiln Room	1	5	20%	
Clay Storage	1	5	20%	
Storage	4	5	80%	
Adjacencies	2	5	40%	
Fixed Equipment	4	5	80%	
Aesthetics	3	5	60%	
Total Average			**57%**	
Band				
Size of Classroom	1	5	20%	
Storage	2	5	40%	
Adjacencies	4	5	80%	
Fixed Equipment	3	5	60%	
Aesthetics	2	5	40%	
Total Average			**48%**	
Choral				
Size of Classroom	3	5	60%	
Storage	2	5	40%	
Adjacencies	4	5	80%	
Fixed Equipment	1	5	20%	Do not want the fixed risers. **Remove concrete risers.**
Aesthetics	2	5	40%	
Total Average			**48%**	

COWPENS MIDDLE SCHOOL

EDUCATIONAL SUITABILITY (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Media Center				
Size	1	5	20%	
Maker Space	N/A	5	0%	
Office	1	5	20%	Green plastic tablecloth in this room is being used for broadcasts.
Workroom	1	5	20%	
Conference Room	1	5	20%	
Storage	2	5	40%	
Adjacencies	4	5	80%	
Fixed Equipment	3	5	60%	
Aesthetics	2	5	40%	
Total Average			**33%**	
Gym				
Size	3	5	60%	Acoustical tile ceiling. **Replace.**
Fixed Equipment	4	5	80%	
Health Classroom	N/A	5	0%	
PE Locker Rooms	2	5	40%	
Team Locker Rooms	2	5	40%	
Coaches Office	3	5	60%	
Storage	2	5	40%	
Adjacencies	3	5	60%	
Aesthetics	3	5	60%	
Total Average			**49%**	

COWPENS MIDDLE SCHOOL

EDUCATIONAL SUITABILITY (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Performing Arts/ Auditorium				
Stage in Gym	3	5	60%	No ADA access NO WORK.
Curtain	2	5	40%	
Size	1	5	20%	
Storage	1	5	20%	
Adjacencies	3	5	60%	
Fixed Equipment	1	5	20%	There is no lighting on stage behind the curtain. **Provide stage and LED lighting on sta**
Aesthetics	3	5	60%	
Total Average			**40%**	
Cafeteria				
Size	2	5	40%	
Storage	4	5	80%	
Adjacencies	4	5	80%	
Aesthetics	3	5	60%	
Total Average			**65%**	
Administrative Spaces				
Administrative Offices	4	5	60%	
Guidance Offices	4	5	80%	
Health Clinic	3	5	60%	
Nurse	4	5	80%	
School Resource Officer	4	5	80%	
Conference Rooms	2	5	40%	There is a shortage of conference space. **NO WORK**
Storage	2	5	40%	
Adjacencies	4	5	80%	
Fixed Equipment	3	5	60%	
Aesthetics	2	5	40%	
Total Average			**62%**	

COWPENS MIDDLE SCHOOL

EDUCATIONAL SUITABILITY (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
General Support Spaces				
Teacher Lounge/ Workroom (1)	4	5	80%	
Custodial	2	5	40%	
Storage	2	5	40%	There are a couple of empty spaces now that could be used for storage, but they would be best used for academic purposes. **NO WORK.**
Adjacencies	4	5	80%	
Fixed Equipment	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**73%**	
Technology Readiness				
Technology	2	5	40%	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology. **NO WORK.**
Total Average			**40%**	
Building Average			**46%**	

MIDDLE SCHOOL OF PACOLET | EXECUTIVE SUMMARY

The Middle School of Pacolet is one of two middle schools in the District and one of the three oldest buildings, having been built in 1954. It houses approximately 230 students in grades 6 through 8 in its 50,029 square feet. We have no doubt that at the time of its construction it was a model school for the District, but at 64 years old it is beyond its expected life span in terms of age, condition, and suitability. It is an attractive brick building that serves as a symbol of pride in the community in which it is located.

The site of the school site is small and doesn't provide the quality of athletic fields that are desirable for middle school athletes. There is a septic field serving the school that is overgrown with trees that needs exploratory work to be done before it's possible to ascertain the suitability of this system and cost of remediation.

The exteriors of the buildings are in relatively good shape. The brick is in good condition and the windows in the main building are acceptable, although the windows in the auxiliary building need to be replaced due to moisture issues. Deficiencies in the exterior building envelope include brick control joints which require new sealant and exterior doors which are damaged and require replacement. Approximately 27% of the roof requires immediate replacement with replacement of the remainder of the roof in 3-5 years. The light gage drop-off canopy needs to be replaced due to wear and tear on the columns from traffic.

The major challenges of this facility are of educational suitability and are not correctable in its present layout and configuration without significant renovations and additions.

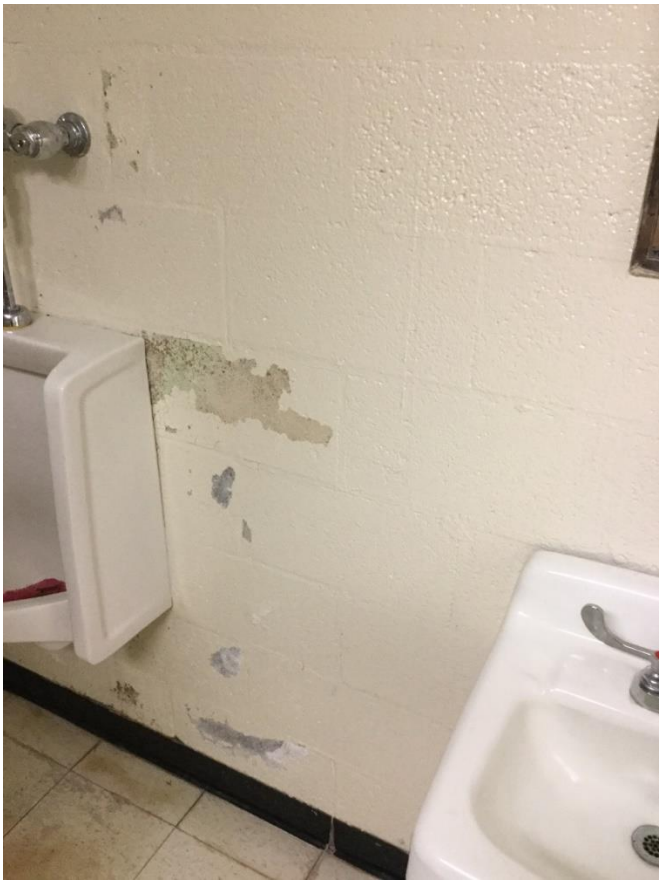
The interiors of the buildings are not in acceptable shape, scoring 51% (out of 100%) on Physical Condition, 25% on Health & Safety, and 29% on Educational Suitability. The combined score of 35% is an entirely unacceptable rating in the forward-looking Spartanburg County School District 3.

Some of the major points relate to fire safety. Fire hydrant(s) and a sprinkler system are required. All of the existing flooring is in need of replacement. To undertake this effort will require the abatement of vinyl asbestos tile and adhesive that is suspected to be in place throughout the main building and possibly the annex. The entire interior needs to be repainted and it is possible that the existing paint may be lead based although that can't be known without testing.

The school is not Americans with Disabilities Act (ADA) compliant and furthermore, is inadequate for the purposes of teaching and learning. The general classrooms are approximately 644 square feet in size. The absolute minimum per State recommendations is 800 square feet with many districts going to 850 or 900 square feet to accommodate progressive teaching programs. Project-based learning, robotics, and other curriculum programs today are facilitated by having a number of classrooms surrounding an open area for flexible group work by teams of students. Even if the District decided to forego the project area and was willing to reduce capacity by combining two classrooms into one, that won't solve the problem within the current footprint. The classrooms that would result would be very long and narrow and unusable for teaching and learning. In addition, special classrooms such as science, band, and weight training are housed in spaces entirely incompatible with the programs being taught. The kitchen, music building, and athletic building all need to be demolished and replaced.

Critical Work Required or Requested by District, Exploratory Work	$10,961,000
Work Required Mid-Term	$1,587,000
Work Required Long-Term	$193,000
Classroom Wing Modifications	$4,000,000
Cafeteria Expansion	$950,000
New Music / Athletic Building	$5,180,000
Total	**$22,871,000***
Furniture	$1,092,500

***Does not include repair work to septic field or storm water pond. Exploratory work must be done to determine scope.



Typical condition of restroom.

Class change.

Science classroom.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Building Materials	Masonry is in good condition. Replace edge metal on front entry canopy **(Assumed 178lf)** . Replace soffit on backside of Band Building **(Assumed 360sf).**	1	ls	$ 20,042
Exterior Windows	Replace windows in Weight Room, Band Room and Technology Lab, they have moisture issues. Main building in good condition. (Estimated below.)			
Exterior Windows	**Provide impact resistant glazing in exterior windows.**	3600	sf	$ 566,062
Exterior Doors	Some doors are in rough condition. Replace exterior doors. **(Allowance based on new hollow metal doors set in existing frames with panic hardware and painted)**	35	ea	$ 67,691
Exterior Canopy	Aluminum canopies have light gage columns. Replace 10 canopy columns spanning between main building and band building. **(Allowance)**	10	ea	$ 25,158
Expansion / Control Joints	Replace 100 linear ft of control joints **(Allowance)**	100	lf	$ 7,076
Roof				
None				
Interior Finishes				
Interior Partitions	Sound attenuation is required between classrooms is required. Install batt insulation 4'-0" on top of ceiling tile on both sides of classroom partitions (Assumes 2" sound blankets at interior partitions between classrooms)	3760	sf	$ 11,824
Paint	Dated and in poor condition, peeling in some locations. Paint all existing partitions (Excludes greenhouse and metal storage building and exteiror canopies) Test for lead-based paint.	56140	sf	$ 119,170
Carpet	Remove existing carpet throughout entire building. Abate VAT floor tile throughout. Replace with VCT flooring (excluding gymnasium and kitchen)	61435	sf	$ 307,175
VCT	Remove and replace existing VCT flooring in Technology Lab and Computer Lab. (Assumed to be Room 219)	1300	sf	$ 5,110
Tile	Remove and replace 20% of kitchen quarry tile. Replace all grout.	890	sf	$ 27,988
Ceilings	Remove and replace ceiling tile throughout entire building. (Assumes 2x2 tile and grid and demo of existing)	56140	sf	$ 428,130
Signage	Remove and replace signage throughout entire building. (Allowance assumed interior signage only)	1	ls	$ 39,310
Interior Doors				
Interior Doors	Remove and replace all doors. Frames to remain. (Replacing interior wood doors at classrooms, offices, storage closets, toilet rooms, and media center)	91	ea	$ 115,901
Door Hardware	Keep existing door hardware (not estimated)			
Security Gates / Roll-Up Doors	Remove and replace Roll-Up Door at Technology Lab with insulated units. (Assumes single manual overhead door at shop room 314)	1	ea	$ 8,176
Stairs				
Treads / Nosings	Remove existing bench seating in Gymnasium. Provide telescopic seating. (Assumes seating capacity 575 seats)	1	ls	$ 117,536
Handrails	Do not meet code. Items cannot be made into compliance. (Not estimated)			
Restrooms				
ADA Compliance	Only two restrooms, one male and one female, could be made accessible. NO WORK (Not estimated)			
Restroom Accessories	towel dispenser, soap dispenser)	1	ls	$ 37,250
Toilet / Screen Partitions	Remove and replace toilet screen partitions throughout entire building.	1	ls	$ 33,704
Flooring	Remove and replace tile flooring in all restrooms.	2710	sf	$ 51,134
Walls	Some abuse of walls. Paint is chipped and stained. Paint walls in all restrooms. (Not estimated here - see estimate to repaint entire school)			
Fixed Equipment				
Theater Curtains	Replace existing theater curtain in gymnasium. (allowance)	1	ls	$ 33,020
Gymnasium Athletic Equipment	Remove and replace basketball nets. (Allowance)	6	ea	$ 708
Student Lockers	Remove student lockers. (not estimated)			
Bleachers	Not functional for spectators. No flexibility for various events. SEE Stairs - Treads/Nosing (Not estimated here - see Treads/Nosings)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
HVAC Controls				
Equipment Expected Service Life	Some equipment throughout the campus has exceeded its life expectancy, and should be replaced within the next 5-10 years. (not estimated - future expenditure)			
Reported Comfort	The classroom wings, which are served by (4) single-zone RTUs do not allow for proper space zoning of the units, and some classrooms will always be over conditioned and some will always be underconditioned. Faculty and staff noted discomfort associated with such systems. It is not typical to see multiple classrooms served by single-zone systems. Taking multiple space readings and using the average temperature to control the systems never fully meets load criteria for every space at the same time. Deviations in building envelope and external exposures and directions from space to space cause deviations in load from space to space. **Replace with VAV multi-zone systems. (Allowance includes multi-zone systems to condition 27100 sf of classroom space)**	1	ls	$ 2,415,670
Dedicated Airside Heating Systems				
Unit Heaters	Multiple suspended and wall-mounted hot-water heating systems exist around campus, but are abandoned in place, as there is no longer a central heating plant on campus. Remove 20 units.	20	ea	$ 12,579
Air Distribution / Heating				
Outside Air Units	Multiple spaces throughout the campus utilize split-system heat pump systems that are not directly associated with dedicated outside air units or outside air intakes. For such zones and spaces, the introduction of proper ventilation and the providing of outside air is unknown. (not estimated - not enough info)			
Rooftop Units	Many RTUs (the cafeteria, kitchen, and classroom units in particular) are approaching or have reached their life expectancies, and should be replaced within the next 5-10 years. Replace 10 units. (based on 5-ton roof mounted set on existing curbs)	10	ea	$ 943,437
Ducting	The RTUs that serve the gymnasium stub ducts high into the sidewall on one side of the gym, for both supply and return, utilizing sidewall grilles. There is no ducting across the gym, and proper circulation of supply and return air is unlikely. Replace mechanical duct system throughout gymnasium.	10150	sf	$ 159,598
Distributed Air Handling / AC				
Unit Ventilators	The through-wall heat pump that serves the nurse's office have far exceeded their life expectancies. Remove and replace. (Based on 1.5 ton mini-split)	1.5	tons	$ 10,613
Unitary Systems	The packaged, grade-mounted heat pump that serves the weight room (410sf) is understood to be 30+ years old, but has been internally rebuilt by maintenance recently. Replace with new packaged heat pump that complies with current code. (Based on 2 ton split-system)	2	tons	$ 17,925
Ducting	See Ducting in Air Distribution / Heating. (Not estimated)			
Exhaust Systems				
Fume Exhaust	Multiple spaces throughout campus are serving as janitor's closets without proper exhaust systems. Provide exhaust system in 3 janitor's closets. (Allowance based on the assumption these can be vented to an exterior wall)	3	ea	$ 40,096
Domestic Water Heating				
Water Heaters	Water heaters were added as they were needed and appear to be in fair, working condition. (Not estimated)			
Dedicated Heater for Kitchen	Water heater appears to be new and in good, working condition but connection to tank is rusted Replace connection to tank.	1	ea	$ 5,032
Tanks	Kitchen water heater tank connection appears to be rusted. Replace connection to tank. (Not estimated here - see dedicated heater for kitchen)			
Recirculation Pump	Recirculation pump at kitchen water heater appear to be in good, working condition. (Not estimated)			
Plumbing				
Mop Sinks	Mop sinks are old and need to be replaced. Replace 3 mop sinks. Assume four (3) (Based on single surface mount, stainles steel, manual trim)	3	ea	$ 7,076
Showers	Showers are not used and some are in poor shape. NO WORK (Not estimated)			
Water Fountains	Water fountains are old and need to be replaced. Replace 12 units. Assume fourteen (12) (Based on bi-level, bottle fillers)	12	ea	$ 29,246
Grease Traps	Grease trap is in fair, working condition. (Not estimated)			
Water Closets	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. It is understood that the District is having problems with all lowflow flush valves. Replace all toilets throughout building. Reuse existing flush valve housing for each toilet. (Floor-mounted, manual trim)	30	ea	$ 61,323
Urinals	Fixtures are old and need to updated. Remove and replace all units. (manual flush valves)	3	ea	$ 5,188
Lavatories / Sinks	Fixtures are old and need to updated. Remove and replace all units. (Single wall-hung unit, manual trim)	24	ea	$ 47,171

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Water Distribution				
Supply Piping	Supply piping appears to be the original piping and is in fair, working condition. Remove and replace supply piping system (Allowance based on bringing new underground supply line from meter to building)	1	ls	$ 31,447
Sanitary Piping	Sanitary piping appears to be the original piping and is in poor, working condition. Remove and replace sanitary piping system. (Based on removing and replacing 590lf of 8" PVC site sanitary piping including replacing three man holes)	1	ls	$ 109,950
Water Heaters	Water heaters appear to be in fair, working condition. (Not estimated)			
Tanks	Tanks appear to be in fair, working condition. (Not estimated)			
Gas System				
Supply Piping	Gas piping appear to be in fair, working condition. (Not estimated)			
Electrical Supply				
Service Switchgear	208Y/120 3 phase. Multiple services to the building of varying ages. Remove and replace service switchgear			$ 1,768,944
District-Owned Site Transformers	Existing electrical service transformers are pole mounted are belong to Duke Energy. (Not estimated)			
Electrical Distribution				
Surge Suppression	Building is not equpped with surge suppression. Provide surge supression for building. (Allowance)	1	ls	$ 15,836
Switches / Receptacles	Remove and replace existing receptacles. Provide 4 receptacles per room throughout building. Retain existing wiremold. (Based on replacing 304 devices)	304	ea	$ 7,170
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Allowance based on 25 Classrooms) (Estimate used from BGA in email dated 4/6/18)	25	ea	$ 196,549
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Motion Detection	Building is not equipped with occupancy sensors. Provide 1 occupancy sensor in each room. 4 in gymnasium. (Allowance only for gymnasium. Others included in "Classrooms" estimate above)	4	ea	$ 6,289
Emergency Lighting	Emergency lighting is provided by battery backup. Provide connection to generator for existing lighting.			$ 70,000
Performance Lighting	Provide new lighting system for stage. (Allowance)	1	ls	$ 18,786
Exterior Walkway Lighting	Existing fixtures have been retroffited with LED. (Not estimated)			
Exterior Perimeter Lighting	Site lighting is provided by leased lighting from the utility company. Coverage is minimal. Provide 4 site lighting poles and fixtures. (Allowance)	4	ea	$ 144,660
Lighting Controls	Building is not equipped with occupancy sensors. Provide dimmable function controls in each classroom. (Not estimated here - see "classrooms" above)			
Electrical				
Lightning Protection	Provide lightning protection for each building at middle school. (Allowance based on 56,140sf of building)	1	ls	$ 91,309
Kitchen Equipment Supply	Remove and replace existing kitchen supply. See kitchen equipment for items to be supplied.			$ 45,000
Scoreboards	NO WORK (Not estimated)			
Lift Stations	NO WORK (Not estimated)			
Emergency Generator	There is no generator. Provide new generator appropriate for size of building. (Allowance based on providing a 60 kW diesel genset, weatherproof housing, sub-base fuel tank with (2) transfer switches - estimate from BGA)	1	ls	$ 110,068
Performance Sound Systems	NO WORK (Not estimated)			
Communications & Security				
Fire Alarm	Existing Simplex fire alarm system is outdated and does not meet current codes. Remove and replace existing fire alarm system. (Allowance)	56140	sf	$ 286,895
Annunciator Panels	Provide new annunciator panels. (Not estimated here - included in "Fire Alarm" estimate above)			
Intercom / PA / Clock	Existing system is Bogen. Classrooms have callback buttons. (Not estimated)			
Security Cameras	Provide 12 new exterior security cameras. (Allowance based on providing IP surveillance system by Hikvision consisting of 12 2MP exterior wall-mounted dome cameras including cabling, programming, network video recorder with 30-day recording capacity and internet connection to owner's network)	12	ea	$ 15,095
Security Perimeter Alarm System	Provide new security alarm system for all exterior doors. (Allowance based on 35 exterior doors, based on audio alarm system including door contacts, cabling, and keypad panel)	1	ls	$ 7,883

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Kitchen		New		$ 1,450,000
Office	Office space is poorly located and open to the dry storage room. (Not estimated)			
Storage Equipment	Storage shelving is in good structural condition, but mis-matched. Additional shelving is suggested, but space does not allow for improvement. (Not estimated)			
Storage Area Size	Storage area is poorly located away from the kitchen. Size is adequate, but usable space is lost to office functions and electrical panels. (Not estimated)			
Storage Area Condition	Condition of room is poor for storage use with multiple electrical panels and conduit requiring open access, and numerous exposed conduit runs (Not estimated)			
Walk-in Cooler	Poorly located outside of Kitchen, and in very poor condition and not code compliant. Floors are rusted. Replacement is required. (Allowance base on 10x10 unit)			
Walk-in Freezer	Freezer is fairly new, adequate in size, and in a good functional location. (Not estimated)			
Preparation Equipment	The only prep. sink does not meet code, having square corners. Other equipment is OK, but is poorly functionally located. (Allowance based on replacement of existing prep sink with new 3-compartment SS unit)			
Preparation Size	Space is substantially inadequate. Many circulation points do not meet code minimum clearances. (Not estimated)			
Preparation Area Condition	Finishes are very worn, celing is open and does not conceal overhead piping, conduit, or ductwork. (Allowance baesd on removing and replacing existing lay-in ceiling with new vinyl coated tile)			
Kitchen Hood	Retrofit Ehaust Hood has unsightly exposed ductwork, and oversized for the equipment used. (Allowance)			
Cooking Equipment	critical circulation. (Not estimated)			
Cooking Size	Space is substantially inadequate. Many circulation points do not meet code minimum clearances. (Not estimated)			
Cooking Area Condition	Finishes are very worn, placement and orientaion is functionally restrictive. (Not estimated)			
Serving Equipment	Equipment is functional, but, crowded, mismatched and in worn condition. (Not estimated)			
Serving Size	More space is needed for the main serving counter. This cannot be corrected in the current Kitchen location. (Not estimated)			
Serving Area Condition	Finishes are worn and unsightly. (Not estimated)			
Dishwash Equipment	All dishwash equipment is old, unsightly and need of immediate replacement. There is no dishwasher hood as required by code. (allowance based on conveyor type by Champion)			
Dishwash Size	Space is substantially inadequate. Equipment is very crowded, with very poor circulation (Not estimated)			
Dishwash Area Condition	Finishes are worn and unsightly. (Not estimated)			
	PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL			**$ 10,153,000**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 8,646,000**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$ 1,362,000**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 145,000**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 10,153,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
PHYSICAL CONDITION ASSESSMENT				
Description	Comments	Quantity	Unit	Total Estimated Cost*
MIDDLE SCHOOL OF PACOLET TOTAL: Critical Work Required or Requested by Teachers or District				$ 10,751,000
MIDDLE SCHOOL OF PACOLET TOTAL: Work Required Mid-Term				$ 1,587,000
MIDDL SCHOOL OF PACOLET TOTAL: Exploratory Work - Does not include actual work to system				$ 210,000
MIDDLE SCHOOL OF PACOLET TOTAL: Work Required Long-Term or by Maintenance Staff				$ 193,000
MIDDLE SCHOOL OF PACOLET CLASSROOMS ESTIMATED TOTAL: Increase physical size of classrooms to State standards				$ 10,130,000
MIDDLE SCHOOL OF PACOLET ESTIMATED GRAND TOTAL: All Categories				$ 22,871,000
MIDDLE SCHOOL OF PACOLET TOTAL: Furniture				$ 1,092,500

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
HEALTH AND SAFETY ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Health/ Safety Conditions				
Building Security	Hidden points of entry with lack of visibility. (Not estimated)			
Limited Entrances	NO WORK (Not estimated)			
Signage and Way Finding	Provide wayfinding signage at all exterior doors. (Allowance)	1	ls	$ 9,434
Interior Circulation (widths)	Corridors are too narrow to accommodate students during class changes. (Not estimated)			
Ease of Supervision	Detached buildings and geometry of main building make visibility difficult. (Not estimated)			
Hazardous Materials	Provide vented, secure chemical storage in Science Lab (400sqft). (Allowance assumes a 20x20 room located on an exterior wall)	1	ls	$ 25,108
Building Codes/ ADA Compliance				
Means of Egress	NO WORK (Not estimated)			
Building Accessibility	Provide mens and womens toilets with supply/sanitary piping for music building. (Allowance assumes toilet rooms to be 10x10 with one toilet and one sink each, connection to water supply and sanitary sewer assumed to be within 30')	1	ls	$ 53,573
Fire Protection				
Sprinkler System	Add two hydrant and associated piping. One at site's southwest corner and one at northeast corner. (includes 795lf extension of new 6" underground fire line) *excludes tap and meter fees)	1	ls	$ 171,658
Sprinkler System	Add sprinkler system to entire school.(Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 375 lf of new fire line, PIV, and pit)	1	ls	$ 500,227
			HEALTH AND SAFETY ASSESSMENT ESTIMATED SUB-TOTAL	**$ 760,000**

HEALTH AND SAFETY ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 760,000**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 760,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
School Environment				
Interior Circulation (convenience)	Corridors are too narrow for foot traffic, and corridor with lockers is narrower than allowable by OSF. Exterior access to detached buildings. (Not estimated)			
Learning Style Variety	Classrooms are too small for variety in teaching and learning methods. (Not estimated)			
School Environment	Dated, small spaces (Not estimated)			
General Instruction Spaces				
Math	Classrooms too small at 644 SF, walls allow sound transmission which distracts from learning. Noise transfers to adjacent classrooms. Requires sound attenuation measures. All classrooms: **Provide gyp board on stud walls with batt insulation inside, and batt insulation above ceiling on 4' either side of wall. (includes 880lf of 14' high new partition walls. (new wall partitions are divider walls, not full height, not rated assemblies, not sealed to the deck above.)**	1	ls	$ 140,000
English	Classrooms too small at 644 SF, walls allow sound transmission which distracts from learning. (See above)			
Social Studies	Classrooms too small at 644 SF, walls allow sound transmission which distracts from learning. (See above)			
Storage	Provide one wall (at demising partition) counter height storage with countertop and one teacher's cabinet (2'x4'x6') (Include 14lf of open-shelf base cabinets with PLM countertop and (1) teacher's cabinet) (Not estimated)			
Lockers	Fair condition, but in an unsuitable location. Remove existing lockers. (See Physical Assessment)			
Special Education Spaces				
Self-Contained	Too small, walls allow sound transmission from room to room, no behind the glass area (See above)			$ 6,364
Resource	Walls allow sound transmission from room to room, no behind the glass area. No space for behind the glass room. (See above)			$ 6,364
Storage	Provide one wall (at demising partition) counter height storage with countertop and one teacher's cabinet (2'x4'x6') (Include 14lf of open-shelf base cabinets with PLM countertop and (1) teacher's cabinet)	1	ls	$ 8,900
Labs				
Science Classrooms	Too small at 644 SF, floor surface is carpet			
Storage	Provide one wall (at demising partition) counter height storage with countertop and one teacher's cabinet (2'x4'x6') (Include 14lf of open-shelf base cabinets with PLM countertop and (1) teacher's cabinet)	1	ls	$ 8,900
STEM	Share with CMS (Not estimated)			
Aesthetics	VCT coming up in Lab (Abate VAT and replace approx 1,950 sf of VCT)	1950	sf	$ 32,746
Computer				
Size of Classrooms	Computer lab adjacent to STEM lab is too small, lab in Media Center is adequate (Not estimated)			
Keyboarding	Share with STEM (Not estimated)			
Information Tech Support	Servers dispersed to handle computers			
Foreign Language				
Size of Classrooms	Spanish, classroom is too small (Not estimated)			
Art				
Size of Classrooms	Too small (Not estimated)			
Band				
Size of Classroom	Too small, ceiling height too low (Not estimated)			
Storage	Inadequate (Not estimated)			
Adjacencies	In separate building (Not estimated)			
Choral				
None				
Media Center				
Size	Need wire management (Allowance)	1	ls	$ 8,272
Gym				
None				
Performing Arts/ Auditorium				
Stage in Gym	No ADA access (Allowance based on adding (1) wheel chair lift)	1	ls	$ 30,200
Adjacencies	One way on and off stage (Not estimated)			
Cafeteria				
None				

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
Administrative Spaces				
None				
General Support Spaces				
None				
Technology Readiness				
Technology	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology. (Not estimated)			
			EDUCATIONAL SUITABILITY ESTIMATED SUB-TOTAL	**$ 209,000**

EDUCATIONAL SUITABILITY TOTAL: Critical Work Required or Requested by Teachers or District	**$**	**161,000**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$**	**-**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$**	**-**
EDUCATIONAL SUITABILTY TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**48,000**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$**	**209,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
SITE				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Site				
Canopies	Repair damage from vehicles	1	ls	$ 7,862
Concrete Curb	Repair damage to concrete curb and gutter along bus loop (Allowance based on 18" curb and gutter)	580	lf	$ 22,800
From Physical Assessment Tab				
Pavement	Repave all existing pavement on site with heavy duty pavement. (assumes 7081 sy) Add one extra lane of drop off for car stacking in front of main building entry. Restripe all parking. (allowance)	1	ls	$ 430,620
Kitchen Parking	Provide new pavement between kitchen and and music building for kitchen staff parking. (Based on light duty paving for approximately 8 cars and includes pavement markings)	235	sy	$ 14,041
Sidewalk Improvements	Remove shrubbery and install sidewalk along ADA spaces to provide safe route to building. Signage required for every space.	1	ls	$ 27,612
Site ADA Improvements	Provide ADA ramp at driveway sidewalk.	1	ea	$ 7,076
Stormwater Pond	No existing storm water pond. Provide new storm water pond for storm water detention. (Not estimated - will need more info/design i.e. location on site, volume, connections to existing storm drainage system, et cetera in order to accurately estimate.)	1	ls	$ 50,000
Site Drainage	Provide improvements to site drainage at front drive. (Not estimated - need engineering design)	1	ls	$ 40,000
Site Drainage	Add additional drainage at courtyard tied to existing system. (Allowance based on adding 190 lf of 4" ADS storm drain piping and 3 area drains connecting to existing yard inlets at courtyard around media center)	1	ls	$ 11,321
Site Drainage	Re-establish culvert at street. (Allowance based on redigging 550lf of swale between the two school entrances and line with riprap)	1	ls	$ 99,668
Septic Field Improvements	Clear trees in septic tile field. (Allowance assumes only removing trees, fine grading, and grass. Repair work to the drain field or septic system NOT included)	1	acre	$ 160,000
			SITE ESTIMATED SUB-TOTAL	**$ 871,000**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 661,000**
SITE TOTAL: Work Required Mid-Term	**$ -**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ 210,000**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
SITE ESTIMATED TOTAL: All Categories	**$ 871,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: MIDDLE SCHOOL OF PACOLET				
ROOF				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Roof				
Standing Seam Metal	Repairs in 7 years	2,725	sf	$ 15,478
Standing Seam Metal	Repairs	850	sf	$ 786
Gravel Build-Up Roof	Replacement	1,260	sf	$ 38,524
Gravel Build-Up Roof	Replacement	9,555	sf	$ 330,264
Gravel Build-Up Roof	Repairs	210	sf	$ 393
Gravel Build-Up Roof	Repairs	10,160	sf	$ 7,862
Standing Seam Metal	Repairs	10,415	sf	$ 23,586
Modified Bitumen	Repairs	670	sf	$ 786
Gravel Build-Up Roof	Repairs	3,785	sf	$ 3,931
Standing Seam Metal	Repairs	10,415	sf	$ 31,448
Modified Bitumen	Replacement	750	sf	$ 23,586
Gravel Build-Up Roof	Replacement	3,400	sf	$ 94,343
Gravel Build-Up Roof	Repairs	1,050	sf	$ 3,932
Modified Bitumen	Replacement	675	sf	$ 18,100
Modified Bitumen	Replacement	680	sf	$ 18,183
Asphalt Shingle	Repairs	2,060	sf	$ 132,867
Gravel Build-Up Roof	Repairs	2,775	sf	$ 3,931
Estimates from WM Builiding Envelope Consultants		**ROOF ESTIMATED SUB-TOTAL**		**$ 748,000**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ 523,000**
ROOF TOTAL: Work Required Mid-Term	**$ 225,000**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 748,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	5	5	100%	
Exterior Windows	2	5	40%	Windows in newer wing are leaking into classrooms and offices and are deteriorating. **Replace all windows in newer wing.**
Louvers / Vents	5	5	100%	
Exterior Doors	5	5	100%	Exterior door in art room is damaged by water leaks. **Replace exterior door.**
Door Hardware	5	5	100%	
Exterior Canopy	4	5	80%	
Expansion / Control Joints	N/A			None were visible
Total Average			**87%**	
Roof				
A	5	5	100%	
B	5	5	100%	
C	5	5	100%	
D	5	5	100%	
E	5	5	100%	
F	5	5	100%	
G	5	5	100%	
H	5	5	100%	
I	5	5	100%	
J	5	5	100%	
K	5	5	100%	
L	5	5	100%	
M	5	5	100%	
N	5	5	100%	
O	5	5	100%	
P	5	5	100%	
Total Average			**100%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Finishes				
Interior Partitions	4	5	80%	
Wall Finishes				
Paint	3	5	60%	Peeling paint in some areas, dated colors, needs update. **Paint entire interior of facility.**
Floor Finishes				
Carpet	1	5	20%	Worn, stains in most rooms, teachers request that it be removed. **Replace with VCT. Assume that classroom floor area in old wing of building will require abatement.**
VCT	2	5	40%	**Remove and replace VCT tiles in all storage, mechanical and janitor's closets. Assume abatement will be necessary.**
Terrazzo	5	5	100%	
Tile	5	5	100%	**Ceramic tile floor and base in all restrooms in old wing of building and in locker rooms to be replaced.**
Other	5	5	100%	Epoxy in good condition
Ceilings	2	5	40%	**Replace all ceiling tiles throughout building. Provide 2x2 tiles in newer classroom wing to match tiles in older wing.**
Signage	2	5	40%	**Signage is not clear, need to update wayfinding signage. Replace and add signage to all rooms and in corridors.**
Window Blinds	1	5	20%	**Remove and replace blinds in all rooms.**
Total Average			**60%**	
Interior Doors				
Interior Doors	3	5	60%	**Replace all interior doors**, frames to remain.
Door Hardware	3	5	60%	**Replace all interior door hardware.**
Moveable / Operable Walls	1	5	20%	**Replace operable partitions with gypsum board on studs. (We think there are 2.) Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls.**
Security Gates / Roll-Up Doors	N/A			
Total Average			**47%**	
Stairs				
Treads / Nosings	3	5	60%	**Repaint treads and risers.**
Handrails	1	5	20%	**Provide ADA compliant handrails (4)**
Total Average			**40%**	
Restrooms				
ADA Compliance	1	5	20%	Only one restroom in school could be made accessible. **NO WORK**
Restroom Accessories	1	5	20%	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**
Toilet / Screen Partitions	3	5	60%	**Remove and replace toilet screen partitions throughout entire building.**
Flooring	2	5	40%	**Remove and replace ceramic tile flooring and base in all restrooms.**
Walls	2	5	40%	Some abuse of walls. Paint is chipped and stained. **Paint walls in all restrooms.**
Total Average			**36%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Fixed Equipment				
Cabinets	2	5	40%	
Theater Curtains	2	5	40%	**Remove and replace theater curtains.**
Fixed Auditorium Seating	N/A			
Gymnasium Athletic Equipment	4	5	80%	**Remove and replace cross-court goals and wall pads.**
Student Lockers	4	5	80%	Good condition
PE Lockers	1	5	20%	**Remove and replace PE lockers.**
Bleachers	5	5	100%	
Total Average			**60%**	
HVAC Controls				
Equipment Expected Service Life	2	5	40%	Much of the equipment throughout the campus has far exceeded their life expectancies and should be replaced within the next 5 years. **Remove and replace.**
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**80%**	
Cooling Plant				
Distribution Piping	5	5	100%	
Chillers	5	5	100%	
Cooling Towers	N/A	5	N/A	
Heat Exchanger	N/A	5	N/A	
Pumps	5	5	100%	
Plant Piping / Valves	2	5	40%	Piping insulation within the primary boiler room, for both heating and cooling plants, is extremely deteriorated and molded. Some insulation, especially around fittings, is severely damaged or nonexistent. **Remove and replace all insulation immediately.**
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Add VFDs to all chilled-water pumps.**
Total Average			**89%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Heating Plant				
Boilers	2	5	40%	Both boilers have exceeded their life expectancies, are in poor physical condition, and should be replaced within the next 5 years. **Remove and replace.**
Pumps	4	5	80%	The hot-water pumps appear to serve a single-zone each, and offer no redundancy. **NO WORK.**
Plant Piping / Valves	2	5	40%	Piping insulation within the primary boiler room, for both heating and cooling plants, is extremely deteriorated and molded. Some insulation, especially around fittings, is severely damaged or nonexistent. **Remove and replace all insulation immediately.**
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	**Add VFDs to all hot-water pumps.**
Total Average			**78%**	
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	2	5	40%	The MAU that serves the secondary classroom wing, bringing ventilation air to the FCUs, has exceeded its life expectancy and should be replaced within the next 5 years. **Remove and replace.**
Duct Furnaces	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**40%**	
Air Distribution / Heating				
Outside Air Units	2	5	40%	The MAU that serves the secondary classroom wing, bringing ventilation air to the FCUs, has exceeded its life expectancy and should be replaced within the next 5 years. **Remove and replace.**
Rooftop Units	3	5	60%	The RTUs that serve the gymnasium and stage appear to be in good condition, but have reached their life expectancy. Consider replacing within the next 5 years. **Remove and replace.** The RTUs that serve the boys' and girls' locker rooms, kitchen, health classroom, STEM lab, and band room are approaching their life expectancies. Consider replacing within the next 5-10 years.
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Terminal Units	3	5	60%	All wall-mounted and ceiling-mounted FCUs have exceeded their life expectancies. Consider replacing within the next 5 years. **Remove and replace.**
Total Average			**72%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	2	5	40%	All floor-mounted FCUs have exceeded their life expectancies. Consider replacing within the next 5 years. **Remove and replace.**
Water Source Heat Pumps	N/A	5	N/A	
Split Systems	4	5	80%	**Provide a dedicated split-system to serve the server / data room that is exhibiting very high temperatures as a result of heat gain from electrical equipment.**
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Total Average			**80%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	5	5	100%	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	3	5	60%	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust in all janitor's closets.**
Stack Outlet Height	2	5	40%	Boiler flues are in very poor condition, extremely rusted, and should be replaced when the boilers are replaced. **Remove and replace.**
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**80%**	
Domestic Water Heating				
Water Heaters	3	5	60%	Small water heaters were added in a few location as they were needed, and appear to be in fair, working condition
Dedicated Heater for Kitchen	4	5	80%	Water heater appears to be new and in good, working condition.
Tanks	4	5	80%	Tanks appear to be good, working condition.
Recirculation Pump	3	5	60%	Recirculation pump at kitchen water heater appears to be in fair, working condition.
Total Average			**70%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Plumbing				
Mop Sinks	1	5	20%	Mop sinks are old and are in poor working condition. **Remove and replace.**
Laboratory Sinks	2	5	40%	Art room sinks are in poor working condition. It is understood that the school likes the group sink. The group art room sink is used the most but it is in poor condition. **Remove and replace.**
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	2	5	40%	Showers do not appear to be used and are in poor condition. **NO WORK.**
Water Fountains	1	5	20%	Water fountains are old and are in poor condition. **Remove and replace.**
Roof Drain Piping	N/A	5	N/A	
Grease Traps	3	5	60%	Grease trap appears to be in fair working condition.
Water Closets	2	5	40%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Fixtures are old and need to be replaced. **Remove and replace.**
Lavatories / Sinks	2	5	40%	Fixtures are old and need to be replaced. **Remove and replace.**
Total Average			**38%**	
Water Distribution				
Supply Piping	3	5	60%	Water piping appears to be the original piping and it is in fair working condition
Sanitary Piping	2	5	40%	Piping appear to be the original piping and are in poor condition. **Replace all sanitary piping.**
Water Heaters	4	5	80%	Water heaters appear to be in good working condition.
Tanks	4	5	80%	Tanks appear to be in good working condition.
Booster Pumps	N/A	5	N/A	
Total Average			**65%**	
Gas System				
Supply Piping	3	5	60%	Piping appears to be in fair working condition.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	1	5	20%	208Y/120 3 phase. Multiple service mains in excess of number of mains allowed by the NEC. **Remove and replace service switchgear.**
District-Owned Site Transformers	NA	NA	NA	Pad-mount transformer is owned by Duke Energy.
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**20%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers	NA	NA	NA	
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Provide surge suppression for building.**
Equipment	2	5	40%	
Panelboards	2	5	40%	
Feeders	2	5	40%	
Switches / Receptacles	2	5	40%	Wiring devices in many cases are likely original to the initital construction. Receptacles are not as plentiful as would be found in newer construction. **Replace all receptacles and add wiremold.**
Total Average			**36%**	
Lighting				
Classrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	3	5	60%	Gymansium has not been retrofitted with TLED. **Provide refrofit.**
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors. **Provide 1 occupancy sensor in each room. 4 in gymnasium.**
Emergency Lighting	2	5	40%	Emergency lighting is provided by battery backup. It is doubtful if it meets current OSF requirements. **Provide a generator.**
Performance Lighting	1	5	20%	
Exterior Walkway Lighting	4	5	80%	Existing fixtures have been retroffited with LED.
Exterior Perimeter Lighting	2	5	40%	Site lighting is provided by leased lighting from the utility company. Coverage is minimal. **Add four (4) additional light poles.**
Lighting Controls	1	5	20%	There is no classroom dimming. **Provide dimmable function controls in each classroom.**
Total Average			**52%**	
Electrical				
Lightning Protection	NA	NA	NA	
Kitchen Equipment Supply	2	5	40%	
Scoreboards	2	5	40%	
Lift Stations	NA	NA	NA	
Emergency Generator	NA	NA	NA	There is no generator. **Provide a generator.**
Performance Sound Systems	4	5	80%	
Operable Retractable Screens	NA	NA	NA	
Total Average			**53%**	
Communications & Security				
Fire Alarm	1	5	20%	Existing Simplex fire alarm system is outdated and does not meet current codes. **Provide new fire alarm system.**
Annunciator Panels	1	5	20%	**Provide new annunciator panels.**
Intercom / PA / Clock	3	5	60%	Existing system is Bogen. Classrooms have callback buttons.
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**44%**	

COWPENS MIDDLE SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Satisfactory	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Kitchen				
Office	5	5	100%	Office size is sufficient.
Storage Equipment	4	5	80%	Storage shelving is in acceptable condition. Some shelf deflection from use noted. **Minor repairs suggested.**
Storage Area Size	5	5	100%	Dry storage room is adequate in size.
Storage Area Condition	4	5	80%	Finishes are in good overall condition.
Walk-in Cooler	4	5	80%	Wall and floor panels show wear. **Suggest adding protective cladding to exterior, and adding a top floor finish to the interior.**
Walk-in Freezer	4	5	80%	Floor panels show wear. **Suggest adding a top floor finish to the interior.**
Preparation Equipment	5	5	100%	Prep. equipment is in good working order.
Preparation Size	5	5	100%	Adequate work space.
Preparation Area Condition	5	5	100%	Work tables, and building finishes are in good overall condition.
Cooking Equipment	4	5	80%	**Replace the top ccoking plate on the hot top range.**
Exhaust Hood	1	5	20%	Exhaust hood is too small to cover the cooking equipement. **Remove and replace with a larger hood.**
Cooking Size	5	5	100%	Cooking area size is good, except the hood is too small.
Cooking Area Condition	5	5	100%	Cooking area finishes are in good overall condition.
Serving Equipment	4	5	80%	**Repair the cold well in the main serving line. Repair the cabinet doors on the second line.**
Serving Size	5	5	100%	Serving space is adequate.
Serving Area Condition	5	5	100%	Finishes are in good overall condition.
Dishwash Equipment	5	5	100%	All equipment is in working order.
Dishwash Size	5	5	100%	Dishwashing space is adequate.
Dishwash Area Condition	5	5	100%	Finishes are in good overall condition.
Total Average			**89%**	

Physical Condition Average	**61%**
Total Building Average	**51%**

MIDDLE SCHOOL OF PACOLET

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				
Building Security	1	5	20%	Hidden points of entry with lack of visibility.
Limited Entrances	1	5	20%	
Signage and Way Finding	1	5	20%	No wayfinding at entry. No signs at other exits.
Interior Circulation (widths)	1	5	20%	Corridors are too narrow to accommodate students during class changes.
Ease of Supervision	1	5	20%	Detached buildings and geometry of main building make visibility difficult.
Hazardous Materials	1	5	20%	No secure chemical storage. There is a layer of material beneath carpet and VCT.
Total Average			**20%**	
Building Codes/ ADA Compliance				
Means of Egress	1	5	20%	
Building Accessibility	2	5	40%	Not enough toilets
Total Average			**30%**	
Fire Protection				
Sprinkler System	N/A		N/A	There is not a sprinkler system or coverage from a hydrant.
Total Average			**N/A**	
Building Average			**25%**	

MIDDLE SCHOOL OF PACOLET

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
School Climate				
Interior Circulation (convenience)	1	5	20%	Corridors are too narrow for foot traffic, and corridor with lockers is narrower than allowable by OSF. Exterior access to detached buildings.
Learning Style Variety	1	5	20%	Classrooms are too small for variety in teaching and learning methods.
School Environment	1	5	20%	Dated, small spaces
Total Average			**20%**	
General Instruction Spaces				
Math	1	5	20%	Classrooms too small at 644 SF, walls allow sound transmission which distracts from learning.
English	1	5	20%	Classrooms too small at 644 SF, walls allow sound transmission which distracts from learning.
Social Studies	1	5	20%	Classrooms too small at 644 SF, walls allow sound transmission which distracts from learning.
Storage	1	5	20%	Inadequate
Adjacencies	2	5	40%	
Fixed Equipment	1	5	20%	Cabinets, doors in bad shape
Aesthetics	1	5	20%	
Lockers	3	5	60%	Fair condition, but in an unsuitable location.
Total Average			**28%**	
Special Education Spaces				
Self-Contained	1	5	20%	Too small, walls allow sound transmission from room to room, no behind the glass area
Resource	3	5	60%	Walls allow sound transmission from room to room, no behind the glass area
Storage	1	5	20%	Inadequate
Adjacencies	1	5	20%	
Fixed Equipment	1	5	20%	Cabinets, doors in bad shape
Aesthetics	1	5	20%	
Total Average			**27%**	

MIDDLE SCHOOL OF PACOLET

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Labs				
Science Classrooms	1	5	20%	Too small at 644 SF, floor surface is carpet
Science Labs	2	5	40%	
Prep Rooms	1	5	20%	
Storage	1	5	20%	In Lab
Adjacencies	1	5	20%	
Fixed Equipment	2	5	40%	
STEM	1	5	20%	Share with CMS
Aesthetics	1	5	20%	VCT coming up in Lab
Total Average			**25%**	
Computer				
Size of Classrooms	2	5	40%	Computer lab adjacent to STEM lab is too small, lab in Media Center is adequate
Keyboarding	2	5	40%	Share with STEM
Information Tech Support	3	5	60%	Servers dispersed to handle computers
Storage	2	5	40%	
Adjacencies	1	5	20%	
Fixed Equipment	1	5	20%	
Aesthetics	1	5	20%	
Total Average			**34%**	
Foreign Language				
Size of Classrooms	1	5	20%	Spanish, classroom is too small
Adjacencies	4	5	80%	
Fixed Equipment	1	5	20%	
Aesthetics	1	5	20%	
Total Average			**35%**	

MIDDLE SCHOOL OF PACOLET

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Art				
Size of Classrooms	1	5	20%	Too small
Kiln Room	1	5	20%	
Clay Storage	1	5	20%	
Storage	1	5	20%	
Adjacencies	2	5	40%	
Fixed Equipment	2	5	40%	
Aesthetics	2	5	40%	
Total Average			**29%**	
Band				
Size of Classroom	1	5	20%	Too small, ceiling height too low
Storage	2	5	40%	Inadequate
Adjacencies	1	5	20%	In separate building
Fixed Equipment	N/A			
Aesthetics	1	5	20%	
Total Average			**25%**	
Choral				
Size of Classroom	1	5	20%	
Storage	1	5	20%	
Adjacencies	1	5	20%	
Fixed Equipment	1	5	20%	
Aesthetics	1	5	20%	
Total Average			**20%**	

MIDDLE SCHOOL OF PACOLET

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Media Center				
Size	1	5	20%	Need wire management
Maker Space	N/A	5	0%	
Office	3	5	60%	
Workroom	3	5	60%	
Conference Room	2	5	40%	
Storage	1	5	20%	
Adjacencies	4	5	80%	
Fixed Equipment	2	5	40%	
Aesthetics	1	5	20%	
Total Average			**38%**	
Gym				
Size	4	5	80%	
Fixed Equipment	1	5	20%	
Health Classroom	N/A	5	0%	
PE Locker Rooms	1	5	20%	
Team Locker Rooms	N/A	5	0%	
Coaches Office	1	5	20%	
Storage	1	5	20%	
Adjacencies	1	5	20%	
Aesthetics	3	5	60%	
Total Average			**27%**	

MIDDLE SCHOOL OF PACOLET

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Performing Arts/ Auditorium				
Stage in Gym	3	5	60%	No ADA access
Curtain	2	5	40%	
Size	1	5	20%	
Storage	1	5	20%	
Adjacencies	1	5	20%	One way on and off stage
Fixed Equipment	1	5	20%	
Aesthetics	1	5	20%	
Total Average			**29%**	
Cafeteria				
Size	2	5	40%	
Storage	1	5	20%	
Adjacencies	1	5	20%	
Aesthetics	1	5	20%	
Total Average			**25%**	
Administrative Spaces				
Administrative Offices	1	5	20%	
Guidance Offices	1	5	20%	
Health Clinic	1	5	20%	
Nurse	1	5	20%	
School Resource Officer	4	5	80%	
Conference Rooms	1	5	20%	
Storage	1	5	20%	
Adjacencies	1	5	20%	
Fixed Equipment	1	5	20%	
Aesthetics	1	5	20%	
Total Average			**26%**	

MIDDLE SCHOOL OF PACOLET

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
General Support Spaces				
Teacher Lounge/ Workroom	1	5	20%	
Custodial	1	5	20%	
Storage	1	5	20%	
Adjacencies	1	5	20%	
Fixed Equipment	1	5	20%	
Aesthetics	1	5	20%	
Total Average			**20%**	
Technology Readiness				
Technology	3	5	60%	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology.
Total Average			**60%**	
Building Average			**29%**	

BROOME HIGH SCHOOL | EXECUTIVE SUMMARY

Broome High School is one of two high schools serving the District, the other being Daniel Morgan Technology Center. Broome houses 898 students in grades 9 through 12 in its 185,071 square feet.

The exterior of the building is in relatively good condition although there are areas of darkened mortar and the parapet is stained and appears weathered. Many of the windows require new sealant and we recommend the replacement of first story glass with impact resistant glazing.

The interior of the building is in relatively good condition. There are some water leaks which should be addressed with the new roofing, and new ceiling tiles for those areas have been included in the estimate. The paint is worn needs to be repainted. Even given the improvements that are required the overall rating for this facility is 83%, the highest rating score in the District.

The significant areas of investment include:

- Painting the interior of the facility.
- Replacing some the mechanical system components which have reached the end of their serviceable life.
- Many of the toilets will require replacement once the exact problem is identified and a fix is resolved.
- Dimmable LED controls were requested unanimously by the teachers and occupancy sensors will reduce energy use.
- Emergency voice evacuation needs to be a part of the fire alarm system and a sprinkler system needs to be installed, both of which will contribute to fire safety.
- A substantial amount of sitework improvements need to be done to control storm water runoff.
- The majority of the roof needs to be replaced and there are some required repairs.
- The football lighting needs to be replaced and augmented.

Critical Work Required or Requested by District, Exploratory Work	$10,662,653
Work Required Mid-Term	$3,398,417
Work Required Long-Term	$88,970
Total	**$14,150,040***
Furniture	$1,601,614

***Does not include repair work for the replacement of the sanitary sewer piping or work on the gas piping.

Area of water related damage.

Areas of darkening on exterior.

ESTIMATE - BROOME HIGH SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Building Materials	Some darkened mortar on west elevation and obvious wet areas of masonry around building. Growth/weathering of parapet. EFIS/Stucco in good shape with no noticeable weathering. Cause of these darkened areas unknown. Majority of roof needs to be replaced which may address these issues. **Entire parapet facing needs to be replaced. (Photo sent.) (Allowance to clean and paint 2760 lf of EIFS at the parapet)**	11040	sf	$ 52,078
Overflow Drains	Some overflow drains are not working properly and are draining down face of brick. **Remove and replace. Assume eight (8) locations. (Based on adding eight new scuppers)**	8	ea	$ 15,409
Exterior Windows	Non-operable insulated windows throughout, not in great shape. A few windows need weather strips. Rooms 101 and 103 have window leaks. Room 119 has chipped paint and rust. **Assume sealing 25% of windows. (recaulk approximately 45 windows)**	800	lf	$ 2,516
Exterior Windows	**Provide impact resistant glazing in exterior windows.**	1	ls	$ 683,992
Louvers / Vents	**Louver on west elevation needs to be replaced. Approximate size is 48" x 48". (Assume fixed blade, mill finished)**	1	ea	$ 2,201
Interior Finishes				
Paint	Some dings. Door frames are beat up and some paint is peeling. **Repaint door frames.** Walls need repainting but it's not critical at this point. **Price repainting entire interior. Wall in Science Room 307 has water leaks above it. Water leaks in rooms 701, 703, 202, and 203. Repair and repaint.**	174100	sf	$ 410,631
VCT	Good in corridors. **A few classrooms have chipped tile at entry door. Rooms 103 and 145 need repairs. Assume 200 SF of VCT repairs.**	200	sf	$ 3,145
Tile	Coaches suite/office restroom has chipped tile base. **NO WORK (Not estimated)**			
Ceilings	A few water stained tiles. Room 701 is missing a ceiling tile. **Assume 5% of SF for new ceiling tiles.**	8705	sf	$ 88,970
Interior Doors				
None				**$ -**
Stairs				
Treads / Nosings	Adhesive isn't holding some risers and treads in place. **Assume replacing stair treads and risers.**	1008	lf	$ 28,530
Handrails	Good physical condition but do not meet code. Need to extend 1'-0" beyond top and bottom treads. **New railings at all stairs. (Assume painted steel)**	430	lf	$ 101,419
Conveying Systems				
None				
Restrooms				
ADA Compliance	Some restrooms could be renovated to meet ADA standards. **NO WORK (Not estimated)**			
Fixed Equipment				
Student Lockers	10% - 20% of lockers in school are used. Removing them will not gain corridor width unless CMU block base is also removed. **NO WORK (Not estimated)**			
PE Lockers	Worn and in need of repair or replacement. **Replace PE lockers. (Based on welded steel)**	115	ea	$ 61,481
Roof				
Gutters / Downspouts	Downspout on south elevation has caused interior damage to walls and flooring. Some areas of growth where water has been present. **Assume 10 places on interior where exterior leaks have caused interior damage to walls, ceiling and floor. (Allowance)**	10	ea	$ 39,310
HVAC Controls				
Equipment Expected Service Life	All wall-mounted fan coil units have far exceeded their life expectancies, and should be considered for replacement within the next 5-years. The gas-fired rooftop heat pumps that serve the science wing have reached their life expectancies, and should be considered for replacement within the next 5-years. **Remove and replace.**	12	ea	$ 1,132,124
Controls	Multiple space sensors (thermostats) throughout the campus are not mounted at proper ADA height. **NO WORK (Not estimated)**			
Energy Effectiveness	Provide VFDs for all modular AHU fans. (Based on 25 units)	25	ea	$ 196,549
Heating Plant				
None				
Dedicated Airside Heating Systems				
None				
Air Distribution / Heating				
Rooftop Units	The RTUs that serve the science wing have reached their life expectancies and should be considered for replacement within the next 5-years. **Remove and replace.** One of the RTUs that serves the cafeteria is approximately 10-years old, and should be considered for replacement within the next 10-years. (Assumes 13 5-ton units set on existing curbs)	13	ea	$ 1,226,468

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE - BROOME HIGH SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Return Air Path	**The return grilles in the science labs' prep / storage rooms should be removed immediately. (Allowance based on installing 1 new dedicated exhaust fan per room, vented directly through exterior wall)**	4	ea	$ 75,475
Terminal Units	All wall-mounted fan coil units have far exceeded their life expectancies, and should be considered for replacement within the next 5-years. **Remove and replace.**	58	units	$ 547,193
Dedicated Airside Heating Systems				
None				
Air Distribution / Heating				
Rooftop Units	The RTUs that serve the science wing have reached their life expectancies and should be considered for replacement within the next 5-years. One of the RTUs that serves the cafeteria is approximately 10-years old, and should be considered for replacement within the next 10-years. (Not estimated here - See above "rooftop units" above)			
Return Air Path	**The return grilles in the science labs' prep / storage rooms should be removed immediately. See comment line 244. (Not estimated here - See above "return air path" above)**			
Terminal Units	All wall-mounted fan coil units have far exceeded their life expectancies, and should be considered for replacement within the next 5-years (Not estimated here - See above "terminal units" above)			
Distributed Air Handling / AC				
Return Air Path	**The return grilles in the science labs' prep / storage rooms should be removed immediately. See comment line 244. (Not estimated here - See above "return air path" above)**			
Exhaust Systems				
Kitchen Hood Systems	Remove kitchen hood systems from previously used home economics classrooms. **Remove. (Allowance)**	3	ea	$ 23,586
Fume Exhaust	**Provide proper exhaust systems for the science wing's prep / storage rooms immediately. (Not estimated here - See above "return air path" above)**			
Domestic Water Heating				
Water Heaters	Water heaters are older but are in fair, working condition. (Not estimated)			
Dedicated Heater for Kitchen	Water heater is older but it appears to be in fair, working condition. Remove and replace in the next few years.			$ 10,771
Tanks	Water heater appears to be old but is in fair, working condition. (Not estimated)			
Recirculation Pump	Pumps are older but appear to be in fair, working condition. (Not estimated)			
Plumbing				
Mop Sinks	Mop sinks are the original mop sinks and look old and appear to be in poor, working condition. **Remove and replace.**	6	ea	$ 14,152
Laboratory Sinks	Lab sinks appear to be in fair condition. It is understood that the School has problems with gas pipe casing located below slab. **Gas casing below slab collects condensate and needs to be replaced. (Not estimated - need to do exploratory work.)**			$ 35,000
Eyewash / Emergency Shower	Fixtures appear to be in fair condition but one emergency shower drain in lab does not drain well. **Repair. (Allowance)**	1	ea	$ 4,717
Showers	Most showers are not used but appear to be in poor, working condition. (Not estimated)			
Water Fountains	Water fountains are not the vandal resistant type and are getting older and need to be updated. **Remove and replace.**	12	ea	$ 29,247
Grease Traps	Grease trap appears to be in fair, working condition. (Not estimated)			
Water Closets	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**	42	ea	$ 85,853
Urinals	Fixtures are the original urinals but they appear to be in fair, working condition. **Remove and replace.**	24	ea	$ 41,511
Lavatories / Sinks	Fixtures are the original lavatories and they are in poor, working condition. **Repair and replace.**	40	ea	$ 78,620
Water Distribution				
Supply Piping	Supply piping is the original piping installed and appears to be in fair, working condition. (Not estimated)			
Sanitary Piping	Sanitary piping is the original piping and school has problems with under ground piping. Sewer smell during heavy rain. Sewer backs up in most group restrooms. **(Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 47,172
Water Heaters	Water heaters are in fair condition. (Not estimated)			
Tanks	Tanks are in fair condition. (Not estimated)			
Gas System				
Supply Piping	**Gas piping located below slab in labs needs to be replaced.** Piping above ground appears to be in fair, working condition. According to user, condensation in gas lines prevents use in science. (Not estimated here - see "Laboratory Sinks" above)			
Electrical Supply				
Service Switchgear	Existing main switchboard has been upgraded (2007), but some older Fed Pacific gear remains. (Not estimated).			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE - BROOME HIGH SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Electrical Distribution				
Transformers - Stepdown	Mixture of both recent and original step-down transformers (Not estimated)			
Surge Suppression	Main service is equipped with surge suppression. (Not estimated)			
Equipment	Some Federal Pacific equipment remains. Mixture of both recent and original. (Not estimated)			
Panelboards	Some Federal Pacific panelboards remain. **Remove and replace. (Allowance based on BGA estimate provided)**	1	ls	$ 62,896
Feeders	Many feeders are original. (Not estimated)			
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED about 2 years ago. Lighting does appear to be well maintained. (Based on providing occupancy sensors and dimmable LED Lights for 58 classrooms) (Estimate used from BGA in email dated 4/6/18)	58	ea	$ 455,995
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
High Bay Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED). Gymnasium fixtures have not. (Not estimated)			
Motion Detection	Building is not equipped with occupancy sensors. **Provide occupancy sensors. (Not estimated here - see "classrooms" above)**			
Emergency Lighting	There is no generator.(Not estimated here - see "emergency generator" below) Emergency lighting is via battery backup. No exterior emergency lighting was noted. **Provide a generator. (Allowance based on providing branch circuiting to support emergency lighting and exit signs and reconnecting selected fixtures to emergency power) (allowance includes adding 25 locations for exterior emergency lighting) (estimate from BGA email dated 4/25/18)**	1	ls	$ 123,826
Exterior Walkway Lighting	Exterior walkway lighting is minimal. (allowance estimate from BGA email dated 4/25/18)	1	ls	$ 39,310
Exterior Perimeter Lighting	There is a small amount of district owned lighting and utility leased security lighting. (Not estimated)			
Lighting Controls	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls. (Not estimated here - see "classrooms" above)**			
Electrical				
Lightning Protection	School is not equipped with lightning protection. **Provide lightning protection.**	1	ls	$ 144,424
Kitchen Equipment Supply	Mixture of both recent panelboards and older original equipment. (Not estimated)			
Emergency Generator	The school is not equipped with an emergency generator. **Provide a generator. (Estimate based on providing 80kW diesel set in weatherproof housing with sub-base fuel tank along with (2) transfer switches. Estimate from BGA email dated 4/25/18)**	1	ls	$ 149,378
Communications & Security				
Fire Alarm	The existing fire alarm system has been recently replaced but emergency voice evacuation was not added to the system. This has been an OSF requirement for Group E occupancies since around 2013. **Add emergency voice evacuation. (Assume entire system will need to be replaced.)**	174100	sf	$ 889,700
Intercom / PA / Clock	Bogen Multi-com basic system with call back. (Allowance estimate from BGA email dated 4/25/18)	174100	sf	$ 547,508
Kitchen				
Office	Office size is small for two people. (Not estimated - Not enough info)			
Storage Equipment	Storage shelving is in acceptable condition. (Not estimated)			
Storage Area Size	Dry storage more than adequate, but freezer is too small. (Not estimated)			
Storage Area Condition	Finishes are in good overall condition for age. (Not estimated)			
Walk-in Cooler	Cooler holding temp at 35, which meets health department requirements.(Not estimated)			
Walk-in Freezer	Freezer not large enough but is holding temp at -10 degrees. **Add another freezer. (Allowance Based on 10x10)**	1	ea	$ 39,310
Preparation Equipment	**Need additional hand sinks to meet health department requirements. (Allowance based on wall-mounted china)**	2	ea	$ 12,202
Preparation Equipment	**Worktables have galvanized legs and should be painted or replaced. (Based on replacing with 2 ea 72"x30" 14ga stainless steel work table on casters)**	2	ea	$ 5,818
Preparation Size	Adequate work space. (Not estimated)			
Preparation Area Condition	Work tables, and building finishes are in fair overall condition. (Not estimated)			
Cooking Equipment	**Convection oven and range needs to be replaced as it is on its last leg and only partially working. (Allowance based on double deck, 100k BTU convection oven and a 60" 10-plate range with two ovens 304k BTU both natural gas)**	1	ls	$ 25,158
Cooking Equipment	**Replace the steamer as it is not working. (#10 pan 125k BTU natural gass)**	1	ea	$ 34,593
Cooking Size	Cooking area size is good. (Not estimated)			
Cooking Area Condition	Cooking area finishes are in fair overall condition for age. (Not estimated)			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE - BROOME HIGH SCHOOL				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Serving Equipment	**Need additional hot wells and add hand sinks at line. (Allowance (2 ea) assumes adequate available space for in-place installation in existing serving line without other major modifications)**	1	ls	$ 23,900
Serving Size	Serving space is adequate. (Not estimated)			
Serving Area Condition	Finishes are in good overall condition. (Not estimated)			
Dishwash Equipment	All equipment is in working order. (Not estimated)			
Dishwash Equipment	**Need additional drying racks. (allowance based on 24"x60"x74" wire shelving unit)**	2	ea	$ 1,243
Dishwash Size	Dishwashing space is adequate. (Not estimated)			
Dishwash Area Condition	Having moisture problems in dishroom. Mechanical needs to address situation. **Provide exhaust in dishroom.**			$ 23,586
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 7,593,381**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$**	**4,039,389**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$**	**3,382,850**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$**	**82,172**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**88,970**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$**	**7,593,381**

BROOME HIGH SCHOOL TOTAL: Critical Work Required or Requested by Teachers or District	**$**	**10,529,757**
BROOME HIGH SCHOOL TOTAL: Work Required Mid-Term	**$**	**3,398,417**
BROOME HIGH SCHOOL TOTAL: Exploratory Work - Does not include actual work to system	**$**	**132,896**
BROOME HIGH SCHOOL TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**88,970**
BROOME HIGH SCHOOL ESTIMATED GRAND TOTAL: All Categories	**$**	**14,150,040**
BROOME HIGH SCHOOL TOTAL: Furniture	**$**	**1,601,614**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: BROOME HIGH SCHOOL				
HEALTH AND SAFETY ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Fire Protection				
Sprinkler System	Add sprinkler system to entire school. (Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 100 lf of new fire line, PIV, and pit)	1	ls	$ 934,812
			HEALTH AND SAFETY ASSESSMENT ESTIMATED SUB-TOTAL	**$ 934,812**

HEALTH AND SAFETY ASSSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 934,812**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ESTIMATED TOTAL: All Categories	**$ 934,812**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: BROOME HIGH SCHOOL

EDUCATIONAL SUITABILITY

Description	Comments	Quantity	Unit	Total Estimated Cost*
School Climate				
Learning Style Variety	Classrooms would be suitable for different learning strategies with new furniture.			
School Environment	Positive			
General Instruction Spaces				
Classooms	At 720 SF, Classrooms are small by today's standards.			
Fixed Equipment	Markerboards are insufficient. (based on 19' white board)	58	ea	$ 103,054
Exceptional Children				
Self-Contained	Need to renovate room to remove home economics kitchens.	1	ea	$ 36,785
Sound Attenuation	Provide 4' wide layer of batt insulation above ceiling on both sides of gyp walls.	60	lf	$ 1,608
Science				
Size of Classrooms	Adequate			
Storage	Adequate			
Foreign Language				
Classooms	Adequate			
STEM				
Size of Classrooms	Very small space for this program.			
Art				
Size of Classrooms	Adequate			
Band				
Size of Classrooms	Adequate			
Choral				
Size of Classrooms	Room is small for large groups.			
ROTC				
Size of Classrooms	Adequate			
Media Center				
Size	The size of the space is adequate. It would benefit from new furniture.			
Physical Education				
Locker Rooms	Too small.			
Weight Room	Too small.			
Performing Arts/ Auditorium				
Theater	State of the art			
Cafeteria				
Size	The size of the space is adequate. It would benefit from new furniture.			
Administrative Spaces				
Configuration	The admin offices are arranged in an awkward layout.			
Conference Rooms	There is a shortage of conference space. **NO WORK (Not estimated)**			
General Support Spaces				
Storage	There is not a great deal of storage.			
Technology Readiness				
Technology	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology. **NO WORK. (Not estimated)**			
	EDUCATIONAL SUITABILITY ESTIMATED SUB-TOTAL			**$ 141,447**

EDUCATIONAL SUITABILITY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 141,447**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$ 141,447**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE - BROOME HIGH SCHOOL				
SITE				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Site				
Parking	Stop bar, stop sign, crosswalk and arrows at 30' are needed at exit drive (Allowance)	1	ls	$ 2,437
Drives	Existing drives need ADA ramps with truncated domes installed at sidewalk crossing. Crosswalks should be added across drives. (Allowance assumes adding 9 ADA ramps and 7 painted crosswalks)	1	ls	$ 67,534
Turn Lane	Staff reports that left turns into sight from highway problematic with long delays. Left turn lanes may be needed. Signage is needed to direct parents. (Allowance for adding one turn lane)	1	ls	$ 125,792
Bus Parking	Resurface and Re-stripe Bus Parking area (Allowance)	1	ls	$ 233,972
Pavement at Field	Pavement at field needs repair (Assume 15% is resurfaced and the rest is seal coated)	2100	sy	$ 18,326
Student Parking Lot	Minor age cracksin parking lots. Recommend sealing exposed cracks (Assume	1	ls	$ 56,606
Sidewalks	Sidewalks in rear need replacement. (Allowance to replace 3300 sf of sidewalk)	3300	sf	$ 51,417
Speed Bump	Remove/Relocate Speed Bump from access ramp location (Allowance)	1	ls	$ 5,503
ADA Parking	ADA parking spaces are required to be on a 2% slope maximum. Verification of existing space needed. Appear to be too steep to meet code. Additional ramps should be installed in sidewalk at each striped access point and Signage should be installed at each space. Space may need to be relocated to front parking lot.			
Fire Lane	Future improvements will require rear sidewalk needs to be widened to 20' or fire lane grass pavers need to be added to rear of building to provide fire truck access to rear of building. (grass pavers - 20' wide lane)	34130	sf	$ 643,990
Re-Striping	Recommend re-striping all pavement markings on site. Standard traffic paint generally lasts 1 to 2 years. Thermoplastic paint markings last up to 10 years, but costs 5 to 10 times more. Eliminates the inconvenience of frequent re-striping.	1	ls	$ 16,825
Storm Drain Inlets	Several grate inlets in rear are not being maintained for proper drainage. Grass clippings should be removed after every cutting. Photos behind building and at football field. (Maintenance issue)			
Football Field Drainage	Some low areas at football field need sand dressing to fill in low areas holding water and/or additional yard inlets may be added. (Allowance includes adding top soil and sodding at areas where players/coaches stand around the football field)	1	ls	$ 39,310
Tennis Court Drainage	Additional storm drainage needed around tennis courts. (Allowance based on adding 400 lf of 15"RCP and 4 Catch Basins)	1	ls	$ 85,931
Softball Field Drainage	Additional storm drainage needed at softball field. (Allowance based on adding 500 lf of 15"RCP and 5 Catch Basins and regrading the entire field)	1	ls	$ 365,582
Practice Field Drainage	Recommend fine grading cross slopes on practice field and installing storm drainage. Field not draining properly. (Allowance based on adding 510 lf of 15"RCP and 5 Catch Basins and regrading the entire field)	1	ls	$ 211,251
Courtyard Drainage	Install yard inlets in rear courtyard to provide drainage away from building and sitting areas.(Allowance based on adding 300 lf of 8"PVC and 15 Yard Inlets)	1	ls	$ 83,022
Lower Grate Inlet	Lower existing grate inlet and pour flume from pavement edge to direct runoff into grate. (Allowance based on lowering 1 each catch basin and adding 1 each 5'x5' Concrete Flume) grate. (Allowance based on lowering 1 each catch basin and adding 1 each 5'x5' Concrete Flume)	1	ls	$ 8,255
Runoff	There is significant runoff coming from Broome High school into adjoining neighborhood. (Allowance based on purchasing land/lot (allowance of $1,000,000 for the land) and adding one new detention pond, 800lf of 42" RCP, and 6 catch basins)	1	ls	$ 1,792,530
Baseball Field Drainage	Storm drainage needs to be installed at baseball field and field re-graded to drain. (Allowance based on adding 750lf of 18"RCP and 4 Catch Basins and regrading the outfield)	1	ls	$ 264,949
Runoff	Stormwater runoff leaving school property near softball field perimeter road towards Cherry Hill road. Recommend install catch basins on school drive and piping to catch basin at Cherry Hill Road. Heavy rains could create traffic problems with this much surface runoff. (Allowance based on adding 400 lf of 18"RCP and 4 Catch Basins)	1	ls	$ 45,914
Runoff	There is significant runoff leaving front exist drive. Runoff is bypassing catch basin and flowing onto and flooding sidewalk along Cherry Hill road. (Allowance based on adding 100 lf of 18"RCP and 2 Catch Basins)	1	ls	$ 18,240
Runoff	Stormwater flooding Cherry Hill road sidewalks. Additional catch basins needed at school driveways to capture runoff. (Allowance based on adding 100 lf of 18"RCP and 2 Catch Basins)	1	ls	$ 18,240
Student Parking Lot	Overflow Student parking lot needs to be paved or gravel added. Not functional during rain events. Stormwater detention will be required with new construction. (Based on spreading and compacting gravel)	3350	sy	$ 79,013

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE - BROOME HIGH SCHOOL				
SITE				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Storm Water	Roof leaks – stains on interior walls needs evaluation (Rooms 103/101/701/703). Overflows at gym area – probable clogged roof drains. (Not estimated in this section - see physical assessment for building)			
Storm Water	Courtyard sidewalks and sitting areas do not drain well. Consider regrade sitting area to drain.			
Handrails	Recommend both sets of steps to football field have handrails and landings installed. (Allowance includes only new steel handrails…landings not included as we would need more info)	400	lf	$ 91,199
Dumpster Screens	Recommend installing Screening around dumpsters. (Allowance)	3	ea	$ 56,606
Concrete Dumpster Pad	Recommend extending concrete at dumpster. Pavement beginning to fail.	1600	sf	$ 37,737
	Staff reported sewer backflow once per year in girls' locker room needs evaluation. (Not estimated in this section - see physical assessment for building			$ 35,000
	Staff reported additional student parking needed. (20 to 30 spaces) (Not estimated here - see "student parking lot" above)			
			SITE ESTIMATED SUB-TOTAL	**$ 1,647,198**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 1,612,198**
SITE TOTAL: Work Required Mid-Term	**$ -**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ 35,000**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
SITE ESTIMATED TOTAL: All Categories	**$ 1,647,198**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE - BROOME HIGH SCHOOL				
ROOF				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Roof				
Modified Bitumen	Repairs	1865	sf	$ 236
Modified Bitumen	Regular Maintenance	2500	sf	$ -
Modified Bitumen	Repairs	3150	sf	$ 197
Modified Bitumen	Repairs	8615	sf	$ 197
Modified Bitumen	Repairs	2290	sf	$ 236
Modified Bitumen	Regular Maintenance	1705	sf	$ -
Modified Bitumen	Repairs	980	sf	$ 786
Modified Bitumen	Repairs	400	sf	$ 157
Modified Bitumen	Replacement	11945	sf	$ 330,203
SPUF w/ Aggregate	Replacement	8175	sf	$ 225,639
SPUF w/ Aggregate	Replacement	21025	sf	$ 577,855
SPUF w/ Aggregate	Replacement	9015	sf	$ 247,652
Modified Bitumen	Replacement	1300	sf	$ 5,503
SPUF w/ Aggregate	Replacement	322	sf	$ 11,007
SPUF w/ Aggregate	Replacement	14950	sf	$ 412,754
SPUF w/ Aggregate	Replacement	3100	sf	$ 85,302
Modified Bitumen	Repairs	6240	sf	$ 10,221
SPUF w/ Aggregate	Replacement	4400	sf	$ 121,074
Modified Bitumen	Repairs	820	sf	$ 2,359
SPUF w/ Aggregate	Replacement	17160	sf	$ 471,719
Gravel Built-Up Roof	Repairs	7440	sf	$ 15,724
SPUF w/ Aggregate	Replacement	9080	sf	$ 250,404
SPUF w/ Aggregate	Replacement	580	sf	$ 16,510
Modified Bitumen	Repairs	7630	sf	$ 102,206
Modified Bitumen	Repairs	8900	sf	$ 110,068
Estimates from WM Building Consultants	**ROOF ESTIMATED SUB-TOTAL**			**$ 2,998,009**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ 2,998,009**
ROOF TOTAL: Work Required Mid-Term	**$ -**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 2,998,009**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

BROOME HIGH SCHOOL ATHLETICS				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Building Materials	Well maintained (Not estimated)			
Stairs				
None				
Restrooms				
None				
Fixed Equipment				
None				
HVAC Controls				
Equipment Expected Service Life	The football stadium press box through-wall heat pumps have far exceeded their life expectancies, and should be considered to replace within the next 5-years. **Replace HVAC units. (Allowance assumes (2) 1.5 ton mini-split units)**	1	ls	$ 9,434
Dedicated Airside Heating Systems				
None				
Distributed Air Handling / AC				
Unit Ventilators	The football stadium press box through-wall heat pumps have far exceeded their life expectancies, and should be considered to replace within the next 5-years. **Replace HVAC units. (Not estimated here - see "equipment expected service life" above)**			
Exhaust Systems				
None				
Domestic Water Heating				
Water Heaters	Water heater is very old but in fair, working condition. **Replace water heater. (Allowance assumes 50-gallon electric water heater)**	1	ea	$ 1,887
Tanks	Tank is very old but in fair, working condition. **Replace tank. (Allowance assumes 500-gallon plastic water storage tank)**	1	ls	$ 3,145
Recirculation Pump	Pumps are in fair, working condition. **Replace pumps. (Allowance assumes armstrong astro 1" connection)**	1	ea	$ 1,101
Plumbing				
Mop Sinks	Mop sinks are old and appear to be in poor, working condition. **Remove and replace. (Allowance includes 2 ea mop sinks)**	2	ea	$ 4,717
Showers	Showers are the original fixtures and appear to be in poor, working condition. (Remove and Replace fixtures (faucet and head) only - surface mount)	12	ea	$ 6,415
Water Fountains	Water fountains appear to be in poor, working condition. **Remove and replace.(Based on bi-level)**	2	ea	$ 4,874
Water Closets	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves. (Floor-mounted, manual trim)**	15	ea	$ 30,662
Urinals	Fixtures appear to be the original fixtures and need to be updated. **Remove and replace. (manual flush valves)**	4	ea	$ 6,919
Lavatories / Sinks	Fixtures appear to be the original fixtures and need to be updated. **Remove and replace. (Assumed six - Single wall-hung unit, manual trim)**	6	ea	$ 11,793
Water Distribution				
Supply Piping	Supply piping appears to be fair, working condition. (Not estimated)			
Sanitary Piping	It is understood that the School has problems with under ground piping backing up and sewer smell in school. **Replace sanitary piping. (Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 15,724
Water Heaters	Water heater is old but in fair, working condition. **Replace water heater. (Not estimated here - see "water heaters" above)**			
Tanks	Tank is old but in fair, working condition. **Replace tank. Replace water heater. (Not estimated here - see "tank" above)**			
Gas System				
Supply Piping	Gas piping appears to be in fair, working condition. (Not estimated)			
Electrical Supply				
None				
Electrical Distribution				
Transformers - Stepdown	Transformers are original to construction.			
Surge Suppression	Buildings are not equpped with surge suppression. **Provide surge suppression.**	1	ls	$ 15,724
Equipment	Most equipment is original to the initial construction. Remove and replace. (Allowance based on BGA estimate received in email date 5/16/18 for upgrading the electrical systems for football, baseball, and softball facilities.)	1	ls	$ 141,516
Panelboards	Football panelboards are original Federal Pacific. Fieldhouse panelboards are Gould. **Remove and replace. (See "equipment " above)**			
Feeders	Feeders are original. **Remove and replace. (see "equipment" above)**			
Switches / Receptacles	Wiring devices in many cases are likely original to the initital construction. **Remove and replace. (Assumes 600 receptacles)**	600	ea	$ 14,152
Lighting				

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED - but existing fixtures are in less than fair shape. Remove and replace. (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED). **Remove and replace. (Not estimate - need fixture count)**			
Motion Detection	Building is not equipped with occupancy sensors. Provide occupancy sensors. (Not estimated)			
Emergency Lighting	There is no emergency lighting in stands. OSF now requires it. **Provide emergency lighting in stands.** (Allowance based on 126 emergency light fixtures)	1	ls	$ 85,192
Football Field Lighting	Football field lighting is in need of upgrade. Pole dead center of pressbox view. **Replace football field lighting. (Allowance)**	1	ls	$ 511,028
Softball Field Lighting	MUSCO Light Structure Green (Not estimated)			
Baseball Field Lighting	MUSCO Light Structure Green (Not estimated)			
Electrical				
None				
Communications & Security				
Fire Alarm	The existing fire alarm system has been recently upgraded with emergency voice evacuation. (Not estimated)			
			ATHLETICS ESTIMATED SUB-TOTAL	**$ 722,767**

ATHLETICS TOTAL: Critical Work Required or Requested by Teachers or District	**$ 691,476**
ATHLETICS TOTAL: Work Required Mid-Term	**$ 15,567**
ATHLETICS TOTAL: Exploratory Work - Does not include actual work to system	**$ 15,724**
ATHLETICS TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ATHLETICS GRAND TOTAL: All Categories	**$ 722,767**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

BROOME HIGH SCHOOL PERFORMING ARTS CENTER

PHYSICAL CONDITION ASSESSMENT

Description	Comments	Quantity	Unit	Total Estimated Cost*
HVAC Controls				
None				
Heating Plant				
None				
Dedicated Airside Heating Systems				
None				
Air Distribution / Heating				
None				
Distributed Air Handling / AC				
None				
Domestic Water Heating				
Water Heaters	Water heaters are in good, working condition. (Not Estimated)			
Tanks	Water heaters are in good, working condition. (Not Estimated)			
Recirculation Pump	Pump appears in good, working condition. (Not Estimated)			
Plumbing				
Mop Sinks	All fixtures appear to be in good, working condition. (Not Estimated)			
Water Fountains	All fixtures appear to be in good, working condition. (Not Estimated)			
Roof Drain Piping	All fixtures appear to be in good, working condition. (Not Estimated)			
Water Closets	All fixtures appear to be in good, working condition. (Not Estimated)			
Urinals	All fixtures appear to be in good, working condition. (Not Estimated)			
Lavatories / Sinks	All fixtures appear to be in good, working condition. (Not Estimated)			
Water Distribution				
Supply Piping	All piping appears to be in good, working condition. (Not Estimated)			
Sanitary Piping	All piping appears to be in good, working condition. (Not Estimated)			
Water Heaters	Water heater appears to be in good, working condition. (Not Estimated)			
Tanks	Water heater appears to be in good, working condition. (Not Estimated)			
Electrical Supply				
Service Switchgear	Existing service entrance is panelboard construction and relatively new. (Not Estimated)			
Electrical Distribution				
None				
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED about 2 years ago. Lighting does appear to be well maintained. Was told that teachers have complained about the LED retrofit (possibly the harshness/brightness). **Provide dimmable controls.** (Not estimated - No classrooms in this area)			
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Motion Detection	Building is not equipped with occupancy sensors. **Provide occupancy sensors. (Not estimated here - see "classrooms")**			
Emergency Lighting	Emergency lighting is via battery backup. **Provide generator. (Not estimated - Need size)**			
Exterior Walkway Lighting	Exterior walkway lighting is minimal. **Add additional fixtures. (Not estimated)**			
Lighting Controls	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls.** (Not estimated here - see "classrooms")			
Electrical				
Emergency Generator	The performing arts center is not equipped with a generator. **Provide a generator.** (Not estimated - Need size)			
Communications & Security				
Fire Alarm	The existing fire alarm system has been recently replaced but emergency voice evacuation was not added to the system. This has been an OSF requirement for Group E occupancies since around 2013. **Add emergency voice evacuation. (Noted as additional cost - work to be done in conjunction with upgrading the alarm system in the entire school)**	22000	sf	$ 112,426
	PERFORMING ARTS CENTER ESTIMATED SUB-TOTAL			**$ 112,426**

PERFORMING ARTS CENTER TOTAL: Critical Work Required or Requested by Teachers or District	**$ 112,426**
PERFORMING ARTS CENTER TOTAL: Work Required Mid-Term	**$ -**
PERFORMING ARTS CENTER TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
PERFORMING ARTS CENTER TOTAL: Work Required Long-Term or by Mainteance Staff	**$ -**
PERFORMING ARTS CENTER ESTIMATED TOTAL: All Categories	**$ 112,426**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc..

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	4	5	80%	Some darkened mortar on west elevation and obvious wet areas of masonry around building. Growth/weathering of parapet. EFIS/Stucco in good shape with no noticeable weathering. Cause of these darkened areas unknown. Majority of roof needs to be replaced which may address these issues. **Entire parapet facing needs to be replaced. (Photo sent.)**
Overflow Drains	3	5	60%	Some overflow drains are not working properly and are draining down face of brick. **Remove and replace. Assume eight (8) locations.**
Exterior Windows	4	5	80%	Non-operable insulated windows throughout, not in great shape. A few windows need weather strips. Rooms 101 and 103 have window leaks. Room 119 has chipped paint and rust. **Assume sealing 25% of windows.**
Louvers / Vents	4	5	80%	**Louver on west elevation needs to be replaced. Approximate size is 48" x 48".**
Exterior Doors	5	5	100%	
Door Hardware	5	5	100%	
Exterior Canopy	4	5	80%	
Expansion / Control Joints	5	5	100%	
Total Average			**85%**	
Interior Finishes				
Interior Partitions	5	5	100%	
Wall Finishes				
Paint	3	5	60%	Some dings. Door frames are beat up and some paint is peeling. **Repaint door frames.** Walls need repainting but it's not critical at this point. **Price repainting entire interior. Wall in Science Room 307 has water leaks above it. Water leaks in rooms 701, 703, 202, and 203. Repair and**
Floor Finishes				
Carpet	5	5	100%	
VCT	5	5	100%	Good in corridors. **A few classrooms have chipped tile at entry door. Rooms 103 and 145 need repairs. Assume 200 SF of VCT repiars.**
Terrazzo	5	5	100%	
Tile	5	5	100%	Coaches suite/office restroom has chipped tile base. **NO WORK**
Other	5	5	100%	
Ceilings	5	5	100%	A few water stained tiles. Room 701 is missing a ceiling tile. **Assume 5% of SF for new ceiling tiles.**
Signage	5	5	100%	
Total Average			**96%**	
Interior Doors				
Interior Doors	5	5	100%	
Door Hardware	5	5	100%	
Moveable / Operable Walls	5	5	100%	
Security Gates / Roll-Up Doors	5	5	100%	
Total Average			**100%**	
Stairs				
Treads / Nosings	3	5	60%	Adhesive isn't holding some risers and treads in place. **Assume replacing stair treads and risers.**
Handrails	4	5	80%	Good physical condition but do not meet code. Need to extend 1'-0" beyond top and bottom treads. **New railings at all stairs.**
Total Average			**70%**	

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Conveying Systems				
Elevators	5	5	100%	
Machine Room Equipment	5	5	100%	
Operating Condition	5	5	100%	
Lifts	5	5	100%	
Total Average			**100%**	
Restrooms				
ADA Compliance	2	5	40%	Some restrooms could be renovated to meet ADA standards. **NO WORK**
Restroom Accessories	4	5	80%	
Toilet / Screen Partitions	5	5	100%	
Flooring	5	5	100%	
Walls	5	5	100%	
Total Average			**84%**	
Fixed Equipment				
Theater Curtains	5	5	100%	
Fixed Auditorium Seating	5	5	100%	
Gymnasium Athletic Equipment	5	5	100%	
Student Lockers	5	5	100%	10% - 20% of lockers in school are used. Removing them will not gain corridor width unless CMU block base is also removed. **NO WORK**
PE Lockers	3	5	60%	Worn and in need of repair or replacement. **Replace PE lockers.**
Bleachers	5	5	100%	
Total Average			**93%**	

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Roof				
Area A	5	5	100%	
Area B	5	5	100%	
Area C	5	5	100%	
Area D	5	5	100%	
Area D1	5	5	100%	
Area E	5	5	100%	
Area F	5	5	100%	
Area G	4	5	80%	
Area H	4	5	80%	
Area I	2	5	40%	
Area J	2	5	40%	
Area K	2	5	40%	
Area L	2	5	40%	
Area M	3	5	60%	
Area N	2	5	40%	
Area O	2	5	40%	
Area P	2	5	40%	
Area Q	3	5	60%	
Area R	2	5	40%	
Area S	3	5	60%	
Area T	2	5	40%	
Area U	3	5	60%	
Area V	2	5	40%	
Area W	2	5	40%	
Area X	3	5	60%	
Area Y	3	5	60%	
Gutters / Downspouts	4	5	80%	Downspout on south elevation has caused interior damage to walls and flooring. Some areas of growth where water has been present. **Assume 10 places on interior where exterior leaks have caused interior damage to walls, ceiling and floor.**
Total Average			**64%**	
HVAC Controls				
Equipment Expected Service Life	3	5	60%	All wall-mounted fan coil units have far exceeded their life expectancies, and should be considered for replacement within the next 5-years. The gas-fired rooftop heat pumps that serve the science wing have reached their life expectancies, and should be considered for replacement within the next 5-years. **Remove and replace.**
Reported Comfort	5	5	100%	
Controls	4	5	80%	Multiple space sensors (thermostats) throughout the campus are not mounted at proper ADA height. **NO WORK**
Total Average			**80%**	

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Cooling Plant				
Distribution Piping	5	5	100%	
Chillers	5	5	100%	
Cooling Towers	5	5	100%	
Heat Exchanger	N/A	5	N/A	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	4	5	80%	Provide VFDs for all modular AHU fans.
Total Average			**98%**	
Heating Plant				
Boilers	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	5	5	100%	
Total Average			**100%**	
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	N/A	5	N/A	
Duct Furnaces	N/A	5	N/A	
Unit Heaters	5	5	100%	
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**100%**	
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	3	5	60%	The RTUs that serve the science wing have reached their life expectancies and should be considered for replacement within the next 5-years. **Remove and replace.** One of the RTUs that serves the cafeteria is approximately 10-years old, and should be considered for replacement within the
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	**The return grilles in the science labs' prep / storage rooms should be removed immediately. See comment line 244.**
Ducting	5	5	100%	
Terminal Units	3	5	60%	All wall-mounted fan coil units have far exceeded their life expectancies, and should be considered for replacement within the next 5-years. **Remove and replace.**
Total Average			**80%**	

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	N/A	5	N/A	
Duct Furnaces	N/A	5	N/A	
Unit Heaters	5	5	100%	
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**100%**	
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	3	5	60%	The RTUs that serve the science wing have reached their life expectancies and should be considered for replacement within the next 5-years. One of the RTUs that serves the cafeteria is approximately 10-years old, and should be considered for replacement within the next 10-years.
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	**The return grilles in the science labs' prep / storage rooms should be removed immediately. See comment line 244.**
Ducting	5	5	100%	
Terminal Units	3	5	60%	All wall-mounted fan coil units have far exceeded their life expectancies, and should be considered for replacement within the next 5-years
Total Average			**80%**	
Distributed Air Handling / AC				
Unit Ventilators	N/A	5	N/A	
Water Source Heat Pumps	N/A	5	N/A	
Split Systems	5	5	100%	
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	5	5	100%	
Return Air Path	5	5	100%	**The return grilles in the science labs' prep / storage rooms should be removed immediately. See comment line 244.**
Ducting	5	5	100%	
Total Average			**100%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	5	5	100%	
Kitchen Hood Systems	N/A	5	N/A	Remove kitchen hood systems from previously used home economics classrooms. **Remove.**
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	5	5	100%	
Fume Exhaust	1	5	20%	**Provide proper exhaust systems for the science wing's prep / storage rooms immediately.**
Stack Outlet Height	5	5	100%	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**87%**	

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Domestic Water Heating				
Water Heaters	3	5	60%	Water heaters are older but are in fair, working condition.
Dedicated Heater for Kitchen	2	5	40%	Water heater is older but it appears to be in fair, working condition. **Remove and replace.**
Tanks	3	5	60%	Water heater appears to be old but is in fair, working condition.
Recirculation Pump	3	5	60%	Pumps are older but appear to be in fair, working condition.
Total Average			**55%**	
Plumbing				
Mop Sinks	2	5	40%	Mop sinks are the original mop sinks and look old and appear to be in poor, working condition. **Remove and replace.**
Laboratory Sinks	3	5	60%	Lab sinks appear to be in fair condition. It is understood that the School has problems with gas pipe casing located below slab. **Gas casing below slab collects condensate and needs to be replaced.**
Eyewash / Emergency Shower	3	5	60%	Fixtures appear to be in fair condition but one emergency shower drain in lab does not drain well. **Repair.**
Showers	2	5	40%	Most showers are not used but appear to be in poor, working condition.
Water Fountains	2	5	40%	Water fountains are not the vandal resistant type and are getting older and need to be updated. **Remove and replace.**
Roof Drain Piping	N/A	5	N/A	
Grease Traps	3	5	60%	Grease trap appears to be in fair, working condition.
Water Closets	2	5	40%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Fixtures are the original urinals but they appear to be in fair, working condition. **Remove and replace.**
Lavatories / Sinks	2	5	40%	Fixtures are the original lavatories and they are in poor, working condition. **Repair and replace.**
Total Average			**47%**	
Water Distribution				
Supply Piping	3	5	60%	Supply piping is the original piping installed and appears to be in fair, working condition.
Sanitary Piping	2	5	40%	Sanitary piping is the original piping and school has problems with under ground piping. Sewer smell during heavy rain. Sewer backs up in most group restrooms. **Replace sanitary piping.**
Water Heaters	3	5	60%	Water heaters are in fair condition.
Tanks	3	5	60%	Tanks are in fair condition.
Booster Pumps	N/A	5	N/A	
Total Average			**55%**	
Gas System				
Supply Piping	3	5	60%	**Gas piping located below slab in labs needs to be replaced.** Piping above ground appears to be in fair, working condition. According to user, condensation in gas lines prevents use in science.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Supply				
Service Switchgear	3	5	60%	Existing main switchboard has been upgraded (2007), but some older Fed Pacific gear remains.
District-Owned Site Transformers	NA	NA	NA	
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**60%**	
Electrical Distribution				
Transformers - Stepdown	3	5	60%	Mixture of both recent and original step-down transformers
Surge Suppression	5	5	100%	Main service is equipped with surge suppression.
Equipment	3	5	60%	Some Federal Pacific equipment remains. Mixture of both recent and original.
Panelboards	1	5	20%	Some Federal Pacific panelboards remain. **Remove and replace. BGA estimates at $40,000.**
Feeders	3	5	60%	Many feeders are original.
Switches / Receptacles	3	5	60%	
Total Average			**60%**	
Lighting				
Classrooms	3	5	60%	Existing fluorescent fixtures have been retrofitted to tubular LED about 2 years ago. Lighting does appear to be well maintained. Was told that teachers have complained about the LED retrofit (possibly the harshness/brightness).
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	3	5	60%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED). Gymnasium fixtures have not.
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors. **Provide occupancy sensors.**
Emergency Lighting	1	5	20%	There is no generator. Emergency lighting is via battery backup. No exterior emergency lighting was noted. **Provide a generator.**
Performance Lighting	NA	NA	NA	
Exterior Walkway Lighting	3	5	60%	Exterior walkway lighting is minimal.
Exterior Perimeter Lighting	1	5	20%	There is a small amount of district owned lighting and utility leased security lighting.
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls.**
Total Average			**47%**	
Electrical				
Lightning Protection	NA	NA	NA	School is not equipped with lightning protection. **Provide lightning protection.**
Kitchen Equipment Supply	2	5	40%	Mixture of both recent panelboards and older original equipment.
Scoreboards	4	5	80%	
Lift Stations	NA	NA	NA	
Emergency Generator	1	5	20%	The school is not equipped with an emergency generator. **Provide a generator.**
Performance Sound Systems	NA	NA	NA	
Operable Retractable Screens	NA	NA	NA	
Total Average			**47%**	

BROOME HIGH SCHOOL

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Communications & Security				
Fire Alarm	2	5	40%	The existing fire alarm system has been recently replaced but emergency voice evacuation was not added to the system. This has been an OSF requirement for Group E occupancies since around 2013. **Add emergency voice evacuation.**
Annunciator Panels	NA	NA	NA	
Intercom / PA / Clock	2	5	40%	Bogen Multi-com basic system with call back.
Security Cameras	2	5	40%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**45%**	
Kitchen				
Office	3	5	60%	Office size is small for two people.
Storage Equipment	4	5	80%	Storage shelving is in acceptable condition.
Storage Area Size	3	5	60%	Dry storage more than adequate, but freezer is too small.
Storage Area Condition	4	5	80%	Finishes are in good overall condition for age.
Walk-in Cooler	4	5	80%	Cooler holding temp at 35, which meets health department requirements.
Walk-in Freezer	4	5	80%	Freezer not large enough but is holding temp at -10 degrees. **Add another freezer.**
Preparation Equipment	3	5	60%	**Need additional hand sinks to meet health department requirements.**
Preparation Equipment	4	5	80%	**Worktables have galvanized legs and should be painted or replaced.**
Preparation Size	4	5	80%	Adequate work space.
Preparation Area Condition	3	5	60%	Work tables, and building finishes are in fair overall condition.
Cooking Equipment	3	5	60%	**Convection oven and range needs to be replaced as it is on its last leg and only partially working.**
Cooking Equipment	1	5	20%	**Replace the steamer as it is not working.**
Cooking Size	4	5	80%	Cooking area size is good.
Cooking Area Condition	3	5	60%	Cooking area finishes are in fair overall condition for age.
Serving Equipment	3	5	60%	**Need additional hot wells and add hand sinks at line.**
Serving Size	4	5	80%	Serving space is adequate.
Serving Area Condition	5	5	100%	Finishes are in good overall condition.
Dishwash Equipment	4	5	80%	All equipment is in working order.
Dishwash Equipment	3	5	60%	**Need additional drying racks.**
Dishwash Size	5	5	100%	Dishwashing space is adequate.
Dishwash Area Condition	4	5	80%	Having moisture problems in dishroom. Mechanical needs to address situation. **Provide exhaust in dishroom.**
Total Average			**71%**	

Physical Condition Average	**76%**
Total Building Average	**74%**

BROOME HIGH SCHOOL

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				
Building Security	5	5	100%	
Limited Entrances	5	5	100%	
Signage and Way Finding	3	5	60%	Wayfinding in the athletics area and from the classroom wing to the Auditorium is poor. **Add 30 signs.**
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	5	5	100%	
Hazardous Materials	4	5	80%	Janitor's closet and baseboard has visible mold.
Total Average			**90%**	
Building Codes/ ADA Compliance				
Means of Egress	5	5	100%	
Building Accessibility	4	5	80%	Some spaces in administration area are not accessible. Coach's office up short flight of stairs is not accessible.
Total Average			**90%**	
Fire Protection				
Sprinkler System	0	5	0%	**Provide a sprinkler system and two hydrants on opposite corners. There is not a sprinkler system in the original building.**
Total Average			**0%**	
Building Average			**60%**	

BROOME HIGH SCHOOL

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
School Climate				
Interior Circulation (convenience)	5	5	100%	
Learning Style Variety	2	5	40%	Many classrooms were packed with rows of desks. Need new furniture for actual maximum number of students per classroom. In quite a few of the classrooms there were more desks than students, at least during the period we observed. They may not need that many desks.
School Environment	5	5	100%	
Total Average			**80%**	
General Instruction Spaces				
General Classrooms	3	5	60%	Small by today's standards at 720 SF. Noise transfers from one classroom to adjacent classrooms. Requires sound attenuation measures. **Remove pull down screens. Provide batt insulation above ceiling on 4' either side of walls all classrooms in original building.**
Markerboards	3	5	60%	Need additional markerboards in almost all classrooms.
Storage	3	5	60%	No fixed storage in some general classrooms, but there have not been complaints about lack of storage.
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Lockers	5	5	100%	
Total Average			**77%**	
Exceptional Children				
Self-Contained	1	5	20%	Located in former Home Economics classrooms, 612 and 614. **Need to be renovated to remove cooking stations.** Noise will transfer from classroom 612 to adjacent classroom after kitchens are removed. Will require sound attenuation measures.
Academic Skills	4	5	80%	Noise transfers from one classroom to adjacent classrooms. Requires sound attenuation measures.
Storage	4	5	100%	
Adjacencies	5	5	100%	
Aesthetics	2	5	100%	Very awkward space unsuitable for use as a Self-Contained classroom.
Total Average			**80%**	
Science				
Size of Classrooms	4	5	80%	Four are full lab/classrooms, four are slightly larger than general classrooms with perimeter lab stations.
Prep Rooms	4	5	80%	Prep rooms are sized for two instructors.
Storage	5	5	100%	Adequate
Adjacencies	4	5	80%	On two floors
Fixed Equipment	5	5	100%	Storage in cabinets.
Aesthetics	5	5	100%	
Total Average			**90%**	

BROOME HIGH SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Foreign Language				
Size of Classrooms	4	5	100%	Small by today's standards - 720 SF.
Storage	3	5	60%	In rooms
Adjacencies	2	5	40%	Located on different floors
Aesthetics	5	5	100%	
Total Average			**75%**	
Computer Lab				
Size of Classrooms	5	5	100%	
Storage	3	5	60%	In rooms
Adjacencies	5	5	100%	Not adjacent but well located for use by students.
Aesthetics	4	5	80%	First floor lab needs painting.
Total Average			**85%**	
STEM				
Size of Classroom	2	5	40%	Very small room for this program.
Storage	N/A			
Adjacencies	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**80%**	
Art				
Size of Classrooms	5	5	100%	
Kiln Room	5	5	100%	
Clay Storage	4	5	80%	
Storage	4	5	80%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**94%**	

BROOME HIGH SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Band				
Size of Classroom	5	5	100%	
Ensemble Room	N/A			
Practice Room	N/A			
Library	5	5	100%	
Office	5	5	100%	
Uniform Storage	5	5	100%	
Instrument Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**100%**	
Choral				
Size of Classroom	4	5	80%	Room fairly small.
Library	4	5	80%	
Office	5	5	100%	
Robe Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**94%**	

BROOME HIGH SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Media Center				
Size	5	5	100%	
Office	5	5	100%	
Workroom	5	5	100%	
Conference Room	N/A			
Studio	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**100%**	
Gymnasium				
Size	5	5	100%	
Stage	5	5	100%	
Restrooms in wings	3	5	60%	
PE Locker Rooms	2	5	40%	Share team locker rooms. Too small.
Team Locker Rooms	2	5	40%	Too small and utilitarian, need to be painted.
Football Locker Room	5	5	100%	
Coaches Office	5	5	100%	
Storage	4	5	80%	
Adjacencies	5	5	100%	
Fixed Equipment	4	5	80%	
Aesthetics	5	5	100%	
Total Average			**82%**	
Auxiliary Athletic Spaces				
Auxiliary Gym	5	5	100%	
Storage	4	5	80%	
Fixed Equipment	5	5	100%	
Aesthetics	5	5	100%	
Wrestling	5	5	100%	
Weight Room	3	5	60%	Too small
Former Restrooms	3	5	60%	Former restrooms in the stage wings both have significant water spots on ceiling and there is a torn tile.
Trainer	5	5	100%	Missing VCT
Total Average			**88%**	

BROOME HIGH SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
ROTC				
Multipurpose space	5	5	100%	
Classroom	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**100%**	
Performing Arts/ Auditorium				
Theater	5	5	100%	
Total Average			**100%**	
Cafeteria				
Size	5	5	100%	
Seating	3	5	60%	Need various types of furniture.
Chair Storage	N/A			
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	Should be refreshed.
Total Average			**85%**	

BROOME HIGH SCHOOL

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Administrative Spaces				
Administrative Offices	5	5	100%	
Guidance Offices	5	5	100%	
Health Clinic	5	5	100%	
School Resource Officer	5	5	100%	
Conference Rooms	3	5	60%	Shortage of conference rooms. Admin conference room has mismatched VCT, missing base and transition strips. **Replace flooring and base.**
Storage	4	5	80%	Small storage room.
Adjacencies	3	5	60%	Awkward arrangement of spaces and corridors.
Aesthetics	5	5	100%	
Total Average			**88%**	
General Support Spaces				
Teacher Lounge/ Workroom	5	5	100%	
Custodial	3	5	60%	
Storage	3	5	60%	
Adjacencies	4	5	80%	
Aesthetics	5	5	100%	
Total Average			**80%**	
Technology Readiness				
Technology	2	5	40%	Teachers would like to move around the classroom and still control Promethean boards. This isn't possible given today's technology.
Total Average			**40%**	
Building Average			**85%**	

BROOME HIGH SCHOOL ATHLETICS

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	4	5	80%	Well maintained
Exterior Doors	5	5	100%	
Door Hardware	5	5	100%	
Total Average			**93%**	
Stairs				
Treads / Nosings	4	5	80%	
Handrails	4	5	80%	
Total Average			**80%**	
Restrooms				
ADA Compliance	4	5	80%	
Restroom Accessories	4	5	80%	
Toilet / Screen Partitions	5	5	100%	
Flooring	5	5	100%	
Walls	5	5	100%	
Total Average			**92%**	
Fixed Equipment				
Bleachers	5	5	100%	
Total Average			**100%**	
HVAC Controls				
Equipment Expected Service Life	2	5	40%	The football stadium press box through-wall heat pumps have far exceeded their life expectancies, and should be considered to replace within the next 5-years. **Replace HVAC units.**
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**80%**	
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	N/A	5	N/A	
Duct Furnaces	N/A	5	N/A	
Unit Heaters	5	5	100%	
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**100%**	

BROOME HIGH SCHOOL ATHLETICS

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	2	5	40%	The football stadium press box through-wall heat pumps have far exceeded their life expectancies, and should be considered to replace within the next 5-years. **Replace HVAC units.**
Water Source Heat Pumps	N/A	5	N/A	
Split Systems	N/A	5	N/A	
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	5	5	100%	
Return Air Path	N/A	5	N/A	
Ducting	N/A	5	N/A	
Total Average			**70%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	5	5	100%	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	N/A	5	N/A	
Stack Outlet Height	N/A	5	N/A	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**100%**	
Domestic Water Heating				
Water Heaters	2	5	40%	Water heater is very old but in fair, working condition. **Replace water heater.**
Dedicated Heater for Kitchen	N/A	5	N/A	
Tanks	2	5	40%	Tank is very old but in fair, working condition. **Replace tank.**
Recirculation Pump	2	5	40%	Pumps are in fair, working condition. **Replace pumps.**
Total Average			**40%**	

BROOME HIGH SCHOOL ATHLETICS

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Plumbing				
Mop Sinks	2	5	40%	Mop sinks are old and appear to be in poor, working condition. **Remove and replace.**
Laboratory Sinks	N/A	5	N/A	
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	2	5	40%	Showers are the original fixtures and appear to be in poor, working condition.
Water Fountains	2	5	40%	Water fountains appear to be in poor, working condition. **Remove and replace.**
Roof Drain Piping	N/A	5	N/A	
Grease Traps	N/A	5	N/A	
Water Closets	2	5	40%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Fixtures appear to be the original fixtures and need to be updated. **Remove and replace.**
Lavatories / Sinks	2	5	40%	Fixtures appear to be the original fixtures and need to be updated. **Remove and replace.**
Total Average			**40%**	
Water Distribution				
Supply Piping	3	5	60%	Supply piping appears to be fair, working condition.
Sanitary Piping	2	5	40%	It is understood that the School has problems with under ground piping backing up and sewer smell in school. **Replace sanitary piping.**
Water Heaters	2	5	40%	Water heater is old but in fair, working condition. **Replace water heater.**
Tanks	2	5	40%	Tank is old but in fair, working condition. **Replace tank.**
Booster Pumps	N/A	5	N/A	
Total Average			**45%**	
Gas System				
Supply Piping	3	5	60%	Gas piping appears to be in fair, working condition.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	2	5	40%	
District-Owned Site Transformers	NA	NA	NA	
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**40%**	

BROOME HIGH SCHOOL ATHLETICS

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers - Stepdown	2	5	40%	Transformers are original to construction. **Remove and replace.**
Surge Suppression	2	5	40%	Buildings are not equpped with surge suppression. **Provide surge suppression.**
Equipment	2	5	40%	Most equipment is original to the initial construction. **Remove and replace.**
Panelboards	2	5	40%	Football panelboards are original Federal Pacific. Fieldhouse panelboards are Gould. **Remove and replace.**
Feeders	2	5	40%	Feeders are original. **Remove and replace.**
Switches / Receptacles	2	5	40%	Wiring devices in many cases are likely original to the initital construction. **Remove and replace.**
Total Average			**40%**	
Lighting				
Classrooms	NA	NA	NA	
Corridor / Commons Areas	2	5	40%	Existing fluorescent fixtures have been retrofitted to tubular LED - but existing fixtures are in less than fair shape. **Remove and replace**.
Restrooms	2	5	40%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED). **Remove and replace.**
High Bay Areas	NA	NA	NA	
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors. **Provide occupancy sensors.**
Emergency Lighting	1	5	20%	There is no emergency lighting in stands. OSF now requires it. **Provide emergency lighting in stands.**
Football Field Lighting	2	5	40%	Football field lighting is in need of upgrade. Pole dead center of pressbox view. **Replace football field lighting.**
Softball Field Lighting	4	5	80%	MUSCO Light Structure Green
Baseball Field Lighting	4	5	80%	MUSCO Light Structure Green
Tennis Court Lighting	3	5	60%	
Lighting Controls	NA	NA	NA	
Total Average			**48%**	
Electrical				
Lightning Protection	NA	NA	NA	
Kitchen Equipment Supply	NA	NA	NA	
Scoreboards	4	5	80%	
Lift Stations	NA	NA	NA	
Emergency Generator	NA	NA	NA	
Performance Sound Systems	3	5	60%	
Operable Retractable Screens	NA	NA	NA	
Total Average			**70%**	

BROOME HIGH SCHOOL ATHLETICS

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Communications & Security				
Fire Alarm	5	5	100%	The existing fire alarm system has been recently upgraded with emergenc voice evacuation.
Annunciator Panels	NA	NA	NA	
Intercom / PA / Clock	NA	NA	NA	
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**73%**	

Physical Condition Average	**62%**

BROOME HIGH SCHOOL PERFORMING ARTS CENTER

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
HVAC Controls				
Equipment Expected Service Life	5	5	100%	
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**100%**	
Heating Plant				
Boilers	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	5	5	100%	
Total Average			**100%**	
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	N/A	5	N/A	
Duct Furnaces	N/A	5	N/A	
Unit Heaters	5	5	100%	
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**100%**	
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	N/A	5	N/A	
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Terminal Units	N/A	5	N/A	
Total Average			**100%**	

BROOME HIGH SCHOOL PERFORMING ARTS CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	N/A	5	N/A	
Water Source Heat Pumps	N/A	5	N/A	
Split Systems	5	5	100%	
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	5	5	100%	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Total Average			**100%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	N/A	5	N/A	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	5	5	100%	
Stack Outlet Height	5	5	100%	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**100%**	
Domestic Water Heating				
Water Heaters	5	5	80%	Water heaters are in good, working condition.
Dedicated Heater for Kitchen	N/A	5	N/A	
Tanks	5	5	80%	Water heaters are in good, working condition.
Recirculation Pump	5	5	80%	Pump appears in good, working condition.
Total Average			**80%**	
Plumbing				
Mop Sinks	5	5	80%	All fixtures appear to be in good, working condition.
Laboratory Sinks	N/A	5	N/A	
Eyewash / Emergency Shower	N/A	5	N/A	
Showers	N/A	5	N/A	
Water Fountains	5	5	80%	All fixtures appear to be in good, working condition.
Roof Drain Piping	5	5	80%	All fixtures appear to be in good, working condition.
Grease Traps	N/A	5	N/A	
Water Closets	5	5	80%	All fixtures appear to be in good, working condition.
Urinals	5	5	80%	All fixtures appear to be in good, working condition.
Lavatories / Sinks	5	5	80%	All fixtures appear to be in good, working condition.
Total Average			**80%**	

BROOME HIGH SCHOOL PERFORMING ARTS CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Water Distribution				
Supply Piping	5	5	80%	All piping appears to be in good, working condition.
Sanitary Piping	5	5	80%	All piping appears to be in good, working condition.
Water Heaters	5	5	80%	Water heater appears to be in good, working condition.
Tanks	5	5	80%	Water heater appears to be in good, working condition.
Booster Pumps	N/A	5	N/A	
Total Average			**80%**	
Electrical Supply				
Service Switchgear	5	5	100%	Existing service entrance is panelboard construction and relatively new.
District-Owned Site Transformers	NA	NA	NA	
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**100%**	
Electrical Distribution				
Transformers - Stepdown	5	5	100%	
Surge Suppression	5	5	100%	
Equipment	5	5	100%	
Panelboards	5	5	100%	
Feeders	5	5	100%	
Switches / Receptacles	5	5	100%	
Total Average			**100%**	
Lighting				
Classrooms	3	5	60%	Existing fluorescent fixtures have been retrofitted to tubular LED about 2 years ago. Lighting does appear to be well maintained. Was told that teachers have complained about the LED retrofit (possibly the harshness/brightness). **Provide dimmable controls.**
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	NA	NA	NA	
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors. **Provide occupancy sensors.**
Emergency Lighting	4	5	80%	Emergency lighting is via battery backup. **Provide generator.**
Performance Lighting	5	5	100%	
Exterior Walkway Lighting	2	5	40%	Exterior walkway lighting is minimal. **Add additional fixtures.**
Exterior Perimeter Lighting	3	5	60%	
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide occupancy sensors and dimmable controls.**
Total Average			**60%**	

BROOME HIGH SCHOOL PERFORMING ARTS CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical				
Lightning Protection	NA	NA	NA	
Kitchen Equipment Supply	NA	NA	NA	
Scoreboards	NA	NA	NA	
Lift Stations	NA	NA	NA	
Emergency Generator	NA	NA	NA	The performing arts center is not equipped with a generator. **Provide a generrator.**
Performance Sound Systems	5	5	100%	
Operable Retractable Screens	5	5	100%	
Total Average			**100%**	
Communications & Security				
Fire Alarm	2	5	40%	The existing fire alarm system has been recently replaced but emergency voice evacuation was not added to the system. This has been an OSF requirement for Group E occupancies since around 2013. **Add emergency voice evacuation.**
Annunciator Panels	NA	NA	NA	
Intercom / PA / Clock	2	5	40%	
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**50%**	
Building Average			**89%**	

DANIEL MORGAN TECHNOLOGY CENTER | EXECUTIVE SUMMARY

Daniel Morgan Technology Center is one of two high schools serving the District, the other being Broome High School. The two schools dovetail programs and courses of study to offer the students of SCSD3 a well-defined and excellent option of a technical education. Daniel Morgan serves 700 students in its 85,389 square feet. The building is very well used by the teachers and staff. Almost every space was being utilized to its full extent on our visits.

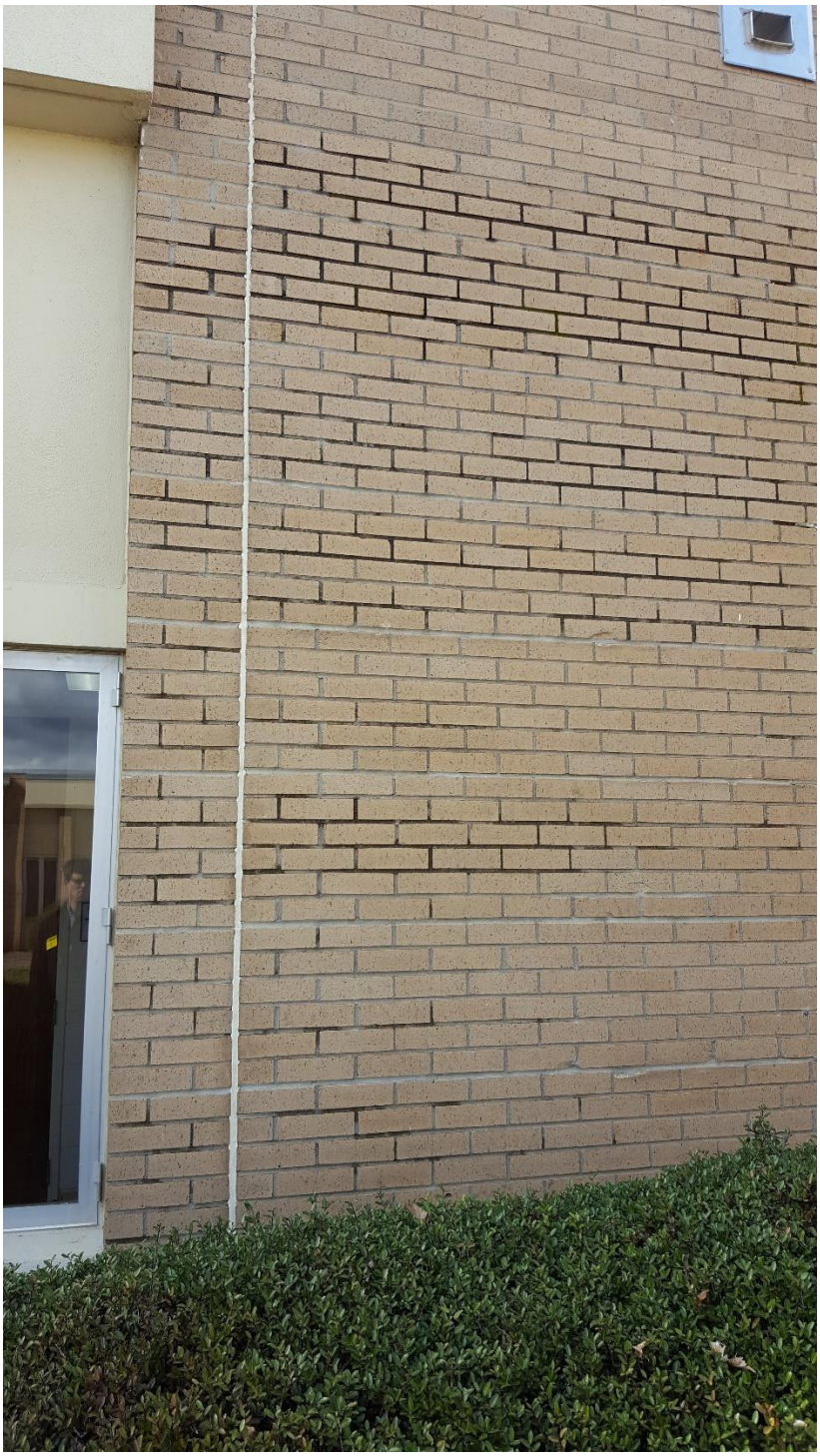
The exterior of the building is in relatively good condition although there are areas of darkened mortar and brick. The stucco is flaking and showing wear at the base of the building and in the large courtyard, one section of stucco cap is missing. Some of the control joints need to be repaired and a few windows require new sealant. We recommend the replacement of window glass with impact resistant glazing.

The significant areas of investment include:

- Adding a sprinkler system and new grid and acoustical tile ceilings in spaces other than the shop labs.
- The majority of the HVAC system has reached the end of its service life and needs to be replaced in the next 5 years.
- Remove and replace eyewash / safety stations in all shop labs.
- Transformers are original to construction and need to be replaced. This should be part of upgrading the entire electrical infrastructure of the facility.
- Dimmable LED controls and occupancy sensors need to be installed in all classrooms excluding the shops.
- A 'T' turnaround needs to be provided at the rear of the building.
- A fire line with hydrants needs to be constructed around the facility.
- The sanitary sewer system needs to be investigated as it backs up periodically.

Critical Work Required or Requested by District, Exploratory Work	$6,257,978
Work Required Mid-Term	$6,244,713
Work Required Long-Term	$708
Total	**$12,503,399***
Furniture	$450,000

*****Does not include repair work for the replacement of the sanitary sewer piping.



Areas of darkened mortar.

Extent of darkened mortar.

View of shop.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Brick	It appears that moisture is penetrating brick building walls and freestanding walls evidenced by areas of dark mortar, severe in some locations. Water from a drain line running down face of brick. Efflorescence on front of building in one area. Damaged brick and drain pipe at Electricity Lab. **Repair.** Rust stains on wall outside of Mechanical Equipment room. Brick has settled in two locations. Holes in exterior brick wall at Welding and Graphics. (Allowance for select masonry restoration)	1916	sf	$ 84,356
Stucco	In large courtyard, missing one section of stucco cap. **Replace.** Stucco is flaking and showing wear at base of building. **Repair. (Allowance based on repair of 650 sf of existing EIFS)**	650	sf	$ 22,485
Control Joints	Some control joints need to be repaired. **Remove and replace.** (Allowance based on caulk joint replacement only) **Assume 50%.**	1145	lf	$ 14,403
Bench	Bench in courtyard is loose. **Repair.**	1	ea	$ 708
Exterior Windows	Sealants generally in good condition. **Replace compromised window sealant. Assume 10% of windows.** (Allowance based on cut out and recaulk of 220lf of window sealant) Windows in good condition. **Replace glazing in door and storefront at end of Lab corridor by Welding.**	1	ls	$ 18,979
Exterior Doors	**Sweeps needed in Labs and Multipurpose Room. Door into exterior storage for Mechatronics needs to be replaced.**	1	ls	$ 11,982
Door Hardware	Need panic bars on many exterior doors. **Assume 50% of exterior doors.**	19	ea	$ 70,805
Exterior Canopy	Moisture penetrating columns in courtyard. **Drainage issues at back canopy. Canopy is draining at building foundation.**			
Expansion / Control Joints	Settlement in courtyard. **Remove and replace material at control joints. (Allowance based on replacing 480lf of control joint filler)**	1	ls	$ 18,515
Roof				
None				
A+ Certification				
Classroom	Loud HVAC. (Not estimated)			
Office	**Replace window sealant. (Allowance based on recaulking three windows)**	1	ls	$ 1,061
Cosmetology				
Suite	**Carpet and VCT flooring needs to be removed, VAT abated, and replaced with VCT in entire Cosmetology suite. (Allowance based demolition and new installation of 46 sy of carpet and 3440 sf of VCT.**	1	ls	$ 42,300
Classroom	Minor water damage at Cosmetology Classroom floor. (Not estimated here - see "Suite" above)			
Mechatronics Lab				
Air Lines	**Air line upgrades needed (Allowance)**	1	ls	$ 15,724
Careers Guidance				
Careers	Needs more power and data ports for online research. **Add wire mold in room. (used allowance from MPS dated 4/17/18 + $15 ea for 8 outlets)**	1	ls	$ 5,220
Interior Doors	**Two doors in suite need to be replaced.**	2	ea	$ 2,359
Guidance Storage	Water damage.(Not estimated)			
Interior Finishes				
Interior Partitions	Control joint issue at Culinary Storage. **Remove and replace. (Allowance based on recaulking existing masonry joints in this room)**	1	ls	$ 786
VCT	VCT condition varies throughout building. (Not estimated)			
Ceilings	ACT condition varies throughout building. **Water spots on ACT. Remove and replace all ACT. (No ACT in shop spaces.) (includes demo of existing ACT and install of new grid and 62,760sf of 2x2 ACT)**	62760	sf	$ 478,615
Interior Doors				
Interior Doors	Most classrooms and labs don't have lites in doors. **Replace with doors with lites in classrooms and labs.**	94	ea	$ 119,722
Door Hardware	Panic hardware missing on some exterior classroom doors. **Assume 25% of doors.**	10	ea	$ 19,340
Security Gates / Roll-Up Doors	Doors not insulated and not electrically operated. **Remove and replace with insulated, electrically operated doors. (Assumes steel roll-up doors insulated with electric operator)**	7	ea	$ 87,889
Restrooms				
ADA Accessibility	Some restrooms could be made accessible. **NO WORK (Not estimated)**			
Restroom Accessories	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**	1	ls	$ 23,867
Toilet / Screen Partitions	**Remove and replace toilet screen partitions throughout entire building.**	1	ls	$ 43,502
Flooring	Dated. (Not estimated)			
Walls	Dated. (Not estimated)			
HVAC Controls				
None				
Heating Plant				
Energy Effectiveness	Neither hot-water pump has a VFD. **Provide VFD.**	2	ea	$ 15,724

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	The heating-only FCUs that serve the welding lab appear to be original to the building. Consider replacing the duct-mounted hot-water coils within the next 10-years. (Not estimated here - see multi-zone AHU)			
Unit Heaters	Multiple spaces throughout the campus are served by ceiling-mounted hot-water heaters. They appear to be original to the building. Consider replacing all ceiling-mounted hot-water heaters within the next 10-years. (Not estimated here - see multi-zone AHU)			
Air Distribution / Heating				
None				
Distributed Air Handling / AC				
Multi-Zone AHU	Many spaces throughout the campus are served by (2) multi-zone split-system AHUs. These units have far exceeded their life expectancies. Consider replacing the AHUs within the next 5-years. **Replace.** The associated ODACs, however, are very new and in excellent condition for both. (Allowance based on replacing entire mechanical system)	1	ls	$ 5,503,383
Split Systems	The majority of spaces within the campus are served by split-system air-conditioners with duct-mounted hot-water coils. It is understood that the majority of the IDACs (both suspended and above the ceiling) are original, and that the majority of the ODACs are very new. Consider replacing all IDACs that are more than 15-years old within the next 5-years. **Remove and replace.** When replaced, also replace the original duct-mounted hot-water coils. **Remove and replace.** All ODACs associated with these units are very new, in excellent condition, and do not need to be replaced. **(Not estimated here - see multi-zone AHU)**			
Unit Heaters	Multiple spaces throughout the campus are served by ceiling-mounted hot-water heaters. They appear to be original to the building. Consider replacing all ceiling-mounted hot-water heaters within the next 10-years. (Not estimated here - see multi-zone AHU)			
Exhaust Systems				
Welding Exhaust	Individual welding booths are properly exhausted, and heat recovery coils are utilized for each FCU that serves the welding area, transferring heat from exhausted air to pre-condition ventilation outside air. It is unknown whether such systems are still in use and if they are necessary. (Not estimated)			
Fume Exhaust	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Add exhaust in all janitor's closets.**	4	ea	$ 75,475
Domestic Water Heating				
Water Heaters	Water heaters are older but appear to be in fair, working condition. **Replace water heaters. (not estimated)**			
Dedicated Heater for Kitchen	Water hearer appears to be new and in good, working condition. (Not estimated)			
Tanks	Tank appears to be new and in good, working condition. (Not estimated)			
Plumbing				
Mop Sinks	Mop sinks appear to be in good, working condition. (Not estimated)			
Eyewash / Emergency Shower	Fixtures are older and need to be updated. **Remove and replace eyewash/emergancy shower stations in all labs. (Allowance)**	22	ea	$ 103,778
Showers	Showers do not appear to be used. (Not estimated)			
Water Fountains	Fixtures are older and need to be updated. **Remove and replace. (Based on bi-level)**	4	ea	$ 9,749
Grease Traps	Grease trap appears to be in good, working condition. (Not estimated)			
Water Closets	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves. (Floor-mounted, manual trim)**	25	ea	$ 51,103
Urinals	Fixtures are old and need to updated. **Remove and replace all units. (manual flush valves)**	13	ea	$ 22,485
Lavatories / Sinks	Fixtures are old and need to updated. **Remove and replace all units. (Allowance based on 20 Single wall-hung unit, manual trim and 3 group sinks)**	1	ls	$ 64,783
Water Distribution				
Supply Piping	Supply piping appear to be in fair, working condition. (Not estimated)			
Sanitary Piping	Piping appears to be old and it is understood that the School has problem with water backing up through existing floor drains in labs. **Replace sanitary piping. (Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 39,310
Water Heaters	Water heaters are older but appear to be in fair, working condition. **(not estimated)**			
Tanks	Tank appears to be new and in good, working condition. (Not estimated)			
Booster Pumps	Booster pump is older but it appears to be in fair, working condition. (Not estimated)			
Gas System				
Supply Piping	Gas piping appears to be in fair, working condition. (Not estimated)			
Electrical Supply				
Service Switchgear	Federal Pacific Switchboard - Original to construction **Remove and replace. Not estimated here - see "Transformers - Stepdown")**			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Multiple Service Feeds - Campus	There is a single main service to the building. There is a small ancillary service to the greenhouse, but is not worthy of mention. (Not estimated)			
Electrical Distribution				
Transformers - Stepdown	Transformers are original to construction, late 1960's. **Remove and replace. (Allowance based on upgrading the entire facility's electrical infrastructure)**	1	ls	$ 2,358,593
Surge Suppression	Building is not equpped with surge suppression. **Add surge protection.**	1	ls	$ 23,586
Equipment	Most equipment is original to the initial construction. **Remove and replace. (Not estimated here - see "Transformers - Stepdown")**			
Panelboards	Most panelboards are original Federal Pacific. **Remove and replace.** Short on circuits for Electricity Lab. **Provide additional circuits. (Not estimated here - see "Transformers - Stepdown")**			
Feeders	Feeders are original. **Remove and replace. (Not estimated here - see "Transformers - Stepdown")**			
Switches / Receptacles	Wiring devices in many cases are likely original to the initital construction. **Remove and replace.** Mechatronics needs more outlets. **Provide additional outlets. (Not estimated here - see "Transformers - Stepdown")**			
Lighting				
Classrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED.) Dim in all shops and labs. **Add 50% more fixtures in all shops and labs. (Allowance to add additional tube lighting in 21 rooms)**	1	ls	$ 196,549
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
High Bay Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Motion Detection	Building is not equipped with occupancy sensors. (Not estimated here - see "lighting controls" below)			
Emergency Lighting	There is no generator. Emergency lighting is via battery backup. No exterior emergency lighting. **Provide a generator and exterior emergency lighting.** (Allowance based on providing branch circuiting to support emergency lighting and exit signs and reconnecting selected fixtures to emergency power) (allowance includes adding 25 locations for exterior emergency lighting) (estimate from BGA email dated 4/25/18)	1	ls	$ 123,826
Exterior Perimeter Lighting	There is a small amount of district owned lighting and utility leased security lighting. (Not estimated)			
Lighting Controls	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide dimming capability in all offices and classrooms, but not shops and labs. Provide occupancy sensors throughout. (Based on providing occupancy sensors and LED Lights for 39 classrooms/offices) (Estimate used from BGA in email dated 4/6/18)**	39	ea	$ 306,617
Electrical				
Emergency Generator	There is a generator, but it is in disrepair and has been abandoned. **Remove and replace. (Estimate based on providing 80kW diesel set in weatherproof housing with sub-base fuel tank along with (2) transfer switches. Estimate from BGA email dated 4/25/18)**	1	ls	$ 149,378
Communications & Security				
Fire Alarm	The existing fire alarm system has been recently upgraded with emergency voice evacuation. (Not estimated)			
Kitchen				
Office	Office size is sufficient (Not estimated)			
Storage Equipment	Storage shelving is in very good condition (Not estimated)			
Storage Area Size	Dry storage room is more than adequate and generous in size (Not estimated)			
Storage Area Condition	Finishes are in good overall condition (Not estimated)			
Walk-in Cooler	Cooler is in great condition and meets proper temperature at 35 degrees (Not estimated)			
Walk-in Freezer	Freezer is in great condition and meets proper temperature at -10 degrees (Not estimated)			
Preperation Equipment	**Fly Fan needs to be added**	1	ls	$ 3,931
Preparation Equipment	**Recommend Water filter for ice machine**	1	ls	$ 629
Preparation Equipment	**Blast Chiller has error code and needs service call (Not estimated)**			
Preparation Equipment	**Water pressure at sinks to be assessed by plumbing contractor (Not estimated - not enough information.) One (1) sink leaks.**	1		
Preparation Size	Generous work space (Not estimated)			
Preparation Area Condition	Work tables, and building finishes are in good overall condition. (Not estimated)			
Cooking Equipment	All cooking equipment is new and in great condition (Not estimated)			
Exhaust Hood	**Modify Exhaust Hood to temper supply air and restrict bottom edge vents. (Allowance)**	1	ls	$ 7,862

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Cooking Size	Cooking area size is very good. (Not estimated)			
Cooking Area Condition	Cooking area finishes are in good overall condition. (Not estimated)			
Dishwash Equipment	The soiled dishtable is in good shape. (Not estimated)			
Dishwash Size	Dishwashing space is adequate (Not estimated)			
Dishwash Area Condition	Finishes are in good overall condition (Not estimated)			
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 10,139,379**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$**	**4,441,341**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$**	**5,658,020**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$**	**39,310**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**708**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$**	**10,139,379**

DANIEL MORGAN TECH CENTER TOTAL: Critical Work Required or Requested by Teachers or District	**$**	**6,218,668**
DANIEL MORGAN TECH CENTER TOTAL: Work Required Mid-Term	**$**	**6,244,713**
DANIEL MORGAN TECH CENTER TOTAL: Exploratory Work - Does not include actual work to system	**$**	**39,310**
DANIEL MORGAN TECH CENTER TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**708**
DANIEL MORGAN TECH CENTER ESTIMATED GRAND TOTAL: All Categories	**$**	**12,503,399**
DANIEL MORGAN TECH CENTER TOTAL: Furniture	**$**	**450,000**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
HEALTH AND SAFETY ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Health/ Safety Conditions				
Building Security	Surveillance is subpar for type of facility during the day and at night. **Add exterior security cameras. (Allowance based on providing IP surveillance system by Hikvision consisting of 12 2MP exterior wall-mounted dome cameras including cabling, programming, network video recorder with 30-day recording capacity and internet connection to owner's network)**	12	ea	$ 15,095
Limited Entrances	Many entry points. Tripping hazards in some outdoor work areas. (Not estimated - need more information)			
Hazardous Materials	Presence of hazardous flooring suspected in some areas. Some chemicals may not be stored correctly. **Provide four (4) chemical storage cabinets (based on Eagle model CRA-30) and four (4) flammable storage cabinets (based on Eagle model 9010).** Abate flooring. **Assumed four (4) 400 SF rooms to abate.**	1	ls	$ 25,965
Building Codes/ ADA Compliance				
Building Accessibility	Stairs in Machine Tool shop, Automotive Tech, and Graphics and Printing not code compliant. **Provide code compliant railings. (Allowance)**	120	lf	$ 27,360
Fire Protection				
Sprinkler System	No sprinkler system in building. Install new sprinkler system through entire buidling. (Allowance based on wet system and assumes existing adequate pressure and flow. Fire pump excluded) (Includes 930 lf of new fire line, PIV, and pit)	1	ls	$ 807,783
			HEALTH AND SAFETY ASSESSMENT ESTIMATED SUB-TOTAL	**$ 876,203**

HEALTH AND SAFETY ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 876,203**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 876,203**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
School Climate				
None				
A+ Certification				
Office	Replace window sealant. (Not estimated here - see physical assessment section)			
Cosmetology				
General Classroom	Would like a Promethean board. **Provide infrastructure for a Promethean board. (Allowance)**	1	ls	$ 1,572
Storage	Has been converted to accommodate a washer and dryer. (Not estimated)			
Cosmetology Lab	Would like the room to be configured and finished out like a salon. They see clients in this space. Don't need as much room in the middle of the stations. Would like sinks in Lab, on wall adjacent to Spa. **FOR REVIEW WITH DISTRICT (Not estimated)**			
Small Cosmetology Lab	Across from Automotive Technology Shop. (Not estimated)			
Storage	Need more storage. **FOR REVIEW WITH DISTRICT (Not estimated)**			
Fixed Equipment	Dated and not in good shape. **FOR REVIEW WITH DISTRICT (Not estimated)**			
Multipurpose Room				
Fixed Equipment	Raised platform. (Not estimated)			
Health Science Labs				
Lab A	Anatomy Lab. Too small for the number of students. Noise issue between labs and from adjacent outdoor labs. **FOR REVIEW BY DISTRICT (Not estimated)**			
Storage	Severe shortage of storage space. **FOR REVIEW BY DISTRICT (Not estimated)**			
Lab B	Presence of hazardous floor material suspected. (See Health)			
Lab C	Noise issue between labs and from adjacent outdoor labs. (Not estimated)			
Storage	Shortage of storage space. **FOR REVIEW BY DISTRICT (Not estimated)**			
Sports Medicine				
None				
Culinary				
Former Culinary Lab	Not in use. (Not estimated)			
CAD				
Size of Classroom	Would like lab area (Not estimated)			
Storage	Need storage for materials. **FOR REVIEW BY DISTRICT (Not estimated)**			
Business Technology				
Fixed Equipment	Need wire management. (Allowance)	1	ls	$ 7,862
Welding				
Size of Lab	Ample floor space is required for good sightlines for safety. More space for grinding is needed. **FOR REVIEW BY DISTRICT (Not estimated)**			
Changing Area	Would like changing rooms for males and females, students currently use restrooms down the hall. (Not estimated)			
Electricity				
Size of Lab	More floor space is requested, space is rearranged frequently. They do not use exterior space and wonder if there could be an addition in that area. **FOR REVIEW BY DISTRICT (Not estimated)**			
Storage	Requested additional space for materials storage. **FOR REVIEW BY DISTRICT (Not estimated)**			
Student Breakroom				
Size of Lab	4 vending machines in Lab. (Not estimated)			
Mechatronics / Robotics				
Size of Lab	Need air line upgrades. (See physical assessment section)			
Storage	Are storing old technology in storage room. (Not estimated)			
Building Construction				
Storage	Requested additional material storage. **FOR REVIEW BY DISTRICT (Not estimated)**			
Environmental Services				
Size of Lab	Not currently in use (Not estimated)			
Machine Tool				
Size of Lab	**Add power drops. (used allowance from MPS dated 4/17/18 + $15 ea for 8 outlets)**	1	ls	$ 5,220
Teaching Walls	**Add whiteboards in shop and classroom.**	4	ea	$ 7,107
Automotive Technology Shop and Classroom				
Size of Lab	Would like to add a Machining room. **FOR REVIEW BY DISTRICT (Not estimated)**			
Graphics and Printing				
Furnishings	Casework needs to be upgraded. **Remove and replace.** (Allowance based on Freestanding electrical conduit is a safety hazard. **Remove and reroute electrical. (Electrical estimate not included here - see physical assessment tab)**	1	ls	$ 73,541

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
EDUCATIONAL SUITABILITY				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Administrative Spaces				
Administrative Offices	Need better storage in offices. (Not estimated)			
Guidance Offices	Not enough dedicated guidance spaces. (Not estimated)			
Vault	Small (Not estimated)			
Storage	Not much general storage. (Not estimated)			
Book Storage and Server Room	Moisture in room. **Add ventilation in this room.**	1	ea	$ 18,869
General Support Spaces				
None				
Technology Readiness				
None				
			EDUCATIONAL SUITABILITY ESTIMATED SUB-TOTAL	**$ 114,171**

EDUCATIONAL SUITABILITY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 114,171**
EDUCATIONAL SUITABILITY TOTAL: Work Required Mid-Term	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
EDUCATIONAL SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
EDUCATIONAL SUITABILITY ESTIMATED TOTAL: All Categories	**$ 114,171**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER

SITE

Description	Comments	Quantity	Unit	Total Estimated Cost*
Site				
Pavement	Overlay Pavement and add new standard parking lot striping (Allowance based on providing 10787 sy of heavy duty and 3461 sy of light duty paving including striping. Excludes curb and gutter)	1	ls	$ 504,143
Rear Drive	Demo and Replace with heavy duty pavement (Not estimated here - see "pavement" above)			
Service Vehicle Parking	Add paved parking for service vehicles (Excludes curb and gutter and striping)	1	ls	$ 89,752
ADA	Add ADA ramp at front and west side entrance	2	ea	$ 14,152
Fire Lane	Provide 'T' turnaround at rear of building (allowance based on 1100 sy of heavy duty paving including clearing/grading. Excludes curb and gutter and striping)	1	ls	$ 140,258
Fire Line	Construct fire line with hydrants around site (Allowance based on providing 2552lf of fire line and six fire hydrants)	1	ls	$ 542,791
Intlets	Clean grate inlets (Not estimated - maintenance issue)			
			SITE ESTIMATED SUB-TOTAL	**$ 1,291,096**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 786,953**
SITE TOTAL: Work Required Mid-Term	**$ 504,143**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
SITE ESTIMATED TOTAL: All Categories	**$ 1,291,096**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DANIEL MORGAN TECHNOLOGY CENTER				
ROOF				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Roof				
Modified Bitumen	Repairs	17,280	sf	$ 15,724
Modified Bitumen	Repairs	13,260	sf	$ 9,434
Standing Seam Metal	Repairs	2,295	sf	$ 7,862
Modified Bitumen	Repairs	12,090	sf	$ 9,434
Modified Bitumen	Repairs	15,225	sf	$ 12,579
Modified Bitumen	Repairs	3,570	sf	$ 3,931
Modified Bitumen	Repairs	9,440	sf	$ 5,503
Modified Bitumen	Repairs	5,925	sf	$ 7,862
Standing Seam Metal	Repairs	500	sf	$ 2,359
Modified Bitumen	Repairs	13,810	sf	$ 7,862
Estimates from WM Building Envelope Consultants		**ROOF ESTIMATED SUB-TOTAL**		**$ 82,550**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ -**
ROOF TOTAL: Work Required Mid-Term	**$ 82,550**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 82,550**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Brick	1	5	20%	It appears that moisture is penetrating brick building walls and freestanding walls evidenced by areas of dark mortar, severe in some locations. Water from a drain line running down face of brick. Efflorescence on front of building in one area. Damaged brick and drain pipe at Electricity Lab. **Repair.** Rust stains on wall outside of Mechanical Equipment room. Brick has settled in two locations. Holes in exterior brick wall at Welding and Graphics.
Stucco	2	5	40%	In large courtyard, missing one section of stucco cap. **Replace.** Stucco is flaking
Control Joints	3	5	60%	Some control joints need to be repaired. **Remove and replace. Assume 50%.**
Bench	2	5	40%	Bench in courtyard is loose. **Repair.**
Exterior Windows	5	5	100%	Sealants generally in good condition. **Replace compromised window sealant. Assume 10% of windows.** Windows in good condition. **Replace glazing in door**
Louvers / Vents	5	5	100%	
Exterior Doors	4	5	80%	**Sweeps needed in Labs and Multipurpose Room. Door into exterior storage for Mechatronics needs to be replaced.**
Door Hardware	5	5	100%	Need panic bars on many exterior doors. **Assume 50% of exterior doors**.
Exterior Canopy	3	5	60%	Moisture penetrating columns in courtyard. **Drainage issues at back canopy. Canopy is draining at building foundation.**
Expansion / Control Joints	4	5	80%	Settlement in courtyard. **Remove and replace material at control joints.**
Total Average			**78%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Roof				
A	3	5	60%	
B	3	5	60%	
B1	3	5	60%	
C	3	5	60%	
D	3	5	60%	
E	3	5	60%	
F	3	5	60%	
G	3	5	60%	
G1	3	5	60%	
H	3	5	60%	
Total Average			**60%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
A+ Certification				
Classroom	4	5	80%	Loud HVAC.
Office	4	5	80%	**Replace window sealant.**
Total Average			**80%**	
Cosmetology				
Suite	2	5	40%	**Carpet and VCT flooring needs to be removed, VAT abated, and replaced with VCT in entire Cosmetology suite.**
Classroom	4	5	80%	Minor water damage at Cosmetology Classroom floor.
Total Average			**60%**	
Careers Guidance				
Careers	3	5	60%	Needs more power and data ports for online research. **Add wire mold in room.**
Interior Doors	3	5	60%	**Two doors in suite need to be replaced.**
Guidance Storage	1	5	20%	Water damage.
Total Average			**47%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Finishes				
Interior Partitions	5	5	100%	Control joint issue at Culinary Storage. **Remove and replace.**
Wall Finishes				
Paint	5	5	100%	
Floor Finishes				
Carpet	2	5	40%	
VCT	2	5	40%	VCT condition varies throughout building.
Terrazzo	5	5	100%	
Tile	2	5	40%	
Other	1	5	20%	
Ceilings	3	5	60%	ACT condition varies throughout building. **Water spots on ACT. Remove and replace all ACT. (No ACT in shop spaces.)**
Signage	5	5	100%	
Total Average			**67%**	
Interior Doors				
Interior Doors	4	5	80%	Most classrooms and labs don't have lites in doors. **Replace with doors with lites in classrooms and labs.**
Door Hardware	4	5	80%	Panic hardware missing on some exterior classroom doors. **Assume 25% of doors.**
Security Gates / Roll-Up Doors	3	5	60%	Doors not insulated and not electrically operated. **Remove and replace with insulated, electrically operated doors.**
Total Average			**73%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Restrooms				
ADA Accessibility	2	40	40%	Some restrooms could be made accessible. **NO WORK**
Restroom Accessories	3	5	60%	**Remove and replace all restroom accessories (mirror, toilet paper dispensers, paper towel dispenser, soap dispenser)**
Toilet / Screen Partitions	4	5	80%	**Remove and replace toilet screen partitions throughout entire building**.
Flooring	4	5	100%	Dated.
Walls	4	5	100%	Dated.
Total Average			**76%**	
HVAC Controls				
Equipment Expected Service Life	3	5	60%	
Reported Comfort	5	5	100%	
Controls	5	5	100%	
Total Average			**87%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Heating Plant				
Boilers	5	5	100%	
Pumps	5	5	100%	
Plant Piping / Valves	5	5	100%	
Campus Piping / Valves	5	5	100%	
Water Treatment	5	5	100%	
Makeup Water	5	5	100%	
Humidity Control	5	5	100%	
Energy Effectiveness	3	5	60%	Neither hot-water pump has a VFD. **Provide VFD.**
Total Average			**95%**	
Dedicated Airside Heating Systems				
Heating-Only Air Handling Units	4	5	80%	The heating-only FCUs that serve the welding lab appear to be original to the building. Consider replacing the duct-mounted hot-water coils within the next 10-years.
Duct Furnaces	N/A	5	N/A	
Unit Heaters	3	5	60%	Multiple spaces throughout the campus are served by ceiling-mounted hot-water heaters. They appear to be original to the building. Consider replacing all ceiling-mounted hot-water heaters within the next 10-years.
Heating-Only Unit Ventilators	N/A	5	N/A	
Total Average			**70%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%	
Good Condition	4	5	80%	
Fair Condition	3	5	60%	
Poor Condition	2	5	40%	
Unsatisfactory	1	5	20%	
Description	**Score**	**Possible Score**	**Percent Score**	**Comments**
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	5	5	100%	
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Terminal Units	N/A	5	N/A	
Total Average			**100%**	
Distributed Air Handling / AC				
Multi-Zone AHU	3	5	60%	Many spaces throughout the campus are served by (2) multi-zone split-system AHUs. These units have far exceeded their life expectancies. Consider replacing the AHUs within the next 5-years. **Replace.** The associated ODACs, however, are very new and in excellent condition for both.
Water Source Heat Pumps	N/A	5	N/A	
Split Systems	3	5	60%	The majority of spaces within the campus are served by split-system air-conditioners with duct-mounted hot-water coils. It is understood that the majority of the IDACs (both suspended and above the ceiling) are original, and that the majority of the ODACs are very new. Consider replacing all IDACs that are more than 15-years old within the next 5-years. **Remove and replace.** When replaced, also replace the original duct-mounted hot-water coils. **Remove and replace.** All ODACs associated with these units are very new, in excellent condition, and do not need to be replaced.
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	3	5	60%	Multiple spaces throughout the campus are served by ceiling-mounted hot-water heaters. They appear to be original to the building. Consider replacing all ceiling-mounted hot-water heaters within the next 10-years.
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Total Average			**76%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	N/A	5	N/A	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Welding Exhaust	5	5	100%	Individual welding booths are properly exhausted, and heat recovery coils are utilized for each FCU that serves the welding area, transferring heat from
Fume Exhaust	3	5	60%	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Add exhaust in all janitor's closets.**
Stack Outlet Height	5	5	100%	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**92%**	
Domestic Water Heating				
Water Heaters	2	5	40%	Water heaters are older but appear to be in fair, working condition. **Replace**
Dedicated Heater for Kitchen	4	5	80%	Water hearer appears to be new and in good, working condition.
Tanks	4	5	80%	Tank appears to be new and in good, working condition
Recirculation Pump	N/A	5	N/A	
Total Average			**67%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Plumbing				
Mop Sinks	4	5	80%	Mop sinks appear to be in good, working condition.
Laboratory Sinks	N/A	5	N/A	
Eyewash / Emergency Shower	2	5	40%	Fixtures are older and need to be updated. **Remove and replace eyewash/emergancy shower stations in all labs.**
Showers	1	5	20%	Showers do not appear to be used.
Water Fountains	2	5	40%	Fixtures are older and need to be updated. **Remove and replace.**
Roof Drain Piping	2	5	40%	
Grease Traps	4	5	80%	Grease trap appears to be in good, working condition.
Water Closets	3	5	60%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	2	5	40%	Fixtures are old and need to updated. **Remove and replace all units.**
Lavatories / Sinks	2	5	40%	Fixtures are old and need to updated. **Remove and replace all units.**
Total Average			**49%**	
Water Distribution				
Supply Piping	3	5	60%	Supply piping appear to be in fair, working condition.
Sanitary Piping	2	5	40%	Piping appears to be old and it is understood that the School has problem with water backing up through existing floor drains in labs. **Replace sanitary piping.**
Water Heaters	2	5	40%	Water heaters are old and need to be replaced. **Remove and replace.**
Tanks	2	5	40%	Tanks are old and need to be replaced. **Remove and replace.**
Booster Pumps	3	5	60%	Booster pump is older but it appears to be in fair, working condition.
Total Average			**48%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Gas System				
Supply Piping	3	5	60%	Gas piping appears to be in fair, working condition.
Science Emergency Off Switch	N/A	5	N/A	
Total Average			**60%**	
Electrical Supply				
Service Switchgear	1	5	20%	Federal Pacific Switchboard - Original to construction **Remove and replace.**
District-Owned Site Transformers	NA	NA	NA	
Multiple Service Feeds - Campus	NA	NA	NA	There is a single main service to the building. There is a small ancillary service
Motor Control Centers	NA	NA	NA	
Total Average			**20%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers - Stepdown	1	5	20%	Transformers are original to construction, late 1960's. **Remove and replace.**
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Add surge protection.**
Equipment	1	5	20%	Most equipment is original to the initial construction. **Remove and replace.**
Panelboards	1	5	20%	Most panelboards are original Federal Pacific. **Remove and replace.** Short on
Feeders	1	5	20%	Feeders are original. **Remove and replace.**
Switches / Receptacles	1	5	20%	Wiring devices in many cases are likely original to the initital construction. **Remove and replace.** Mechatronics needs more outlets. **Provide additional**
Total Average			**20%**	
Lighting				
Classrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED.) Dim in
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors.
Emergency Lighting	1	5	20%	There is no generator. Emergency lighting is via battery backup. No exterior emergency lighting. **Provide a generator and exterior emergency lighting.**
Performance Lighting	NA	NA	NA	
Exterior Walkway Lighting	3	5	60%	
Exterior Perimeter Lighting	1	5	20%	There is a small amount of district owned lighting and utility leased security lighting
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. There is no classroom dimming. **Provide dimming capability in all offices and classrooms, but not**
Total Average			**51%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical				
Lightning Protection	NA	NA	NA	
Kitchen Equipment Supply	3	5	60%	
Scoreboards	NA	NA	NA	
Lift Stations	NA	NA	NA	
Emergency Generator	1	5	20%	There is a generator, but it is in disrepair and has been abandoned. **Remove and replace.**
Performance Sound Systems	NA	NA	NA	
Operable Retractable Screens	NA	NA	NA	
Total Average			**40%**	
Communications & Security				
Fire Alarm	5	5	100%	The existing fire alarm system has been recently upgraded with emergency voice evacuation.
Annunciator Panels	NA	NA	NA	
Intercom / PA / Clock	2	5	40%	
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**65%**	

DANIEL MORGAN TECHNOLOGY CENTER

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Kitchen				
Office	5	5	100%	Office size is sufficient
Storage Equipment	5	5	100%	Storage shelving is in very good condition
Storage Area Size	5	5	100%	Dry storage room is more than adequate and generous in size
Storage Area Condition	5	5	100%	Finishes are in good overall condition
Walk-in Cooler	5	5	100%	Cooler is in great condition and meets proper temperature at 35 degrees
Walk-in Freezer	5	5	100%	Freezer is in great condition and meets proper temperature at -10 degrees
Preperation Equipment	4	5	80%	**Fly Fan needs to be added**
Preparation Equipment	4	5	80%	**Recommend Water filter for ice machine**
Preparation Equipment	4	5	80%	**Blast Chiller has error code and needs service call**
Preperation Equipment	4	5	80%	**Water pressure at sinks to be assessed by plumbing contractor**
Preparation Size	5	5	100%	Generous work space
Preparation Area Condition	5	5	100%	Work tables, and building finishes are in good overall condition.
Cooking Equipment	5	5	100%	All cooking equipment is new and in great condition
Exhaust Hood	4	5	80%	**Modify Exhaust Hood to temper supply air and restrict bottom edge vents.**
Cooking Size	5	5	100%	Cooking area size is very good.
Cooking Area Condition	5	5	100%	Cooking area finishes are in good overall condition.
Dishwash Equipment	5	5	100%	The soiled dishtable is in good shape.
Dishwash Size	5	5	100%	Dishwashing space is adequate
Dishwash Area Condition	5	5	100%	Finishes are in good overall condition
Total Average			**95%**	

Physical Condition Average	**66%**
Total Building Average	**65%**

DANIEL MORGAN TECHNOLOGY CENTER

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				
Building Security	1	5	20%	Surveillance is subpar for type of facility during the day and at night.**Add exterior security cameras.**
Limited Entrances	3	5	60%	Many entry points. Tripping hazards in some outdoor work areas.
Signage and Way Finding	5	5	100%	
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	4	5	80%	
Hazardous Materials	1	5	20%	Presence of hazardous flooring suspected in some areas. Some chemicals may not be stored correctly. **Provide four (4) chemical storage cabinets and four (4) flammable storage cabinets.**
Total Average			**63%**	
Building Codes/ ADA Compliance				
Means of Egress	3	5	60%	
Building Accessibility	4	5	80%	Stairs in Machine Tool shop, Automotive Tech, and Graphics and Printing not code compliant. **Provide code compliant railings.**
Total Average			**70%**	
Fire Protection				
Sprinkler System	0	5	0%	No sprinkler system in building. **Provide a sprinkler system and two hydrants at opposite corners of building.**
Total Average			**0%**	
Building Average			**44%**	

DANIEL MORGAN TECHNOLOGY CENTER

EDUCATIONAL SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
School Climate				
Interior Circulation (convenience)	5	5	100%	
Learning Style Variety	5	5	100%	
School Environment	5	5	100%	
Total Average			**100%**	
A+ Certification				
General Classroom	4	5	80%	
Office	4	5	80%	Replace window sealant.
Audio-Visual	4	5	80%	
Total Average			**80%**	
Cosmetology				
General Classroom	5	5	100%	Would like a Promethean board. **Provide infrastructure for a Promethean board.**
Storage	4	5	100%	Has been converted to accommodate a washer and dryer.
Cosmetology Lab	2	5	40%	Would like the room to be configured and finished out like a salon. They see clients in this space. Don't need as much room in the middle of the stations. Would like sinks in Lab, on wall adjacent to Spa. **FOR REVIEW WITH DISTRICT**
Small Cosmetology Lab	4	5	80%	Across from Automotive Technology Shop.
Storage	3	5	60%	Need more storage. **FOR REVIEW WITH DISTRICT**
Adjacencies	5	5	100%	
Fixed Equipment	2	5	60%	Dated and not in good shape. **FOR REVIEW WITH DISTRICT**
Aesthetics	2	5	60%	
Lockers	N/A	5	N/A	
Total Average			**75%**	

DANIEL MORGAN TECHNOLOGY CENTER

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Multipurpose Room				
Adjacencies	5	5	100%	
Fixed Equipment	4	5	80%	Raised platform.
Aesthetics	4	5	80%	
Total Average			**87%**	
Health Science Labs				
Lab A	3	5	60%	Anatomy Lab. Too small for the number of students. Noise issue between labs and from adjacent outdoor labs. **FOR REVIEW BY DISTRICT**
Storage	3	5	60%	Severe shortage of storage space. **FOR REVIEW BY DISTRICT**
Lab B	1	5	20%	Presence of hazardous floor material suspected.
Lab C	4	5	80%	Noise issue between labs and from adjacent outdoor labs.
Storage	3	5	60%	Shortage of storage space. **FOR REVIEW BY DISTRICT**
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**66%**	
Sports Medicine				
Size of Classroom	5	5	100%	
Adjacencies	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**100%**	

DANIEL MORGAN TECHNOLOGY CENTER

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Culinary				
Size of Kitchen	5	5	100%	
Pantry	5	5	100%	
Office	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	5	5	100%	A sink leaks.
Aesthetics	5	5	100%	
Former Culinary Lab	N/A	5	N/A	Not in use.
Total Average			**100%**	
CAD				
Size of Classroom	5	5	100%	Would like lab area
Storage	2	5	40%	Need storage for materials. **FOR REVIEW BY DISTRICT**
Adjacencies	5	5	100%	
Aesthetics	4	5	100%	
Total Average			**85%**	
Business Technology				
Lab and Classroom	5	5	100%	
Adjacencies	5	5	100%	
Fixed Equipment	4	5	80%	Need wire management.
Aesthetics	4	5	80%	
Total Average			**90%**	

DANIEL MORGAN TECHNOLOGY CENTER

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Welding				
Size of Lab	3	5	60%	Ample floor space is required for good sightlines for safety. More space for grinding is needed. **FOR REVIEW BY DISTRICT**
Lockers	4	5	80%	
Changing Area	3	5	60%	Would like changing rooms for males and females, use restrooms down the hall.
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**76%**	
Electricity				
Size of Lab	3	5	60%	More floor space is requested, space is rearranged frequently. They do not use exterior space and wonder if there could be an addition in that area. **FOR REVIEW BY DISTRICT**
Storage	3	5	60%	Requested additional space for materials storage. **FOR REVIEW BY DISTRICT**
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**75%**	
Student Breakroom				
Size of Lab	5	5	100%	4 vending machines in Lab.
Storage	4	5	80%	
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**90%**	

DANIEL MORGAN TECHNOLOGY CENTER

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Mechatronics / Robotics				
Size of Lab	5	5	100%	Need air line upgrades.
Storage	5	5	80%	Are storing old technology in storage room.
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**90%**	
Building Construction				
Size of Lab	5	5	100%	
Storage	3	5	60%	Requested additional material storage. **FOR REVIEW BY DISTRICT**
Adjacencies	5	5	100%	
Aesthetics	4	5	80%	
Total Average			**85%**	
Environmental Services				
Size of Lab	5	5	100%	Not currently in use
Storage	5	5	100%	
Adjacencies	5	5	100%	
Aesthetics	5	5	100%	
Total Average			**100%**	

DANIEL MORGAN TECHNOLOGY CENTER

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Machine Tool				
Size of Lab	5	5	100%	**Add power drops.**
Storage	5	5	100%	
Adjacencies	5	5	100%	
Aesthetics	5	5	100%	**Add whiteboards in shop and classroom.**
Total Average			**100%**	
Automotive Technology Shop and Classroom				
Size of Lab	5	5	100%	Would like to add a Machining room. **FOR REVIEW BY DISTRICT**
Storage	5	5	100%	
Adjacencies	5	5	100%	
Furnishings	4	5	80%	
Aesthetics	5	5	100%	
Total Average			**96%**	
Graphics and Printing				
Size of Lab	5	5	100%	
Storage	5	5	100%	
Adjacencies	5	5	100%	
Furnishings	3	5	60%	Casework needs to be upgraded. **Remove and replace.** Freestanding electrical conduit is a safety hazard. **Remove and reroute electrical.**
Aesthetics	5	5	100%	
Total Average			**92%**	

DANIEL MORGAN TECHNOLOGY CENTER

EDUCATIONAL SUITABILITY (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Administrative Spaces				
Administrative Offices	3	5	60%	Need better storage in offices.
Guidance Offices	3	5	60%	Not enough dedicated guidance spaces.
Careers	3	5	60%	
Conference Room	N/A			
Vault	4	5	80%	Small
Storage	3	5	60%	Not much general storage.
Book Storage and Server Room	4	5	80%	Moisture in room. **Add ventilation in this room.**
Adjacencies	4	5	80%	
Aesthetics	3	5	60%	
Total Average			**68%**	
General Support Spaces				
Maintenance	4	5	80%	
Aesthetics	3	5	60%	
Total Average			**70%**	
Technology Readiness				
Infrastructure	4	5	80%	
Technology	4	5	80%	
Total Average			**80%**	
Building Average			**86%**	

DANIEL MORGAN TECHNOLOGY CENTER

SITE CONDITION ASSESSMENT

Satisfactory	90% - 100%	5	100%	Satisfactory	Priority 6
Good Condition	75% - 89%	4	80%	Doesn't Meet Current Code/Standards	Priority 5
Fair Condition	60% - 74%	3	60%	Recommended - 3 to 10 years	Priority 4
Poor Condition	45% - 59%	2	40%	Necessary - 2 to 5 years	Priority 3
Unsatisfactory	Below 45%	1	20%	Potentially Critical - within 12 months	Priority 2
				Critical/Immediate Need	Priority 1

Description	Rating	Score	Percent Score	Comments	Deficiency Rating	Deficiency Priority Score
Site Condition						
Drainage around building	Good	4	85%		Recommended - 3 to 10 years	4
Drives - Asphalt	Good	4	85%		Recommended - 3 to 10 years	4
Parking - Asphalt	Good	4	85%		Recommended - 3 to 10 years	4
Service Area	Good	4	85%		Recommended - 3 to 10 years	4
Curbing	Good	4	85%		Recommended - 3 to 10 years	4
Site Pavement Markings	Good	4	85%		Recommended - 3 to 10 years	4
On-Site Signage	Good	4	85%		Recommended - 3 to 10 years	4
Off-Site Signage	Good	4	85%		Recommended - 3 to 10 years	4
On-Site Sidewalks	Good	4	85%		Recommended - 3 to 10 years	4
Off-Site Sidewalks	Good	4	85%		Recommended - 3 to 10 years	4
Site Grassing	Good	4	85%		Recommended - 3 to 10 years	4
Landscaping	Good	4	85%		Recommended - 3 to 10 years	4
Exterior Furniture / Bike Racks	Good	4	85%		Recommended - 3 to 10 years	4
Patio Systems - Pavers, Brick	Good	4	85%		Recommended - 3 to 10 years	4
Site Fencing / Access Gates	Good	4	85%		Recommended - 3 to 10 years	4
Athletic Field / Court Fencing	Good	4	85%		Recommended - 3 to 10 years	4
Equipment / Stormwater Fencing	Good	4	85%		Recommended - 3 to 10 years	4
Total Average			**85%**			
Site Utilities						
Site Water	Good	4	85%		Recommended - 3 to 10 years	4
Fire Loop	Good	4	85%		Recommended - 3 to 10 years	4
Fire Hydrant Coverage	Good	4	85%		Recommended - 3 to 10 years	4
Site Sanitary Sewer	Good	4	85%		Recommended - 3 to 10 years	4
Roof Drains	Good	4	85%		Recommended - 3 to 10 years	4
Site Storm Drainage	Good	4	85%		Recommended - 3 to 10 years	4
Detention Ponds	Good	4	85%		Recommended - 3 to 10 years	4
Site Lighting	Good	4	85%		Recommended - 3 to 10 years	4
Total Average			**85%**			

DANIEL MORGAN TECHNOLOGY CENTER

SITE CONDITION ASSESSMENT (continued)

Satisfactory	90% - 100%	5	100%	Satisfactory	Priority 6
Good Condition	75% - 89%	4	80%	Doesn't Meet Current Code/Standards	Priority 5
Fair Condition	60% - 74%	3	60%	Recommended - 3 to 10 years	Priority 4
Poor Condition	45% - 59%	2	40%	Necessary - 2 to 5 years	Priority 3
Unsatisfactory	Below 45%	1	20%	Potentially Critical - within 12 months	Priority 2
				Critical/Immediate Need	Priority 1

Description	Rating	Score	Percent Score	Comments	Deficiency Rating	Deficiency Priority Score
Athletic Fields						
Football Stadium	Good	4	85%		Recommended - 3 to 10 years	4
Track Surface	Good	4	85%		Recommended - 3 to 10 years	4
Practice Field	Good	4	85%		Recommended - 3 to 10 years	4
Soccer Field	Good	4	85%		Recommended - 3 to 10 years	4
Softball Field	Good	4	85%		Recommended - 3 to 10 years	4
Baseball Field	Good	4	85%		Recommended - 3 to 10 years	4
Dugouts	Good	4	85%		Recommended - 3 to 10 years	4
Basketball Courts	Good	4	85%		Recommended - 3 to 10 years	4
Sports Field Lighting	Good	4	85%		Recommended - 3 to 10 years	4
Voice / Data Systems	Good	4	85%		Recommended - 3 to 10 years	4
Irrigation	Good	4	85%		Recommended - 3 to 10 years	4
Total Average			**85%**			
Support Buildings						
Lawnmower Shed	Good	4	85%		Recommended - 3 to 10 years	4
Press Box	Good	4	85%		Recommended - 3 to 10 years	4
Restrooms	Good	4	85%		Recommended - 3 to 10 years	4
Concessions	Good	4	85%		Recommended - 3 to 10 years	4
Total Average			**85%**			
Future Development						
SCDHEC Stormwater	Good	4	85%		Recommended - 3 to 10 years	4
SCDHEC Water Quality	Good	4	85%		Recommended - 3 to 10 years	4
SCDOT Access	Good	4	85%		Recommended - 3 to 10 years	4
SCDOT Stacking	Good	4	85%		Recommended - 3 to 10 years	4
Property Expandibility	Good	4	85%		Recommended - 3 to 10 years	4
Total Average			**85%**			
Building Average			**85%**			

DISTRICT ADMINSTRATION BUILDING | EXECUTIVE SUMMARY

The District Administration Office building is a fitting structure for greeting the public; it presents a positive face to the community and visitors but is appropriately restrained for its purpose. It was constructed in 1954, making it one of the oldest buildings in the district.

The exterior of the building is in relatively good condition although there are a number of cracked bricks that need to be replaced. The significant expenditure on the building envelope is to provide impact resistant glazing in all windows.

The significant areas of investment include:

- Add a sprinkler system.
- Replace the roof.
- Investigate the existing galvanized water piping and most probably replace all water piping. This item needs to be explored before the extent of the work can be known.
- The sanitary sewer piping needs to be investigated as it backs up in the system.

Critical Work Required or Requested by District, Exploratory Work	$1,645,533
Work Required Mid-Term	$37,737
Total	**$1,683,899***
Furniture	NA

***Does not include repair work for the replacement of the water or sanitary sewer piping.

ESTIMATE: DISTRICT ADMINISTRATION BUILDING				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Building Envelope				
Exterior Building Materials	**Recaulk and seal in places. Patch the couple of holes in stucco.** Stucco at rear wall has a severe crack in it. **Repair.**	1	ls	$ 11,793
Exterior Windows	**Provide impact resistant glazing in exterior windows.**	1	ls	$ 226,425
Brick	**Replace cracked and broken bricks. Repoint mortar in places. Assume 5% of exterior. (allowance based on 525sf)**	1	ls	$ 26,416
Hose Bibb	Hose bibb on the front of the building is flush with the wall. **Set away from wall.**	1	ls	$ 786
Louvers / Vents	Windows are starting to rust in places and paint is chipping off. **Repaint and recaulk.**	1	ls	$ 8,971
Door Hardware	**Exterior doors in large meeting room require panic hardware. (Allowance)**	3	ea	$ 5,802
Exterior Canopy	There seems to be a leak at the front canopy. **See Roof Sheet**			
Interior Finishes				
Ceilings	**Replace all ceiling tiles in building** (includes demo of existing ACT and install of new grid and 11,440sf of 2x2 ACT)	1	ls	$ 87,287
HVAC Controls				
Reported Comfort	Complaints are known about the lack of heating within the kitchenette / break room. **Provide a dedicated electric ceiling heater to serve this space.**	1	ea	$ 4,245
Controls	Multiple space sensors (thermostats) throughout the campus are not mounted at ADA heights. (Not estimated - need to know how many?)			
Air Distribution / Heating				
Rooftop Units	All packaged RTUs are approximately 5-years old and in excellent condition. (Not estimated)			
Distributed Air Handling / AC				
Split Systems	The split-system that serves the superintendent's office is approximately 5-years old and in excellent condition. **The associated ODHP's starter / disconnect is severely rusted and should be replaced**. The split-system that serves the kitchenette / break room is in excellent condition.	1.5	tons	$ 10,614
Exhaust Systems				
Fume Exhaust	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust.** The break room that is serving as a kitchenette is not properly exhausted. **Provide exhaust.**	2	ea	$ 37,737
Domestic Water Heating				
Water Heaters	The water heater is in fair, working condition. (Not estimated)			
Plumbing				
Mop Sinks	The building does not have a mop sink. An exiting lavatory is being used as mop sink. **Provide a mop sink.** (Allowance based on converting one urinal in room 130 to a standing stainless steel mop sink (Model UM-188))	1	ls	$ 4,969
Water Closets	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets and flush valves throughout building. (Floor-mounted, manual trim)**	8	ea	$ 16,353
Urinals	The urinals appear to be in fair, working condition. (Not estimated)			
Lavatories / Sinks	The lavatories appear to be in fair, working condition. (Not estimated)			
Water Distribution				
Supply Piping	Water piping is the original piping to the building, and there is still some galvanized piping in use. It is recommended to **replace all water piping. (Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 31,448
Sanitary Piping	Sewer piping is the original cast iron and it is understood that the District has problems with sewer backing up in the system. **Piping needs to be replaced. (Allowance includes cost for investigation only, no rework or replacement included.)**	1	ls	$ 31,448
Water Heaters	Water heater piping appears to be in fair condition. Not all piping is properly insulated. **Provide insulation. (Assume asbestos insulation and will need hazardous material survey completed prior to work. Estimate for asbestos abatement included.)**	25	lf	$ 2,500
Gas System				
None				
Electrical Supply				
Service Switchgear	1000A, 208Y/120 3 phase. General Electric CCB Main Panelboard. (Not estimated)			
District-Owned Site Transformers	Pad-mount transformer is owned by Duke Energy. (Not estimated)			
Electrical Distribution				
Surge Suppression	Building is not equpped with surge suppression. **Provide surge suppresion. (Allowance)**	1	ls	$ 15,724
Equipment	Electrical equipment is not original to the initial construction. We estimate 30-40 years in age. (Not estimated)			
Lighting				
Corridor / Commons Areas	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Restrooms	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED) (Not estimated)			
Motion Detection	Building is not equipped with occupancy sensors. **Provide occupancy sensors. (Not estimated here - see "Lighting Controls" below)**			

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DISTRICT ADMINISTRATION BUILDING				
PHYSICAL CONDITION ASSESSMENT				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Emergency Lighting	Emergency lighting is not connected to the generator. **Connect emergency lighting to the generator. (Allowance)**	1	ls	$ 39,310
Exterior Walkway Lighting	Existing fixtures have been retroffited with LED. (Not estimated)			
Exterior Perimeter Lighting	Site lighting is provided by district owned pole mounted floodlights. These have been retrofitted with LED. (Not estimated)			
Lighting Controls	Building is not equipped with occupancy sensors. **There is no office dimming. Provide occupancy sensors and dimming capability**. (Allowance based on 35 rooms - excluding stage, dressing rooms, and storage rooms) (Estimate used from BGA in email dated 4/6/18)	35	ea	$ 275,169
Electrical				
Lightning Protection	Building is not equipped with lightning protection. **Provide lighting protection. (Allowance)**	1	ls	$ 51,858
Emergency Generator	Building has recently installed outdoor diesel generator to provide power to standby IT loads. (Not estimated)			
			PHYSICAL ASSESSMENT ESTIMATED SUB-TOTAL	**$ 888,855**

PHYSICAL ASSESSMENT TOTAL: Critical Work Required or Requested by Teacher or District	**$**	**825,959**
PHYSICAL ASSESSMENT TOTAL: Work Required Mid-Term	**$**	**-**
PHYSICAL ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$**	**62,896**
PHYSICAL ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**-**
PHYSICAL ASSESSMENT ESTIMATED TOTAL: All Categories	**$**	**888,855**

DISTRICT ADMINISTRATION OFFICE TOTAL: Critical Work Required or Requested by Teachers or District	**$**	**1,582,637**
DISTRICT ADMINISTRATION OFFICE TOTAL: Work Required Mid-Term	**$**	**37,737**
DISTRICT ADMINISTRATION OFFICE TOTAL: Exploratory Work - Does not include actual work to system	**$**	**62,896**
DISTRICT ADMINISTRATION OFFICE TOTAL: Work Required Long-Term or by Maintenance Staff	**$**	**629**
DISTRICT ADMINISTRATION OFFICE GRAND TOTAL: All Categories	**$**	**1,683,899**
DISTRICT ADMINISTRATION OFFICE TOTAL: Furniture	**$**	**-**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DISTRICT ADMINISTRATION BUILDING

HEALTH AND SAFETY ASSESSMENT

Description	Comments	Quantity	Unit	Total Estimated Cost*
Health/ Safety Conditions		**Quantity**	**Unit**	**Total Estimated**
Hazardous Materials	None visible (Not estimated)			
Building Codes/ ADA Compliance				
None				
Fire Protection				
Sprinkler System	No sprinkler system. Install sprinkler system through entire building. (Includes 150 lf of new fire line, PIV, and pit)	1	ls	$ 148,914
			HEALTH AND SAFETY ESTIMATED SUB-TOTAL	**$ 148,914**

HEALTH AND SAFETY ASSESSMENT TOTAL: Critical Work Required or Requested by Teachers or District	**$ 148,914**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Mid-Term	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
HEALTH AND SAFETY ASSESSMENT TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
HEALTH AND SAFETY ASSESSMENT ESTIMATED TOTAL: All Categories	**$ 148,914**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DISTRICT ADMINISTRATION BUILDING

OFFICE SUITABILITY

Description	Comments	Quantity	Unit	Total Estimated Cost*
Office Climate				
Offices	Need one or two more offices. Transportation and Maintenance could be at the District Office. Would require an addition of 2,500 to 3,000 SF (Not estimated)			
Conference Rooms	Need more conference rooms. (Not estimated)			
Storage	Need more storage (Not estimated)			
Restrooms				
Staff	Not ADA (Allowance based on renovating toilet rooms 130 and 131 to add one ADA stall per bathroom)	1	ls	$ 52,864
			OFFICE SUITABILITY ESTIMATED SUB-TOTAL	**$ 52,864**

OFFICE SUITABILTY TOTAL: Critical Work Required or Requested by Teachers or District	**$ 52,864**
OFFICE SUITABILITY TOTAL: Work Required Mid-Term	**$ -**
OFFICE SUITABILITY TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
OFFICE SUITABILITY TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
OFFICE SUITABILITY ESTIMATED TOTAL: All Categories	**$ 52,864**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DISTRICT ADMINISTRATION BUILDING				
SITE				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Site				
Pavement	Repair and Seal Cost Parking Lot (allowance based on repaving 860 sy and seal coat 3440 sy of paving and includes adding new standard striping)	1	ls	$ 59,908
Parking Lines	Need arrows, stop bar, and signage	1	ls	$ 1,179
ADA	Add one additional handicap parking space	1	ea	$ 786
ADA Ramps	Add ADA ramp at front drop-off	1	ea	$ 7,076
Grassing	Add grassing around parking lot (allowance based on one application of hydroseeding)	0.25	ac	$ 629
Roof Drains	Repair damaged downspout boots	19	ea	$ 13,444
Bollards	Add bollards around electrical transformers (Allowance based on 8" painted steel bollard filled with concrete)	8	ea	$ 69,189
Dumster	Provide Dumster Pad and Screen (for two dumpsters)	2	ea	$ 37,737
Roof Drain Piping	Replace Terra Cotta with PVC (Not estimated)			
			SITE ESTIMATED SUB-TOTAL	**$ 189,948**

SITE TOTAL: Critical Work Required or Requested by Teachers or District	**$ 151,582**
SITE TOTAL: Work Required Mid-Term	**$ 37,737**
SITE TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
SITE TOTAL: Work Required Long-Term or by Maintenance Staff	**$ 629**
SITE ESTIMATED TOTAL: All Categories	**$ 189,948**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

ESTIMATE: DISTRICT ADMINISTRATION BUILDING				
ROOF				
Description	**Comments**	**Quantity**	**Unit**	**Total Estimated Cost***
Roof				
GBUR	Replacement	2,232	sf	$ 61,323
GBUR	Replacement	306	sf	$ 87,267
GBUR	Replacement	8,550	sf	$ 223,280
GBUR	Replacement	50	sf	$ 2,909
GBUR	Replacement	1,072	sf	$ 28,539
Estimates from WM Building Consultants		**ROOF ESTIMATED SUB-TOTAL**		**$ 403,318**

ROOF TOTAL: Critical Work Required or Requested by Teachers or District	**$ 403,318**
ROOF TOTAL: Work Required Mid-Term	**$ -**
ROOF TOTAL: Exploratory Work - Does not include actual work to system	**$ -**
ROOF TOTAL: Work Required Long-Term or by Maintenance Staff	**$ -**
ROOF ESTIMATED TOTAL: All Categories	**$ 403,318**

* Estimated costs are intended to be all-inclusive costs including: design fees, project contingency, etc.

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Building Envelope				
Exterior Building Materials	5	5	100%	**Recaulk and seal in places. Patch the couple of holes in EFIS.** EFIS at rear wall has a severe crack in it. **Repair.**
Brick	3	5	40%	**Replace cracked and broken bricks. Repoint mortar in places. Assume**
Hose Bibb	1	5	20%	Hose bibb on the front of the building is flush with the wall. **Set away from wall.**
Exterior Windows	3	5	60%	
Louvers / Vents				Windows are starting to rust in places and paint is chipping off. **Repaint and recaulk.**
Exterior Doors	5	5	100%	
Door Hardware	3	5	60%	**Exterior doors in large meeting room need panic hardware.**
Exterior Canopy	4	5	80%	There seems to be a leak at the front canopy. **Assess with roof work.**
Expansion / Control Joints				
Total Average			**66%**	
Interior Finishes				
Interior Partitions	5	5	100%	
Wall Finishes				
Paint	5	5	100%	
Floor Finishes				
Carpet	5	5	100%	
VCT				
Terrazzo				
Tile				
Other				
Ceilings				
Signage				
Total Average			**100%**	

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Interior Doors				
Interior Doors	5	5	100%	
Door Hardware	5	5	100%	
Moveable / Operable Walls	3	5	60%	
Security Gates / Roll-Up Doors				
Total Average			**87%**	
Conveying Systems				
Lifts	N/A		N/A	
Total Average			**N/A**	
Toilets				
Restroom Accessories	4	5	80%	
Toilet / Screen Partitions	4	5	80%	
Flooring	4	5	80%	
Walls	4	5	80%	
ADA Accessibility	1	5	20%	
Total Average			**68%**	
Fixed Equipment				
Theater Curtains	4	5	80%	
Total Average			**80%**	

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Roof				
Area A	1	5	20%	
Area A1	1	5	20%	
Area B	1	5	20%	
Area B1	1	5	20%	
Area C	1	5	20%	
Over basement stairs	1	5	20%	
Total Average			**20%**	
HVAC Controls				
Equipment Expected Service Life	5	5	100%	
Reported Comfort	4	5	80%	Complaints are known about the lack of heating within the kitchenette / break room. **Provide a dedicated electric ceiling heater to serve this space.**
Controls	4	5	80%	Multiple space sensors (thermostats) throughout the campus are not mounted at ADA heights.
Total Average			**87%**	
Air Distribution / Heating				
Outside Air Units	N/A	5	N/A	
Rooftop Units	5	5	100%	All packaged RTUs are approximately 5-years old and in excellent condition.
Ventilation Airflow Monitoring	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Terminal Units	N/A	5	N/A	
Total Average			**100%**	

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Distributed Air Handling / AC				
Unit Ventilators	N/A	5	N/A	
Water Source Heat Pumps	N/A	5	N/A	
Split Systems	5	5	100%	The split-system that serves the superintendent's office is approximately 5-years old and in excellent condition. **The associated ODHP's starter / disconnect is severely rusted and should be replaced**. The split-system that serves the kitchenette / break room is in excellent condition.
Unitary Systems	N/A	5	N/A	
Bard-Type Units	N/A	5	N/A	
Unit Heaters	N/A	5	N/A	
Return Air Path	5	5	100%	
Ducting	5	5	100%	
Total Average			**100%**	
Exhaust Systems				
Restrooms	5	5	100%	
Locker Rooms	N/A	5	N/A	
Kitchen Hood Systems	N/A	5	N/A	
Exhaust Fan Outlet Height	5	5	100%	
Science Emergency Exhaust	N/A	5	N/A	
Fume Exhaust	3	5	60%	Multiple spaces are serving as janitor's closets without proper exhaust systems. **Provide exhaust.** The break room that is serving as a kitchenette is not properly exhausted. **Provide exhaust.**
Stack Outlet Height	N/A	5	N/A	
Art Kiln Exhaust Fan / Hood	N/A	5	N/A	
Total Average			**87%**	

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Domestic Water Heating				
Water Heaters	3	5	60%	The water heater is in fair, working condition.
Dedicated Heater for Kitchen	N/A	5	N/A	
Tanks	N/A	5	N/A	
Recirculation Pump	N/A	5	N/A	
Total Average			**60%**	
Plumbing				
Mop Sinks	1	5	20%	The building does not have a mop sink. An exiting lavatory is being used as mop sink.
Laboratory Sinks	N/A	5	N/A	
Showers	N/A	5	N/A	
Water Fountains	N/A	5	N/A	
Roof Drain Piping	N/A	5	N/A	
Grease Traps	N/A	5	N/A	
Water Closets	3	5	60%	Water closet flush valves were replaced with lowflow flush valves. Water closets were not replaced. **Replace all toilets with 1.6 GPF toilets and flush valves.**
Urinals	3	5	60%	The urinals appear to be in fair, working condition.
Lavatories / Sinks	3	5	60%	The lavatories appear to be in fair, working condition.
Total Average			**50%**	

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Water Distribution				
Supply Piping	2	5	40%	Water piping is the original piping to the building, and there is still some galvanized piping in use. It is recommended to **replace all water piping.**
Sanitary Piping	2	5	40%	Sewer piping is the original cast iron and it is understood that the District has problems with sewer backing up in the system. **Piping needs to be replaced.**
Water Heaters	3	5	60%	Water heater piping appears to be in fair condition. Not all piping is properly insulated. **Provide insulation.**
Tanks	N/A	5	N/A	
Booster Pumps	N/A	5	N/A	
Total Average			**47%**	
Gas System				
Supply Piping	N/A	5	N/A	
Total Average			**N/A**	
Electrical Supply				
Service Switchgear	3	5	60%	1000A, 208Y/120 3 phase. General Electric CCB Main Panelboard.
District-Owned Site Transformers	NA	NA	NA	Pad-mount transformer is owned by Duke Energy.
Multiple Service Feeds - Campus	NA	NA	NA	
Motor Control Centers	NA	NA	NA	
Total Average			**60%**	

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical Distribution				
Transformers	NA	NA	NA	
Surge Suppression	1	5	20%	Building is not equpped with surge suppression. **Provide surge suppresion.**
Equipment	3	5	60%	Electrical equipment is not original to the initial construction. We estimate 30-40 years in age.
Panelboards	3	5	60%	
Feeders	3	5	60%	
Switches / Receptacles	2	5	40%	
Total Average			**48%**	
Lighting				
Classrooms	NA	NA	NA	
Corridor / Commons Areas	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
Restrooms	4	5	80%	Existing fluorescent fixtures have been retrofitted to tubular LED (TLED)
High Bay Areas	NA	NA	NA	
Motion Detection	1	5	20%	Building is not equipped with occupancy sensors. **Provide occupancy sensors.**
Emergency Lighting	1	5	20%	Emergency lighting is not connected to the generator. **Connect emergency lighting to the generator.**
Performance Lighting	NA	NA	NA	
Exterior Walkway Lighting	3	5	60%	Existing fixtures have been retroffited with LED.
Exterior Perimeter Lighting	2	5	40%	Site lighting is provided by district owned pole mounted floodlights. These have
Lighting Controls	1	5	20%	Building is not equipped with occupancy sensors. **There is no office dimming. Provide occupancy sensors and dimming capability**.
Total Average			**46%**	

DISTRICT ADMINISTRATION BUILDING

PHYSICAL CONDITION ASSESSMENT (continued)

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Electrical				
Lightning Protection	NA	NA	NA	Building is not equipped with lightning protection. **Provide lighting protection.**
Lift Stations	NA	NA	NA	
Emergency Generator	5	5	100%	Building has recently installed outdoor diesel generator to provide power to standby IT loads.
Performance Sound Systems	3	5	60%	
Operable Retractable Screens	3	5	60%	
Total Average			**73%**	
Communications & Security				
Fire Alarm	4	5	80%	
Annunciator Panels	2	5	40%	
Intercom / PA / Clock	NA	NA	NA	
Security Cameras	3	5	60%	
Security Perimeter Alarm System	3	5	60%	
Total Average			**60%**	
Physical Condition Average			**70%**	
Total Building Average			**81%**	

DISTRICT ADMINISTRATION BUILDING

HEALTH AND SAFETY ASSESSMENT

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Health/ Safety Conditions				
Building Security	5	5	100%	
Limited Entrances	5	5	100%	
Signage and Way Finding	5	5	100%	
Interior Circulation (widths)	5	5	100%	
Ease of Supervision	5	5	100%	
Hazardous Materials	5	5	100%	None visible
Total Average			**100%**	
Building Codes/ ADA Compliance				
Means of Egress	5	5	100%	
Building Accessiblity	3	5	100%	
Total Average			**100%**	
Fire Protection				
Sprinkler System	N/A	5	N/A	No sprinkler system. **Provide a sprinkler system and one fire hydrant.**
Total Average			**N/A**	
Building Average			**100%**	

DISTRICT ADMINISTRATION BUILDING

OFFICE SUITABILITY

Very Good Condition	5	5	100%
Good Condition	4	5	80%
Fair Condition	3	5	60%
Poor Condition	2	5	40%
Unsatisfactory	1	5	20%

Description	Score	Possible Score	Percent Score	Comments
Office Climate				
Interior Circulation (convenience)	5	5	100%	
Office Environment	5	5	100%	
Offices	3	5	60%	Need one or two more offices. Transportation and Maintenance could be at
Conference Rooms	3	5	60%	Need more conference rooms.
Workroom	5	5	100%	
Break Room	5	5	100%	
Storage	3	5	60%	Need more storage
Adjacencies	5	5	100%	
Fixed Equipment	4	5	80%	
Aesthetics	5	5	100%	
Information Technology Support				
Total Average			**86%**	**Would require an addition of 2,500 to 3,000 SF**
Restrooms				
Staff	3	5	60%	Not ADA
Adjacencies				
Aesthetics				
Total Average			**60%**	
Building Average			**73%**	