



Facilities Master Plan

Physical Assessment

DECEMBER 8, 2015

MOODY NOLAN | KORDA | EMH&T | TURNER



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* Building floor plans and aerial site plans of existing conditions are not included in these reports, but are available by contacting Chris Potts, Executive Director of Business Services, Upper Arlington City Schools.



District-Wide Physical Assessment Executive Summary

November 17, 2015

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT



Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of the district's nine (9) educational facilities. Per the district's request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment prepared by VAA, LLC, Future Think, and Regency Construction Services, Inc. Upon review of the assessment, the team found a discrepancy in square footage measurements in two schools, which prompted the OFCC to issue a revision on November 4, 2015. The team then conducted its own observations of the existing facilities, and compiled this independent assessment report. The team has also taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle. These projections are broken down into three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years).

The Process:

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of each facility between August 14, 2015 and October 26, 2015 to evaluate the condition of the buildings and site features as well as to confirm the notations made in the OFCC assessment. The team photo-documented its findings as well as made notations on printed floor plans. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions. Moody Nolan, Korda, EMH&T, and Turner then reviewed and compiled notes to develop building specific assessments and cost projections. As the team evaluated each system and component of the buildings, it used the following assumptions/clarifications to govern the decisions:

- The OFCC's Ohio School Design Manual (OSDM) standards would be the basis of the design for replacement solutions. With the exception of LED lighting, no "higher" quality solutions were assumed. If such solutions were to be desired by the community, these would be decided upon in a later phase of planning.
- No educational adequacy evaluations are contained in this physical facilities assessment report. Therefore, our assessment does not include any monies for renovations to facilitate reprogramming of existing spaces or building additions.
- The cost information provided in the OFCC assessment is based on OFCC cost guidelines, which are updated every year with input from construction managers, contractors, and architects from across the state. The estimated cost for each recommended work item and category was evaluated and either confirmed, or adjusted, based on current market pricing for similar projects. As one of the largest construction management firms in Ohio, Turner regularly receives bids for projects in the K-12 and higher education markets. Through this bidding process, Turner collects actual bid unit prices and maintains an extensive database of that pricing for reference when preparing estimates on future projects, and for pricing building assessments.
- Costs to maintain and repair what the OFCC describes as Locally Funded Initiatives (LFI's) were not included in the 2014 OFCC assessment. These include programs such as performing arts and athletics facilities and amenities. The Moody Nolan/Korda/Turner team conducted a thorough review of these facilities and have integrated that review into our assessment and recommendations.

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT



- Maintaining a safe environment for students and staff is the highest priority, and construction activities should be planned in a way to minimize disruption to school operations. These costs include premiums for working in smaller areas of the building at a time (in lieu of working in all areas at the same time), and setting up temporary facilities. Temporary facilities could take the form of temporary classrooms within existing space, modular units on site, or temporary walls to separate students and staff from construction work. These costs are included.
- Contingencies have been included. The OFCC assessment included a 7% construction contingency but did not include design, estimating, and owner contingencies. Construction contingency is used to cover unforeseen costs incurred during construction. Prior to construction, industry convention is to also include design, estimating, and owner contingencies to address scope refinement through the design process. We have included these contingencies at an aggregate value of 10% in addition to the 7% construction contingency.
- Other Project Related Costs, also known as “soft costs”, have been included as well. The OFCC assessment included these scope elements; the calculation however assumes all the work to take place concurrently. Since this project would be phased, we modified these costs to reflect those commensurate of phased construction as described above. The table below outlines the scope and costs percentages included as Other Project Related Costs.

<u>OTHER PROJECT RELATED COSTS</u>	Multiple Phase Design & Construction
Land Survey	0.03%
Soil Borings/Phase I Envir. Report	0.10%
Agency Approval Fees (Bldg. Code)	0.75%
Construction Testing	0.60%
Printing - Bid Documents	0.18%
Advertising for Bids	0.05%
Builders Risk Insurance	0.12%
Bond Fees	0.00%
Design Professional Services	7.75%
Construction Manager Services	6.50%
Commissioning and Maintenance Plan Advisor	0.80%
Other Project Related Costs Contingency	1.12%
	18.00%

Cost Summary

The buildings and facilities in large part appear to have been very well maintained, which has allowed them to outlast a typical life expectancy. In general, the team agrees with the OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. The total cost to provide the minimum

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT



recommended improvements across the district, if started in 2015, is estimated to be \$156,132,800. This estimate is \$47,666,900 higher than the OFCC estimate of \$108,465,900 for the reasons noted within the report. If these costs are deferred to the future time frames as indicated below and in the detailed building assessments, the total estimated renovation costs increase to \$188,434,700, to include inflation over 15 years.

Understanding the Numbers

The OFCC assessment estimate of \$108,465,900 assumes that all of the repair and maintenance costs would be incurred shortly after the completion of the assessment. The team's charge from the district was to use this data to accurately estimate the cost of "the current path," which is conducting preventative maintenance on the buildings and repairing systems as needed. In order to estimate the full cost of implementing these repairs over time, the team had to include several costs not considered in the OFCC estimate. Those costs include design/estimating/owner contingency (\$10.8 million), other project-related costs for phased construction (\$9.2 million), and additional phasing and swing space costs (\$1.4 million). The team also included costs for work items outside of the scope of the OFCC assessment (\$24.4 million) and of work related to site athletics/outdoor recreation spaces (\$1.9 million).

SCHOOL	2015 Costs	COSTS TO DEFER RENOVATIONS			TOTAL
		0-5 YEARS	5-10 YEARS	10-15 YEARS	
Burbank Early Childhood School	\$6,483,600	\$3,486,800	\$2,169,500	\$2,467,300	\$8,123,600
Barrington Elementary School	\$14,407,400	\$6,365,200	\$10,314,600	\$1,029,800	\$17,709,600
Greensview Elementary School*	\$8,060,200	\$7,813,000	\$1,244,600	\$0	\$9,057,600
Tremont Elementary School	\$8,079,700	\$3,863,900	\$5,748,600	\$217,400	\$9,829,900
Wickliffe Progressive Elementary School	\$9,127,800	\$8,208,000	\$1,474,600	\$797,600	\$10,480,200
Windermere Elementary School	\$11,258,500	\$3,850,500	\$9,080,500	\$1,159,200	\$14,090,200
Hastings Middle School	\$23,561,100	\$1,551,600	\$28,509,000	\$331,200	\$30,391,800
Jones Middle School	\$16,002,200	\$2,667,400	\$8,674,800	\$10,846,900	\$22,189,100
Upper Arlington High School	\$59,152,300	\$59,488,400	\$3,468,800	\$3,605,500	\$66,562,700
TOTAL	\$156,132,800	\$97,294,800	\$70,685,000	\$20,454,900	\$188,434,700

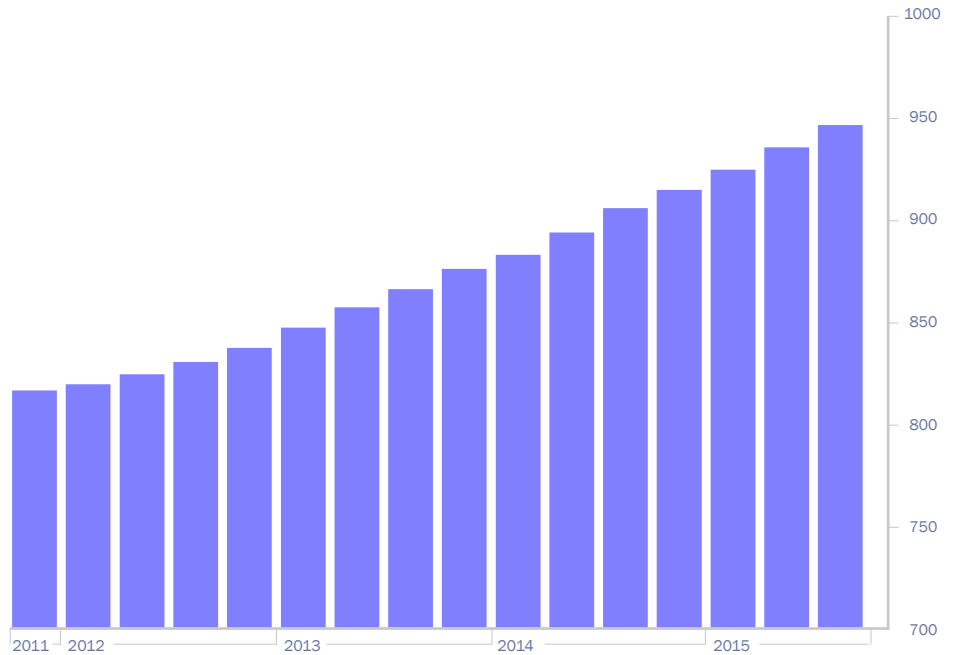
*Includes updated pricing from November Building Team Meeting presentation

Inflation and Escalation

Deferment of the renovations results in a higher overall capital expenditure due to inflation in the construction market, which is similar to consumer inflation, but is subject to influence by different factors. The primary factors influencing inflation in the construction market are changes in material and equipment pricing, labor costs and the availability of skilled labor, and the impact of market conditions on the level of overhead and profit that contractors will include when they bid on the work (contractors will increase margins during a busy market and decrease margins in a slower market). Turner tracks inflation in the construction market and publishes the Turner Cost Index on a quarterly basis, which is included with this report. Over the last 10-15 years, the cost index has indicated inflation trending at a 3% - 4% increase annually, with the most recent three years trending over a 4% annual increase. Based on this data, this assessment forecasts an annual escalation rate of 4% to the mid-point of each of the three time frames discussed above, which would be 2 ½ years, 7 ½ years and 12 ½ years respectively.

“While the cost of engineered and manufactured construction components decreased in Third Quarter, material lead times for delivery have been extended mainly due to a reduced availability of production and fabrication facilities to support market demands.”

Attilio Rivetti
Vice President



Concord-Carlisle High School
Concord, Massachusetts

Quarter	Index	Δ%
3rd Quarter 2015	949	1.17
2nd Quarter 2015	938	1.19
1st Quarter 2015	927	1.09
4th Quarter 2014	917	0.99

Year	Average Index	Δ%
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3
2002	619	1.0

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.



Burbank Early Childhood School Physical Assessment

December 8, 2015

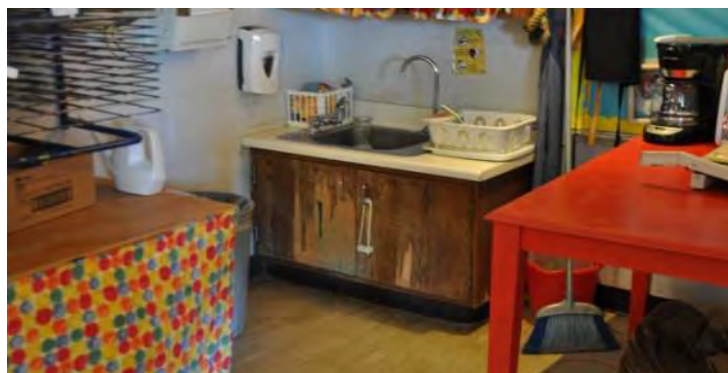


Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Burbank Early Childhood School. Per the district's request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Burbank Early Childhood School on October 12, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions



Top: Damaged interior finishes Bottom & Right: Cracked/timeworn exterior elements



Gymnasium without air conditioning



Water infiltration at floor and roof

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Burbank Early Childhood School:

- Water infiltration concerns in Rooms 100, 102, and 104
- Lack of air conditioning in the gymnasium
- Windows and storefront throughout in need of replacement
- Improvements required for building exhaust and kitchen exhaust
- Upgrades needed for finishes including casework
- Exterior lighting needed for extended site use and safety
- Addition of occupancy sensors
- Additional provisions required for ADA accessibility
- Updates required for fire alarm and sprinkler system including new service for fire suppression
- Timeworn furniture and building technology

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- Gymnasium air handling unit replacement with effective cooling of space
- Various other HVAC replacements including classroom ventilation, as well as kitchen, kiln and general building exhaust
- Replacement of an immediate failing roof section as well as coping and cap flashing
- Addition of new roof drain to lower level roof
- Replacement of 1971 electrical panel
- Addition or replacement of plumbing fixtures including backflow preventers and mixing valves
- Investigation and remedy of water infiltration issue in rooms 100, 102, & 104
- Exterior light fixture addition or replacement
- Replacement of timeworn finishes and casework
- Addition or replacement of furnishings such as tackboards, markerboards, and furniture
- Building technology and security updates
- Items required to provide proper ADA accessibility

Intermediate need (5-10 years):

- Fabric canopy replacement
- Addition of overflow roof drains and piping
- Replacement of windows and glazing at entrances
- Exterior masonry cleaning, sealing, caulking, and control joint addition
- Complete building lighting replacement including LED fixtures
- Necessary doors, frames, and hardware replacements
- New emergency generator and distribution
- Additional items required to provide proper ADA accessibility
- Updates to concrete sidewalk and dumpster pad
- Improvements to site conditions
- Updates to fire suppression system including new service tap
- Hazardous material abatement

Deferred need (10-15 year):

- Various HVAC updates including controls, chillers, and conversion to ducted system
- Complete roof replacement
- Remaining electrical system replacement
- Replacement of plumbing fixtures including toilets, urinals, and sinks

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT BURBANK EARLY CHILDHOOD SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Reduced full system replacement to partial based on existing conditions and itemized out each item that would need to be repaired/replaced.
B.	Roofing	Added replacement of area above the main stair which has immediate need prior to full roof replacement in 15 years. Added costs associated with replacement of the existing canopy and copings as well as addition of roof drains including overflow.
C.	Not Used	N/A
D.	Electrical Systems	N/A
E.	Plumbing and Fixtures	Increased unit costs for replacement of plumbing fixtures due to current market conditions. Added grease interceptor for 3 compartment kitchen sink, a mixing valve in the domestic water heating system, and replacement of 4 drinking fountains.
F.	Windows	Included replacement of all windows including entrances and adjusted unit price due to recent market conditions.
G.	Structure	Added allowances to remediate water infiltration issues.
H.	Structure Walls And Chimneys	Increased quantity of masonry cleaning and sealing to include entire building. Modified frequency of additional control joints needed in masonry.
I.	Structure: Floors and Roofs	N/A
J.	General Finishes	Added replacement of select specialties, including tackboards, markerboards, and basketball backboards.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent. Added exterior lighting and occupancy sensors that were not included in the OFCC assessment.
L.	Security Systems	N/A
M.	Emergency/Egress Lighting	Added new emergency generator.
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions.
O.	Handicapped Access	Added the signage, door hardware, lift to stage, and elevator modernization required to provide proper ADA compliance. Also, increased the unit cost for replacement of ADA compliant plumbing fixtures
P.	Site Conditions	Added several scope items not included in the OFCC assessment, including playground pavilion gutters/downspout, door to outdoor enclosure, and new fire suppression service.
Q.	Sewage System	N/A
R.	Water Supply	N/A
S.	Exterior Doors	N/A
T.	Hazardous Material	N/A
U.	Life Safety	Increased the allowance to enclose stairways to meet code and increased the unit price for new railings.
V.	Loose Furnishings	N/A
W.	Building Technology	N/A
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT BURBANK EARLY CHILDHOOD SCHOOL



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$8,123,900. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$6,483,600 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Burbank Early Childhood School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Burbank Early Childhood Summary
Assessment Cost Summary

11/6/2015



Gross Area: 37,997 SF

						Costs to Defer Renovations Over 15 Years		
	2014 Assessment	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years
A. HVAC	\$1,106,500	\$29.12	\$739,500	\$19.46	-\$367,000	\$349,485	\$0	\$389,981
B. Roofing	\$207,100	\$5.45	\$229,600	\$6.04	\$22,500	\$58,200	\$39,800	\$131,640
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
D. Electrical Systems	\$616,700	\$16.23	\$617,000	\$16.24	\$300	\$66,000	\$0	\$550,957
E. Plumbing and Fixtures	\$60,500	\$1.59	\$135,500	\$3.57	\$75,000	\$74,500	\$0	\$61,000
F. Windows	\$36,000	\$0.95	\$104,600	\$2.75	\$68,600	\$0	\$104,625	\$0
G. Structure	\$0	\$0.00	\$50,000	\$1.32	\$50,000	\$50,000	\$0	\$0
H. Structure Walls And Chimneys	\$35,400	\$0.93	\$88,400	\$2.33	\$53,000	\$630	\$87,790	\$0
I. Structure: Floors and Roofs	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
J. General Finishes	\$648,900	\$17.08	\$688,900	\$18.13	\$40,000	\$660,449	\$28,500	\$0
K. Interior Lighting	\$190,000	\$5.00	\$330,400	\$8.70	\$140,400	\$64,390	\$265,979	\$0
L. Security Systems	\$70,300	\$1.85	\$70,300	\$1.85	\$0	\$70,294	\$0	\$0
M. Emergency/Egress Lighting	\$38,000	\$1.00	\$62,300	\$1.64	\$24,300	\$0	\$62,315	\$0
N. Fire Alarm	\$57,000	\$1.50	\$76,000	\$2.00	\$19,000	\$0	\$75,994	\$0
O. Handicapped Access	\$40,400	\$1.06	\$186,900	\$4.92	\$146,500	\$142,599	\$44,275	\$0
P. Site Conditions	\$119,100	\$3.13	\$160,600	\$4.23	\$41,500	\$0	\$158,119	\$2,500
Q. Sewage System	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
S. Exterior Doors	\$4,000	\$0.11	\$4,000	\$0.11	\$0	\$0	\$4,000	\$0
T. Hazardous Material	\$49,700	\$1.31	\$49,700	\$1.31	\$0	\$0	\$49,665	\$0
U. Life Safety	\$141,600	\$3.73	\$231,600	\$6.10	\$90,000	\$0	\$231,590	\$0
V. Loose Furnishings	\$152,000	\$4.00	\$152,000	\$4.00	\$0	\$151,988	\$0	\$0
W. Building Technology	\$500,800	\$13.18	\$500,800	\$13.18	\$0	\$500,800	\$0	\$0
X. General Requirements & Contingencies	\$285,200	\$7.51	\$1,016,500	\$26.75	\$731,300	\$496,979	\$261,652	\$257,889
Y. Other Project Related Costs	\$710,100	\$18.69	\$989,000	\$26.03	\$278,900	\$483,537	\$254,575	\$250,914
Total Estimate to Renovate Now	\$5,069,300	\$133.41	\$6,483,600	\$170.63	\$1,414,300	\$3,169,900	\$1,668,900	\$1,644,900
Inflation Costs to Defer Renovations:						22%		
Escalation to 2018 start						\$317,000		
Escalation to 2023 start							\$500,700	
Escalation to 2028 start								\$822,500
Estimated Renovation Costs per Time Period						\$3,486,900	\$2,169,600	\$2,467,400
Total Estimated Renovation Costs - Including Escalation						\$8,123,900		

Burbank Early Childhood School

Complete Building

11/6/2015



37,997 sq. ft.

A. Heating System

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement:	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	37,997	\$0
b. Convert to Ducted System:	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$8.00	sq. ft.	18,999	\$151,988
c. HVAC System Replacement: Gymnasium	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$135,000.00	lump sum	1	\$135,000
d. Controls	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$2.50	sq. ft.	37,997	\$94,993
e. Air-Cooled Split System Chiller.	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$143,000.00	each	1	\$143,000
f. Classroom Ventilation Air	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.50	sf	37,997	\$132,990
g. Kitchen Exhaust Hood	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$14,500.00	ea	1	\$14,500
h. Kiln Exhaust	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10,000.00	each	1	\$10,000
i. General Rooftop Exhausts	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.50	sf	37,997	\$56,996
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$739,466

Notes:

- a. The majority of the system air handlers and 4-pipe unit ventilators are new (installed in 2013) and are in very good condition and have digital controls, and can remain. The unit ventilators work well but do not have a reliable means for delivering fresh air to the classroom spaces. A ducted exhaust system that removes air from the spaces at rate that the minimum fresh air is supplied by the unit ventilators would assure ventilation. New condensing boilers and circulation pumps installed in 2013, are in very good condition. No reason to change these in the next 15 years. Partial system and equipment replacement has been used in lieu of full system replacement and has been reflected below.
- b. Only the new outside air system will need to be ducted and shouldn't be as complicated as a full HVAC system duct installation so we reduced the quantity to half.
- c. The gymnasium air handler is existing, and it should be replaced and equipped with a cooling coil and modified return duct path to improve ventilation and heating effectiveness. This will provide cooling as well as heating for this space.
- d. All pneumatic controls replaced by DDC controls in 2013
- e. The air-cooled chiller was recently installed with circulation pumps and piping. All are in very good condition.
- f.
- g. Kitchen hood has suppression but exhaust fan discharges air back down on roof and does not have code-required clearances from roof or from makeup air intakes. Replace fan.
- h. A kiln is located in the second floor mechanical room without a hood. A dedicated kiln exhaust hood is recommended.
- i. General rooftop exhaust fans appear to be fair condition, but replacement is recommended due to age.
- j.

Burbank Early Childhood School

Complete Building

11/6/2015



37,997 sq. ft.

B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Single Ply Membrane	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$8.70	sq. ft.	6,000	\$52,200
b. Single Ply Membrane	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$8.70	sq. ft.	15,131	\$131,640
c. Replace Fabric Canopy	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$10,000.00	lump sum	1	\$10,000
d. Repair/Replace Cap Flashing and Coping	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$50.00	ln. ft.	20	\$1,000
e. Add New Roof Drain to Lower Roof	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	lump sum	1	\$5,000
f. Overflow Roof Drains and Piping	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3,725.00	each	8	\$29,800
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$229,640

Notes:

- a. The roof is in fair condition. There is a large area above the main stair that is having major issues with roof leaks. This area seems soft and there was evidence of ponding due to water not traveling properly to the drains. A partial replacement to deck in this area will be needed immediately.
- b. The remainder of the roof is in pretty good condition. It is approaching 20 years old but could go for another 10 years possibly with few issues. Full replacement will be needed within 15 years.
- c. The existing canopy is weather worn and aging but is weather tight and functional. It will probably need replacement within 10 years and the assessment recommends replacing it with a metal roof canopy at that time.
- d. The assessment recommends replacing/covering field bent coping corners to prevent water infiltration. We adjusted the cost upward because the replacement would be in small areas throughout and would need to be prefabricated pieces.
- e. The lower roof area over the kindergarten rooms and the East exit has an area of roof that is not draining properly. The recommendation is to add another roof drain and tie it into the other drains in this area. The cost was increased to cover this work.
- f. The building does not currently have overflow drains and they need to be added throughout.
- g.
- h.
- i.
- j.

Burbank Early Childhood School
Complete Building

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37,997 sq. ft.



C. Not Used

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School

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37,997 sq. ft.

D. Electrical Systems

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Electrical System Replacement	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$14.50	sq. ft.	37,997	\$550,957
b.	1971 Elec. Panel & Feed Replacement	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$16,500.00	each	4	\$66,000
c.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:									\$616,957

Notes:

- a. 1997 electrical switchboard and panels in good condition with 15 yrs life expectancy left. This would replace the remainder of the system after the panels are replaced.
- b. Original 1971 panels at end of life and need replacement.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Burbank Early Childhood School

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37,997 sq. ft.

E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Back Flow Preventer:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	1	\$5,000
b. Toilet (Remove/Replace):	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$2,000.00	unit	11	\$22,000
c. Urinal (Remove/Replace):	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$2,000.00	unit	12	\$24,000
d. Sink (Remove/Replace):	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$1,500.00	unit	10	\$15,000
e. Kitchen Waste Grease Interceptor	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$40,000.00	each	1	\$40,000
f. Domestic Water Heating System	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$9,500.00	unit	1	\$9,500
g. Water Coolers	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	each	4	\$20,000
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$135,500

Notes:

- a. No backflow protection in current building - add reduced pressure zone backflow preventer.
- b. Upgrade plumbing fixtures. There are 19 existing toilets. Minus 5 new ADA in section O. It should be 14 toilets.
- c. Upgrade plumbing fixtures
- d. Upgrade plumbing fixtures
- e. There is no grease interceptor for the 3-compartment kitchen sink, so one should be added. This could be located outside and then piped back into the building. The existing sanitary piping should be cleaned out thoroughly after the interceptor is in place and operational. Under sink recovery unit may be best option.
- f. Gas-fired domestic water heater is new, in good condition, and has a single mixing valve and recirculating pump. The kitchen does not receive 140 degree water currently. Add a second mixing valve and recirculation pump to deliver 140 F water to kitchen only.
- g. Non-ADA drinking fountains are recommended for replacement. Refer to section O. This covers the 2 exterior water fountains and potentially 2 additional fountains inside.
- h.
- i.
- j.

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37,997 sq. ft.

F. Windows

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Replace Windows	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$70.00	sq. ft.	600	\$42,000
b.	Replace Glazing at Entrances	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$75.00	sq. ft.	835	\$62,625
c.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:									\$104,625

Notes:

- a. Replace all exterior windows in the facility. Increased the unit price from recent bids.
- b. In addition to the classroom windows, the glass entry doors and surrounding glass storefront need to be replaced.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Burbank Early Childhood School
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37,997 sq. ft.



G. Structure: Foundation

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Investigation to find water source and required remedy	Added	x			\$10,000.00	allowance	1		\$10,000
b.	Remedy water infiltration in rooms 100, 102, 104	Added	x			\$40,000.00	allowance	1		\$40,000
c.	Other:									\$0
d.	Other:									\$0
e.	Other:									\$0
f.	Other:									\$0
g.	Other:									\$0
h.	Other:									\$0
i.	Other:									\$0
j.	Other:									\$0
Sum:										\$50,000

Notes:

a.	Water comes into building at floor along north wall in rooms 100, 102, 104. The allowance costs above are to identify and potentially remedy the problem.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School

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37,997 sq. ft.

H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	120	\$630
b. Exterior Masonry Cleaning	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	18,036	\$27,054
c. Exterior Masonry Sealing	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	18,036	\$18,036
d. Exterior Caulking	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.50	ln. ft.	200	\$1,100
e. Install Control Joints	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$60.00	ln. ft.	672	\$40,320
f. Re-anchor Stone Veneer Cornice	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$40.00	sq. ft.	32	\$1,280
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$88,420

Notes:

- a. Tuckpointed was noted and confirmed as required at the chimney.
- b. The assessment recommended cleaning the exterior masonry due to age and weathering. The quantity was adjusted to clean and seal the entire building masonry.
- c. The assessment recommended cleaning the exterior masonry due to age and weathering. The quantity was adjusted to clean and seal the entire building masonry.
- d. Replacement of caulking is needed at stone veneer near the first floor pre-school room exterior doors.
- e. The building currently doesn't have any control joints in the masonry to keep the veneer from getting structural cracks. The recommendation is to install control joints every 20 feet around the building.
- f.
- g.
- h.
- i.
- j.

Burbank Early Childhood School
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37,997 sq. ft.



I. Structure: Floors and Roofs

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School

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37,997 sq. ft.

J. General Finishes

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Complete Replacement of Finishes and Casework (Elementary)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15.90	sq. ft.	37,997	\$604,152
b. Toilet Partition/Accessory Replacement	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.50	sq. ft.	37,997	\$18,999
c. Door, Frame, and Hardware	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,300.00	each	17	\$22,100
d. Tackboards	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.30	sq. ft.	37,997	\$11,399
e. Markerboards	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.30	sq. ft.	37,997	\$11,399
f. Basketball Backboard Replacement	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3,200.00	each	2	\$6,400
g. Kitchen Exhaust Hood	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$14,500.00	ea	1	\$14,500
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$688,949

Notes:

a.	ACT ceilings are in poor condition due to water/moisture damage. Casework in classrooms are in poor condition.
b.	14 stalls
c.	
d.	
e.	Tackboards are original to the building and would need to be replaced within the next 10 years but could possibly go to 15 years.
f.	Chalkboards are currently installed throughout but don't meet OSDM standards and would need to be replaced along with finishes in the building.
g.	The basketball backboards have never been replaced and wasn't a critical item for the use of the building. The backboards would need to be replaced, especially if the use of the building were to change.
h.	
i.	
j.	

Burbank Early Childhood School

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37,997 sq. ft.

K. Interior Lighting

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Complete Building Lighting Replacement	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$7.00	sq. ft.	37,997		\$265,979
b.	Exterior Metal Halide Fixture Replacement	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,500.00	each	14		\$49,000
c.	Occupancy Sensors	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.81	sq. ft.	19,000		\$15,390
d.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:										\$330,369

Notes:

- a. T8 fluorescents installed in 1997. In good condition. Can expect 10 years of life left.
- b. Exterior wall pack lighting and parking lot lighting is metal halide HID source. LED fixtures are now cost effective to replace these in near future for low maintenance and energy savings.
- c. Adding occupancy sensors now will help with use and energy usage for the building. The energy payback will be within 5 years. This is a recommended immediate change before the entire lighting system is replaced after 10 years.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Burbank Early Childhood School
Complete Building

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37,997 sq. ft.



L. Security Systems

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Security System: Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.85	sq. ft.	37,997	\$70,294
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$70,294

Notes:

a.	CCTV system is lacking. Complete upgrade recommended.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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37,997 sq. ft.

M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	37,997	\$37,997
b. New Emergency Generator	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.64	sq. ft.	37,997	\$24,318
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$62,315

Notes:

a.	Individual emergency egress and exit signs battery units appear to be in good condition.
b.	Building is not currently equipped with an emergency generator. Includes districbution.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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37,997 sq. ft.

N. Fire Alarm

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Fire Alarm System: Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	37,997	\$75,994
b.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$75,994

Notes:

a.	Simplex 4020 older technology system should be replaced with 10years. Increased the unit price to reflect recent bids.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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37,997 sq. ft.

O. Handicapped Access

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Handicapped Hardware	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$350.00	set	51	\$17,850
b. ADA Drinking Fountains	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	2	\$10,000
c. ADA Plumbing Fixtures	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	5	\$10,000
d. Toilet Partitions	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,000.00	stall	5	\$5,000
e. Remount Restroom Mirrors to Handicapped Height	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$285.00	per restroom	5	\$1,425
f. Provide Toilet Accessories	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.00	per restroom	0	\$0
g. Elevator Modernization	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$120,000.00	lump sum	1	\$120,000
h. Signage	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.20	sq. ft.	37,997	\$7,599
i. Lift to Stage	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	each	1	\$15,000
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$186,874

Notes:

- a. Increased quantity to include all doors.
- b. Increased unit price
- c. Increased unit price
- d.
- e.
- f. Assessment recommended this line item but it was also covered in section J so it was removed here.
- g. Recommend review with building official whether existing elevator needs to be upgraded to comply with ANSI A117.1. This upgrade would cover ADA upgrades, controller, machinery and finishes.
- h.
- i.
- j.

Burbank Early Childhood School

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37,997 sq. ft.

P. Site Conditions

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Concrete Sidewalk	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.69	sq. ft.	1,200	\$5,628
b. Provide Concrete Dumpster Pad	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,400.00	each	2	\$4,800
c. Base Sitework Allowance for Unforeseen Circumstances	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$50,000.00	allowance	1	\$50,000
d. Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq.ft.	37,997	\$56,996
e. Replace Brick Pavers at Flagpole	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$15.00	sq. ft.	113	\$1,695
f. Playground Pavilion - Gutters/Downspouts	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$2,500.00	lump sum	1	\$2,500
g. Door to Outdoor Enclosure	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	leaf	2	\$4,000
h. Fire Protection - 6" Tap Fee	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$35,000.00	allowance	1	\$35,000
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
k. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
l. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$160,619

Notes

a.	
b.	
c.	
d.	
e.	
f.	Replace missing gutters and downspouts. Stain/seal exposed wood framing.
g.	Hollow metal door and frame to exterior enclosure is rusted and damaged. Replace doors and frame.
h.	Our team analysis determined that the existing water service line is not large enough to support the recommended full building sprinkler system.
i.	
j.	
k.	
l.	

Burbank Early Childhood School
Complete Building

11/6/2015

37,997 sq. ft.



Q. Sewage System

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School
Complete Building

11/6/2015

37,997 sq. ft.



R. Water Supply

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School
Complete Building

11/6/2015

37,997 sq. ft.



S. Exterior Doors

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Door Leaf/Frame and Hardware: Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per leaf	2	\$4,000
b.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$4,000

Notes:

a.	Gap between doors. Repair/Replace double door. IMG 6777.jpg.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School
Complete Building

11/6/2015

37,997 sq. ft.



T. Hazardous Material

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Resilient Flooring Removal, Including Mastic:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	16,555 Required	\$49,665
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$49,665

Notes

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School

Complete Building

11/6/2015



37,997 sq. ft.

U. Life Safety

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System: Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.20	sq. ft.	37,997	\$121,590
b. Interior Stairwell Closure: Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$20,000.00	per level	4	\$80,000
c. Handrails Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	level	6	\$30,000
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$231,590

Notes:

- a.
- b. Monumental stair in atrium does not need to be enclosed provided that Second floor occupants could exit through Office 201 to Stair 223. Enclosed stairwell needs direct access to exterior. Note: Recommend review with building official on enclosing stairwells.due to existing layout.
- c. Provide 42" H guardrail at landing and atrium area.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Burbank Early Childhood School
Complete Building

11/6/2015



37,997 sq. ft.

V. Loose Furnishings

	Item	Confirmed	5	10	15	Cost	Unit	Quantity	Sum
a.	Required Furniture Updates	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	37,997	\$151,988
b.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:									\$151,988

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School
Complete Building

11/6/2015



37,997 sq. ft.

W. Building Technology

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Building Technology Replacement	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$13.18	sq. ft.	37,997	\$500,800
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$500,800

Notes:

a.	Building technology system should be upgraded within 5 years in accordance with District wide plans.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School

Complete Building

11/6/2015



37,997 sq. ft.

X. General Requirements & Contingencies

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Regional Cost Factors		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor			\$0
b. Construction Contingency	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.00%	percent	4,925,871		\$344,811
c. Design/Estimating Contingency	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.00%	percent	4,478,065		\$447,806
d. Phasing, General Requirements and Swing Space	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.00%	percent	4,478,065		\$223,903
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$1,016,521

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet identified.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood School
Complete Building

11/6/2015

37,997 sq. ft.



Y. Other Project Related Costs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors		<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor		\$0
b. Other Project Related Costs	Edited	<input type="checkbox"/>	<input type="checkbox"/>	18.00%	percent	5,494,586	\$989,025
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$989,025

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complexed, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Burbank Early Childhood

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
HVAC System Replacement: Gymnasium Unit	Replace Fabric Canopy	Convert to Ducted System
Classroom Ventilation Air	Overflow Roof Drains and Piping	Controls
Kitchen Exhaust Hood	Replace Windows	Air-Cooled Split System Chiller
Kiln Exhaust	Replace Glazing at Entrances	Single Ply Membrane
General Rooftop Exhausts	Exterior Masonry Cleaning	Electrical System Replacement
Single Ply Membrane	Exterior Masonry Sealing	Toilet (Remove/Replace)
Repair/Replace Cap Flashing and Coping	Exterior Caulking	Urinal (Remove/Replace)
Add New Roof Drain to Lower Roof	Install Control Joints	Sink (Remove/Replace)
1971 Elec. Panel & Feed Replacement	Re-anchor Stone Veneer Cornice	Playground Pavillion - Gutters/Downspouts
Back Flow Preventer	Door, Frame, and Hardware	
Kitchen Waste Grease Interceptor	Basketball Backboard Replacement	
Domestic Water Heating System	Complete Building Lighting Replacement	
Water Coolers	Emergency/Egress Lighting:	
Investigation to find water source and required remedy	New Emergency Generator	
Remedy water infiltration in rooms 100, 102, 104	Fire Alarm System	
Tuckpointing	Handicapped Hardware	
Complete Replacement of Finishes and Casework (Elementary)	ADA Drinking Fountains	
Toilet Partition/Accessory Replacement	ADA Plumbing Fixtures	
Tackboards	Toilet Partitions	
Markerboards	Remount Restroom Mirrors to Handicapped Height	
Kitchen Exhaust Hood	Provide Toilet Accessories	
Exterior Metal Halide Fixture Replacement	Concrete Sidewalk	
Occupancy Sensors	Provide Concrete Dumpster Pad	
Security System	Base Sitework Allowance for Unforeseen Circumstances	
Elevator Modernization	Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	
Signage	Replace Brick Pavers at Flagpole	
Lift to Stage	Door to Outdoor Enclosure	
Required Furniture Updates	Fire Protection - 6" Tap Fee	
Building Technology Replacement	Door Leaf/Frame and Hardware	
	Resilient Flooring Removal, Including Mastic	
	Sprinkler/Fire Suppression System	
	Interior Stairwell Closure	
	Handrails	



Barrington Elementary School Physical Assessment

December 8, 2015

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT BARRINGTON ELEMENTARY SCHOOL



Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Barrington Elementary School. Per the district's request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Barrington Elementary School on October 5, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.



Roof sections in need of repair/replacement



Damaged slate tile roof and drainage



Classroom general finish upgrades needed



Classroom entry reconfigurations



Timeworn HVAC system



Building chiller near end of life



Window replacement

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Barrington Elementary School:

- Updates to HVAC & plumbing systems throughout
- Improvements to membrane roof, partial slate roof replacement, dormer, gutters, drains
- Electrical updates needed, including the 1949 addition panels, feeders, and branch circuitry
- Exterior window replacements required
- Necessary upgrades to kitchen equipment including kitchen hood exhaust
- Updates to timeworn finishes, including casework and lockers
- Additional provisions for ADA accessibility required
- Improvements required for fire alarm and sprinkler system
- New water service for fire suppression system for enhanced capacity
- Additional exterior lighting for safety and extended use of the site
- Classroom entrance reconfiguration to allow for ADA accessibility
- Enhancements needed to storm sewer/drainage and turf between playground and ball field

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- HVAC system replacement including conversion to ducted system
- Replacement of roof system including gutters and roof access hatch
- Update electrical panels, feeders, and branch circuits from 1949 addition
- Updates necessary for domestic and sanitary systems
- Exterior upgrades including window replacements and canopy fascia repair
- Replace kitchen equipment
- Add exterior lighting for enhanced safety and use of the site
- Upgrades to security system
- Updates to existing parking spaces and addition of parking spaces
- Required furniture replacement

Intermediate need (5-10 years):

- Additional HVAC system replacements
- Remaining electrical system replacements together with lighting
- New toilet room fixtures including toilets, urinals, and sinks
- Exterior Masonry cleaning, caulking, and tuck-pointing
- Interior finish improvements including ceilings and flooring
- Specialties updates such as tackboards, chalkboards, and lockers
- Complete replacement of casework
- Updates to comply with current ADA requirements
- Fire alarm system upgrades
- Elevator modernization
- Hazardous material abatement
- Updates to building technology
- Various sitework updates required

Deferred need (10-15 year):

- Boiler replacement
- HVAC systems controls upgrades
- Addition of emergency generator and distribution

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT BARRINGTON ELEMENTARY SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Broke out the various pieces of equipment in order to allow for phased replacements.
B.	Roofing	Increased unit pricing for roofing systems due to current market conditions. Increased quantity of downspout replacement to include gymnasium. Included the replacement of the dormer and window on the south side of the building.
C.	Not Used	N/A
D.	Electrical Systems	Added the replacement of 1949 addition cloth covered branch circuit wiring to the scope of work.
E.	Plumbing and Fixtures	Added a master backflow preventer at the main domestic water entrance and the replacement of the kitchen grease interceptor. Also increased unit costs for replacement of plumbing fixtures due to current market conditions.
F.	Windows	Increased unit costs of replacing glass block with windows due to current market conditions. Also added paint at window sills where currently peeling off and replacing windows with thermal glazing.
G.	Structure	N/A
H.	Structure Walls And Chimneys	Increased quantity of exterior masonry cleaning and sealing to include the entire building. Also revised the approach to cover existing exterior tectum soffits. Included some brick replacement and fixes not initially identified on original assessment.
I.	Structure: Floors and Roofs	Removed the addition of fire rated drywall which was deemed to be unnecessary to provide proper fire separation.
J.	General Finishes	Added replacement of student lockers and the replacement of the operable partition in the kindergarten classrooms. Upgraded kitchen equipment to include reconfiguration with walk-in cooler/freezer. Revised amount of ceramic/quarry tile.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent. Added the installation of exterior light fixtures not originally covered in the OFCC assessment.
L.	Security Systems	N/A
M.	Emergency/Egress Lighting	Added the installation of an emergency generator and distribution.
N.	Fire Alarm	Will require the updating of this entire system to remove obsolete technology. The unit price was also increased based on working conditions within the building.
O.	Handicapped Access	Added the signage, door entrance configurations, and elevator modernization required to provide proper ADA compliance. Also, increased the unit cost for replacement of ADA compliant plumbing fixtures.
P.	Site Conditions	Added a new fire suppression system service tap.
Q.	Sewage System	N/A
R.	Water Supply	N/A
S.	Exterior Doors	Added a replacement of door into the chiller yard as well as the main entry door frame repainting.
T.	Hazardous Material	N/A
U.	Life Safety	Increased the quantity of fire sprinkler upgrades to include the 2009 addition not already protected. Increased the allowance to enclose stairways to meet code and increased the cost for new railings.
V.	Loose Furnishings	N/A
W.	Building Technology	Increased the building technology system replacement cost to align with current market pricing.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$17,709,600. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$14,407,439 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Barrington Elementary School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Barrington Elementary School
Assessment Cost Summary

11/6/2015



Gross Area: 85,062 SF

						Costs to Defer Renovations Over 15 Years		
	2014 Assessment	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years
A. HVAC	\$2,902,300	\$34.12	\$2,898,600	\$34.08	-\$3,700	\$2,033,832	\$445,069	\$419,729
B. Roofing	\$211,100	\$2.48	\$315,100	\$3.70	\$104,000	\$235,618	\$79,480	\$0
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
D. Electrical Systems	\$1,380,600	\$16.23	\$1,380,600	\$16.23	\$0	\$580,839	\$799,717	\$0
E. Plumbing and Fixtures	\$302,500	\$3.56	\$364,800	\$4.29	\$62,300	\$145,273	\$219,500	\$0
F. Windows	\$1,800	\$0.02	\$237,100	\$2.79	\$235,300	\$210,000	\$27,100	\$0
G. Structure	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
H. Structure Walls And Chimneys	\$65,500	\$0.77	\$176,000	\$2.07	\$110,500	\$12,375	\$163,603	\$0
I. Structure: Floors and Roofs	\$99,100	\$1.17	\$0	\$0.00	-\$99,100	\$0	\$0	\$0
J. General Finishes	\$781,800	\$9.19	\$1,211,100	\$14.24	\$429,300	\$281,700	\$929,442	\$0
K. Interior Lighting	\$425,300	\$5.00	\$661,400	\$7.78	\$236,100	\$66,000	\$595,434	\$0
L. Security Systems	\$157,400	\$1.85	\$157,400	\$1.85	\$0	\$157,365	\$0	\$0
M. Emergency/Egress Lighting	\$85,100	\$1.00	\$139,500	\$1.64	\$54,400	\$85,062	\$0	\$54,440
N. Fire Alarm	\$127,600	\$1.50	\$170,100	\$2.00	\$42,500	\$0	\$170,124	\$0
O. Handicapped Access	\$365,200	\$4.29	\$593,900	\$6.98	\$228,700	\$0	\$593,882	\$0
P. Site Conditions	\$187,100	\$2.20	\$222,100	\$2.61	\$35,000	\$9,493	\$212,593	\$0
Q. Sewage System	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
S. Exterior Doors	\$0	\$0.00	\$4,500	\$0.05	\$4,500	\$4,000	\$500	\$0
T. Hazardous Material	\$20,900	\$0.25	\$20,900	\$0.25	\$0	\$0	\$20,878	\$0
U. Life Safety	\$245,600	\$2.89	\$336,200	\$3.95	\$90,600	\$90,000	\$246,202	\$0
V. Loose Furnishings	\$85,100	\$1.00	\$85,100	\$1.00	\$0	\$85,062	\$0	\$0
W. Building Technology	\$865,900	\$10.18	\$976,500	\$11.48	\$110,600	\$0	\$976,512	\$0
X. General Requirements & Contingencies	\$581,700	\$6.84	\$2,258,800	\$26.55	\$1,677,100	\$907,232	\$1,243,968	\$107,636
Y. Other Project Related Costs	\$1,448,400	\$17.03	\$2,197,739	\$25.84	\$749,339	\$882,693	\$1,210,321	\$104,725
Total Estimate to Renovate Now	\$10,340,000	\$121.56	\$14,407,439	\$169.38	\$4,067,439	\$5,786,500	\$7,934,300	\$686,500
Inflation Costs to Defer Renovations:						28%		
Escalation to 2018 start						\$578,700		
Escalation to 2023 start							\$2,380,300	
Escalation to 2028 start								\$343,300
Estimated Renovation Costs per Time Period						\$6,365,200	\$10,314,600	\$1,029,800
Total Estimated Renovation Costs - Including Escalation						\$17,709,600		

Barrington Elementary School

11/6/2015

85,062 sq. ft.



A. Heating System

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement: (1939, 1949, 1958, 2009)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15.06	sq. ft.	85,062	\$1,281,034
b. Convert to Ducted System: (1939, 1949, 1958, 2009)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$8.00	sq. ft.	85,062	\$680,496
c. Boilers	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$22.00	MBH	2,127	\$46,784
d. Controls	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$3.15	sq. ft.	85,062	\$267,945
e. Pumps	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.30	sq. ft.	85,062	\$25,519
f. Air Cooled Chillers	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$840.00	ton	309	\$259,826
g. Indoor air handlers	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$22,000.00	ls	1	\$22,000
h. RTUs on eastern half of building	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.85	sq. ft.	28,500	\$81,225
i. Exhaust Fans	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.85	sq. ft.	85,062	\$72,303
j. DOAS Units	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$65,000.00	ls	1	\$65,000
k. Ductless Split for Server Room	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$12,500.00	ls	1	\$12,500
l. Kindergarden AHU	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$32,500.00	ls	1	\$32,500
m. Gymnasium Condensing Unit	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$27,500.00	ls	1	\$27,500
n. Pumps	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$24,000.00	ls	1	\$24,000
Sum:								\$2,898,631

Barrington Elementary School

11/6/2015

85,062 sq. ft.



A. Heating System (Continued)

Notes:

a.	We recommend that the entire HVAC system should be replaced within 15 years. This line item covers immediate system replacement with the exception of the equipment items listed below that can last a little longer.
b.	
c.	Hot water boilers were converted from steam to hot water. A smaller condensing boiler runs during the light load conditions. All boilers appear to be in good condition and should be planned to be replaced in 10 to 15 years.
d.	Controls are all DDC, but are not the modern protocols that JCI appears to be moving with in the future. Replacement should be planned for between 10 and 15 years.
e.	Circulation pumps are in fair condition and should be planned to be replaced in 5 to 10 years.
f.	The air cooled chillers are in fair condition and should planned to be replaced in 5 to 10 years. The replacement units should have low sound options included because of the proximity to residential houses.
g.	The indoor air handlers are in good condition and full replacement is not anticipated in the next 15 years. Components such as VFDs and fan could be replaced without a full rebuild.
h.	There are multiple small RTUs serving the single story pods. These units are in good condition, but have a limited life expectancy. Replace should be planned for 5 to 10 years.
i.	There is medium sized RTU that serves the media center. It is in good condition, but should plan on being replaced in 5 to 10 years.
j.	Most of the exhaust fans for the building are old and in poor condition. These should be replaced within the next 5 years.
k.	The DOAS units serving the eastern portion of the building are in good condition. These units should be planned to be replaced in 10 to 15 years.
l.	The ductless split AC unit serving the server room is in good condition, but is likely oversized. It should plan on being replace in 10 to 15 years.
m.	The indoor air handler that serves the kindergarten classroom is in fair condition and should plan on being replaced in 5 to 10 years.
n.	The gymnasium AHU is served by a condensing unit on grade that should plan on being replaced in 10 to 15 years.
o.	The circulating pumps should be replaced at the same time as the chiller in approximately 5 to 10 years.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



B. Roofing

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Single Ply Membrane (1939, 1949)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$12.00	sq. ft.	16,994	\$203,928
b.	Gutters/Downspouts (1939, 1949)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$30.00	ln. ft.	123	\$3,690
c.	Overflow Roof Drains and Piping (1939, 1949, 1958, 2009)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3,724.00	per unit	20	\$74,480
d.	Roof Access Hatch (1939)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,000.00	per unit	1	\$3,000
e.	Slate Roof Repairs (1939, 1949)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$20.00	per unit	500	\$10,000
f.	Roof Access Door to Roof Adjacent to Mechanical Room	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	lump sum	1	\$5,000
g.	Replace Wood Dormer and Window	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	lump sum	1	\$15,000
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
k.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: **\$315,098**

Notes:

- a. Increased the unit price for single ply membrane replacement.
- b. Increase unit price for gutters and downspouts to meet style of building. Increased qty to include downspout replacement at the 2009 gymnasium.
- c. Increased unit price
- d. Increased unit price to include demolition of old hatch and installation in existing roof.
- e.
- f. Repair pipe insulation at roof access door. Provide steps or protection over pipe.
- g. The dormer in the mansard room on the South side of the building is in need of desperate repair and window replacement. Installation will be complicated at this portion of the building.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



C. Not Used

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Barrington Elementary School

11/6/2015

85,062 sq. ft.



D. Electrical Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Electrical System Replacement (1939, 1949, 1958, 2009)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$16.23	sq. ft.	49,274	\$799,717
b. Panels, feeders, branch circuits in 1949 addition	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$16.23	sq. ft.	35,788	\$580,839
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$1,380,556

Notes:

- a. The electrical system was partially replaced in 1997 with new switchgear- 2500a 208,120v located in the basement. It is in good condition with 10-15 years of life expectancy. The 2009 Addition has a switchboard installed within it at that time and in good condition. The 1958 addition has dated electrical equipment at end of life and should be replaced. The 1939 addition electrical equipment is in fair condition having been replaced some years ago.
- b. The 1949 addition has panels, feeders, and cloth covered branch circuit wiring that needs immediate replacement. It is a potential hazard.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Back Flow Preventer:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	1	\$5,000
b. Domestic Supply Piping:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.50	sq. ft.	18,703	\$65,461
c. Sanitary Waste Piping:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	18,703	\$74,812
d. Toilet (New):	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	2	\$10,000
e. Toilet (Remove/Replace):	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	47	\$94,000
f. Urinal (Remove/Replace):	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	19	\$38,000
g. Sink (New):	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4,000.00	unit	6	\$24,000
h. Sink (Remove/Replace):	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,500.00	unit	26	\$39,000
i. Grease Trap or Oil Interceptor:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$6,000.00	ea.	1	\$6,000
j. Kitchen 3-compartment sink replacement	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$8,500.00	ea	1	\$8,500
Sum:								\$364,773

Notes:

- a. The domestic water entrance needs a master backflow preventer.
- b.
- c. Increased unit price to cover work within the existing crawl space.
- d. Increased unit price
- e. Increased unit price
- f. Increased unit price
- g. Increased unit price
- h. Increased unit price
- i.
- j. The kitchen three-compartment sink has a point of use above ground grease interceptor. It should be planned to be replace within 5 to 10 years.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



F. Windows

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Replace Glass Block With Windows	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$70.00	sq. ft.	30	\$2,100
b. Paint at Window Sills	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$500.00	ea	50	\$25,000
c. Replace Windows	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$70.00	sq. ft.	3,000	\$210,000
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: **\$237,100**

Notes:

- a. Increased unit cost.
- b. Moisture seems to be an issue at window sills at classroom 205 and 207. Paint is peeling off. Potentially caused by insufficient insulation.
- c. The trims are loose in a few classrooms in 1939 and 1949, which make the window inoperable. Glazing isn't thermal glazing and should be replaced. Quantity based off of a rough number from exterior pictures.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



G. Structure: Foundation

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	<input style="width: 100%; height: 25px;" type="text"/>
b.	<input style="width: 100%; height: 25px;" type="text"/>
c.	<input style="width: 100%; height: 25px;" type="text"/>
d.	<input style="width: 100%; height: 25px;" type="text"/>
e.	<input style="width: 100%; height: 25px;" type="text"/>
f.	<input style="width: 100%; height: 25px;" type="text"/>
g.	<input style="width: 100%; height: 25px;" type="text"/>
h.	<input style="width: 100%; height: 25px;" type="text"/>
i.	<input style="width: 100%; height: 25px;" type="text"/>
j.	<input style="width: 100%; height: 25px;" type="text"/>

Barrington Elementary School

11/6/2015

85,062 sq. ft.



H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	1,610	\$8,453
b. Exterior Masonry Cleaning	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	41,484	\$62,226
c. Exterior Masonry Sealing	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	41,484	\$41,484
d. Exterior Caulking	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.50	ln. ft.	80	\$440
e. Canopy Fascia Repair	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$20.00	sq. ft.	200	\$4,000
f. Scrape and Paint Lintels	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$7.50	ln. ft.	50	\$375
g. Repair and Paint EIFS Surfaces	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	1,000	\$3,000
h. Cover Exterior Tectum Soffit w/ Metal Panel	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$30.00	sq. ft.	1,700	\$51,000
i. Repair Missing Bricks Inside Kitchen Vestibule	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	lump sum	1	\$5,000
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$175,978

Notes:

a.	
b.	Quantity increased to clean and seal the entire building
c.	Quantity increased to clean and seal the entire building
d.	
e.	
f.	Scrape and paint exposed steel.
g.	
h.	Exterior tectum soffits in the classroom pods could allow water to wick back inside the enclosed spaces because the tectum deck is continuous. By covering the tectum on the exterior soffits it will help prevent water issues and provide a cleaner look.
i.	The small room off of the kitchen with the hot water heater is missing some bricks and generally needs touched up and tuckpointed.
j.	

Barrington Elementary School

11/6/2015

85,062 sq. ft.



I. Structure: Floors and Roofs

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Fire Rated drywall over Existing Wood Ceiling Joists	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	28,300	\$0
b.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:									\$0

Notes:

- a. The wood trusses sit upon a concrete floor deck separating the attic space from the occupied space. The team does not believe additional drywall is needed to provide a rated separation.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



J. General Finishes

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Acoustic Ceiling	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	64,634	\$258,536
b.	Vinyl Enhanced Tile (VET)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.10	sq. ft.	11,101	\$45,514
c.	Tackboard	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.30	sq. ft.	67,386	\$20,216
d.	Chalkboard/Markerboard	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.30	sq. ft.	67,386	\$20,216
e.	Lockers	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.73	sq. ft.	67,386	\$116,578
f.	Complete Replacement of Casework (only)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	67,386	\$269,544
g.	Toilet Partition/Accessory Replacement	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.50	sq. ft.	85,062	\$42,531
h.	Resilient Flooring Replacement, Including Mastic	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.25	sq. ft.	5,899	\$13,273
i.	Carpet Replacement (over RFC)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.50	sq. ft.	418	\$1,463
j.	Kitchen Exhaust Hood	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$56,000.00	per unit	1	\$56,000
k.	Painting	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	67,386	\$134,772
l.	Replace Operable Partition	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$40.00	sq. ft.	170	\$6,800
m.	Repalce Kitchen Equipment	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$112.50	sq. ft.	1,384	\$155,700
n.	Ceramic/Quarry Tile	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$20.00	sq. ft.	3,500	\$70,000
Sum:									\$1,211,142

Barrington Elementary School

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85,062 sq. ft.



J. General Finishes (Continued)

*The 2014 assessment addressed only the condition of the finishes within the building. Our team identified additional specialties and equipment that needs to be replaced.

Notes:

a.	
b.	
c.	
d.	
e.	This is for the full height student lockers within the classrooms. Most have been very worn due to student use.
f.	
g.	
h.	
i.	
j.	
k.	
l.	The operable partition separating portions of the kindergarten classroom is past its usable life. The cost includes replacement.
m.	Kitchen equipment is dated. The kitchen is a warming kitchen. Most items are frozen and warmed up. Kitchen needs to be reconfigured with walk-in cooler/freezer and prep areas available.
n.	Partial finish replacement above didn't include tile flooring and wall tile replacement in original building, 1949, 1958

Barrington Elementary School

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85,062 sq. ft.



K. Interior Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Complete Building Lighting Replacement: (1939, 1949, 1958, 2009)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7.00	sq. ft.	85,062	\$595,434
b. Exterior metal halide lighting fixtures upgrade to LED	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,500.00	ea	12	\$66,000
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$661,434

Notes:

- a. Fluorescent interior lighting fixtures are in fair condition and should be planned on replacement within 10 years. Increased unit price to replace with LED fixtures.
- b. Metal halide fixtures should be replaced within 5 years to obtain energy savings and reduced maintenance costs.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



L. Security Systems

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Security System: (1939, 1949, 1958, 2009)	Confirmed	x		\$1.85	sq. ft.	85,062	\$157,365
b. Other:							\$0
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$157,365

Notes:

a.	Security system is minimal and a complete replacement should be planned within 5 years.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Barrington Elementary School

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85,062 sq. ft.



M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting: (1939, 1949, 1958, 2009)	Confirmed	x			\$1.00	sq. ft.	85,062	\$85,062
b. Emergency generator and distribution	Added			x	\$0.64	sq. ft.	85,062	\$54,440
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$139,502

Notes:

- a. Emergency egress lighting is from battery pack units on walls and in ceilings. These units fail and need intermittent replacement as part of ongoing maintenance.
- b. An emergency generator and distribution system should be considered if the building will be kept longer than 10 years.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



N. Fire Alarm

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Fire Alarm System: (1939, 1949, 1958, 2009)	Edited	x		\$2.00	sq. ft.	85,062	\$170,124
b. Other:							\$0
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$170,124

Notes:

- a. Simplex 4020 is an older technology system and will be obsolete in the future. Replacement should be planned within 10 years. Increased the unit price for working within this building.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



O. Handicapped Access

Item		5	10	15	Cost	Unit	Quantity	Sum
a. ADA Drinking Fountains	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7,000.00	unit	11	\$77,000
b. ADA Plumbing Fixtures	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	12	\$24,000
c. Replace Doors	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	leaf	63	\$315,000
d. Remount Restroom Mirrors to Handicapped Height:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$285.00	per restroom	12	\$3,420
e. Handicapped Hardware	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$350.00	set	107	\$37,450
f. Signage	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.20	sq. ft.	85,062	\$17,012
g. Elevator Modernization	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$120,000.00	lump sum	1	\$120,000
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$593,882

Notes:

a.	
b.	
c.	Increased unit price for ADA compliant stalls.
d.	Includes reworking existing corridor walls to create accessibility to doorways.
e.	
f.	Cover the remainder of the doors not already adjusted in item d.
g.	
h.	
i.	
j.	

Barrington Elementary School

11/6/2015

85,062 sq. ft.



P. Site Conditions

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Existing Parking Spaces	Confirmed	x			-\$1,100.00	per unit	72	-\$79,200
b. Additional Parking Spaces Required for Elementary	Confirmed	x			\$121.00	per student	733	\$88,693
c. Base Sitework Allowance for Unforeseen Circumstances	Confirmed		x		\$50,000.00	allowance	1	\$50,000
d. Base Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	Confirmed		x		\$1.50	sq.ft.	85,062	\$127,593
e. Fire Protection - 6" new tap fee	Added		x		\$35,000.00	allowance	1	\$35,000
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$222,086

Notes

a.	This calculation takes the OFCC allowed parking spaces minus the parking spaces that already exist.
b.	See note a
c.	
d.	
e.	Our team analysis determined that the existing water service line is not large enough to support the recommended full building sprinkler system.
f.	
g.	
h.	
i.	
j.	

Barrington Elementary School

11/6/2015

85,062 sq. ft.



Q. Sewage System

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	<input style="width: 100%; height: 25px;" type="text"/>
b.	<input style="width: 100%; height: 25px;" type="text"/>
c.	<input style="width: 100%; height: 25px;" type="text"/>
d.	<input style="width: 100%; height: 25px;" type="text"/>
e.	<input style="width: 100%; height: 25px;" type="text"/>
f.	<input style="width: 100%; height: 25px;" type="text"/>
g.	<input style="width: 100%; height: 25px;" type="text"/>
h.	<input style="width: 100%; height: 25px;" type="text"/>
i.	<input style="width: 100%; height: 25px;" type="text"/>
j.	<input style="width: 100%; height: 25px;" type="text"/>

Barrington Elementary School

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85,062 sq. ft.



R. Water Supply

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	<input style="width: 100%; height: 25px;" type="text"/>
b.	<input style="width: 100%; height: 25px;" type="text"/>
c.	<input style="width: 100%; height: 25px;" type="text"/>
d.	<input style="width: 100%; height: 25px;" type="text"/>
e.	<input style="width: 100%; height: 25px;" type="text"/>
f.	<input style="width: 100%; height: 25px;" type="text"/>
g.	<input style="width: 100%; height: 25px;" type="text"/>
h.	<input style="width: 100%; height: 25px;" type="text"/>
i.	<input style="width: 100%; height: 25px;" type="text"/>
j.	<input style="width: 100%; height: 25px;" type="text"/>

Barrington Elementary School

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85,062 sq. ft.



S. Exterior Doors

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Clean and repaint door frames	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$500.00	ea	1	\$500
b. Repair/Replace damaged door	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per leaf	2	\$4,000
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$4,500

Notes:

- a. Base of the main entry door frames need to be repainted.
- b. Door into the chiller yard needs to be replaced due to warping.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

11/6/2015

85,062 sq. ft.



T. Hazardous Material

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Environmental Hazards Form (1939, 1949)					\$0.00	per form			\$0
b. Resilient flooring Removal, Including Mastic: (1939)	Confirmed		x		\$3.00	sq. ft.	5,899		\$17,697
c. Carpet Removal (over RFC): (1939)	Confirmed		x		\$1.00	sq. ft.	418		\$418
d. Acoustical Tile Mastic Removal (1939, 1958)	Confirmed		x		\$3.00	sq. ft.	921		\$2,763
e. Other:									\$0
f. Other:									\$0
g. Other:									\$0
h. Other:									\$0
i. Other:									\$0
j. Other:									\$0
Sum:									\$20,878

Notes

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Barrington Elementary School

11/6/2015

85,062 sq. ft.



U. Life Safety

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System: (1939, 1949, 1958)	Edited	x		\$3.20	sq. ft.	76,938	\$246,202
b. Interior Stairwell Closure: (1939, 1949)	Edited	x		\$20,000.00	per level	4	\$80,000
c. Handrails (1939, 1949)	Edited	x		\$5,000.00	level	2	\$10,000
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$336,202

Notes:

- a. Increased quantity to include portion of the 2009 addition that did not have sprinklers.
- b. Increased the quantity to enclose 2 stairways top and bottom. Increased the cost to cover handrails, guardrails, walls, doors, etc.
- c. Provide 2 sets of handrails at height that serve both adult and children. Provide 42" H. guardrail at stairs and landings. Changed quantity to 2 for original building main stair.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

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85,062 sq. ft.



V. Loose Furnishings

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Replacement of furnishings as required (1939, 1949, 1958, 2009)	Confirmed	x			\$1.00	sq. ft.	85,062	\$85,062
b. Other:								\$0
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$85,062

Notes:

a.	The furniture throughout seems to be in decent shape. Only partial replacement needed within 5 years.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Barrington Elementary School

11/6/2015

85,062 sq. ft.



W. Building Technology

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Building technology system replacement (1939, 1949, 1958, 2009)	Edited	x		\$11.48	sq. ft.	85,062	\$976,512
b. Other:							\$0
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$976,512

Notes:

- a. The building technology system is in fair condition but upgrade to modern data cabling should be planned within 10 years. The unit price was increased for recent costs.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

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85,062 sq. ft.



X. General Requirements & Contingencies

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors					1.00	factor		\$0
b. Construction Contingency	Confirmed				7.00%	percent	10,945,906	\$766,213
c. Design/Estimating Contingency	Added				10.00%	percent	9,950,824	\$995,082
d. Phasing, Gen. Requirements and Swing Space	Added				5.00%	percent	9,950,824	\$497,541
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
Sum:								\$2,258,837

Notes:

- a.
- b.
- c. This line was recommended by the team to cover unknown conditions and scope not yet identified.
- d. The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment totals.
- e.
- f.
- g.
- h.
- i.
- j.

Barrington Elementary School

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85,062 sq. ft.



Y. Other Project Related Costs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors				1.00	factor		\$0
b. Other Project Related Costs	Edited			18.00%	percent	12,209,661	\$2,197,739
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
Sum:							\$2,197,739

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complexed, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Barrington Elementary

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
HVAC System Replacement	HVAC System Replacement	Boilers
Convert to Ducted System	Convert to Ducted System	Controls
Exhaust Fans	Single Ply Membrane - Balance of Roof	DOAS Units
Single Ply Membrane	Overflow Roof Drains and Piping: Balance of Roof	Ductless Split for Server Room
Gutters/Downspouts	Electrical System Replacement	Gymnasium Condensing Unit
Roof Access Hatch	Toilet	Emergency generator and distribution
Slate Roof Repairs	Urinal	
Replace Wood Dormer and Window	Sink	
Panels, feeders, branch circuits in 1949 addition	Domestic Water Heater	
Back Flow Preventer	Grease Trap/Oil Interceptor	
Domestic Supply Piping	Domestic Hot Water Storage Tank	
Sanitary Waste Piping	Shower Valve/Head	
Replace Windows	Skylights, 10 year replacement	
Canopy Fascia Repair	Window panel replacement	
Scrape and Paint Lintels	Add weatherstripping	
Repair and Paint EIFS Surfaces	Pumps	
Repair Missing Bricks Inside Kitchen Vestibule	Air Cooled Chillers	
Kitchen Exhaust Hood	Indoor air handlers	
Repalce Kitchen Equipment	RTUs on eastern half of building	
Ceramic/Quarry Tile	Kindergarden AHU	
Exterior metal halide lighting fixtures	Pumps	
Security System:	Overflow Roof Drains and Piping	
Emergency/Egress Lighting	Roof Access Door to Roof Adjacent to Mechanical Room	
Existing Parking Spaces	Electrical System Replacement	
Additional Parking Spaces Required for Elementary	Toilet (New)	
Repair/Replace damaged door	Toilet (Remove/Replace)	
Interior Stairwell Closure	Urinal (Remove/Replace)	
Handrails	Sink (New)	
Required Furniture Replacement	Sink (Remove/Replace)	
	Grease Trap or Oil Interceptor	
	Kitchen 3-compartment sink replacement	
	Replace Glass Block With Windows	
	Paint at Window Sills	
	Tuckpointing	
	Exterior Masonry Cleaning	
	Exterior Masonry Sealing	
	Exterior Caulking	
	Cover Exterior Tectum Soffit w/ Metal Panel	
	Acoustic Ceiling	
	Vinyl Enhanced Tile (VET)	
	Tackboard	
	Chalkboard/Markerboard	
	Lockers	
	Complete Replacement of Casework (only)	
	Toilet Partition/Accessory Replacement	
	Resilient Flooring Replacement, Including Mastic	

Barrington Elementary

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
	Carpet Replacement (over RFC) Painting Replace Operable Partition Complete Building Lighting Replacement Fire Alarm System ADA Drinking Fountains ADA Plumbing Fixtures Replace Doors Remount Restroom Mirrors to Handicapped Height Handicapped Hardware Signage Elevator Modernization Base Sitework Allowance for Unforeseen Circumstances Base Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF Fire Protection - 6" new tap fee Clean and repaint door frames Resilient flooring Removal, Including Mastic Carpet Removal (over RFC) Acoustical Tile Mastic Removal Sprinkler/Fire Suppression System Building technology system replacement	



Greensview Elementary School Physical Assessment

December 8, 2015



Executive Summary

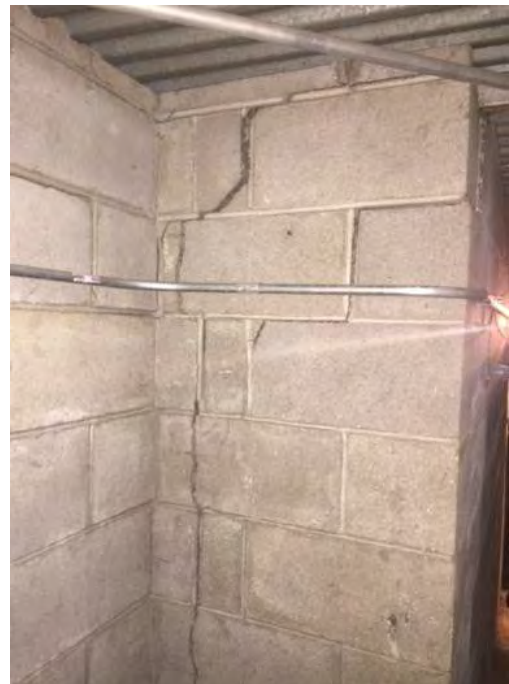
The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Greensview Elementary School. Per the district’s request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Greensview Elementary School on October 13, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.



Differential floor elevation due to structural settlement



Cracking due to hydrostatic pressure



Water infiltration



Site drainage issues



Top: Outdated HVAC Bottom: Timeworn Roof

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Greensview Elementary School:

- Water infiltration into service tunnel under corridor
- Structural settlement of corridor walls at classroom doors
- Hydrostatic pressure at corridors walls
- Outdated 2-Pipe Mechanical system, this results in a systems that can only be in heating or cooling mode and is very noisy
- Roof repair/replacement due to age and condition
- Drainage issues at west portion of the site and at north parking lot
- Need for a new water service for fire suppression and related tap/capacity

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- Full replacement of HVAC systems throughout the building
- Full replacement of electrical systems including fire alarm, lighting, security systems, and building technology throughout the building
- Add backflow preventer and replace water heater
- Upgrade of plumbing fixtures throughout the building
- Masonry repairs at tunnel
- Add drainlines in tunnel to address groundwater infiltration
- Exterior masonry tuckpointing, cleaning, and joint sealants
- Replace all finishes including flooring, ceilings, painting, and toilet partitions and accessories
- Replace doors and door hardware
- Various site improvements

Intermediate need (5-10 years):

- Roof replacement above south wing
- Replace lockers and casework
- Various site improvements
- Replace furnishings

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT GREENSVIEW ELEMENTARY SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Adjusted unit cost to better align with current market pricing. Added conversion to ducted system.
B.	Roofing	Added roof repairs and replacement at south wing.
C.	Not Used	N/A
D.	Electrical Systems	Added electrical panel costs in tunnel.
E.	Plumbing and Fixtures	Increased unit costs for replacement of plumbing fixtures.
F.	Windows	N/A
G.	Structure	Added masonry tuckpointing and repairs to tunnel walls. Provided allowance to add drainage in tunnel where groundwater is present.
H.	Structure Walls And Chimneys	Increased quantity of masonry tuckpointing.
I.	Structure: Floors and Roofs	N/A
J.	General Finishes	Adjusted unit price of ceiling tile and toilet partitions/accessories. Adjusted quantity of resilient flooring replacement. Added wall and ceiling paint.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent.
L.	Security Systems	N/A
M.	Emergency/Egress Lighting	Added costs for emergency generator and distribution.
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions.
O.	Handicapped Access	Increased the unit cost for replacement of ADA compliant drinking fixtures due to existing conditions. Added lift, ADA compliant door thresholds, and ADA signage.
P.	Site Conditions	N/A
Q.	Sewage System	N/A
R.	Water Supply	N/A
S.	Exterior Doors	N/A
T.	Hazardous Material	N/A
U.	Life Safety	Increased estimated cost to add fire suppression system based on current market conditions.
V.	Loose Furnishings	N/A
W.	Building Technology	Increased the estimated building technology system replacement cost to align with current market pricing.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$9,057,600. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$8,060,230 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Greensview Elementary School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Greensview Elementary School
Assessment Cost Summary

11/6/2015



Gross Area: 48,126 SF

						Costs to Defer Renovations Over 15 Years		
	2014 Assessment	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years
A. HVAC	\$1,257,100	\$26.12	\$1,708,500	\$35.50	\$451,400	\$1,708,473	\$0	\$0
B. Roofing	\$0	\$0.00	\$187,000	\$3.89	\$187,000	\$7,000	\$180,000	\$0
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
D. Electrical Systems	\$781,100	\$16.23	\$797,600	\$16.57	\$16,500	\$797,585	\$0	\$0
E. Plumbing and Fixtures	\$44,600	\$0.93	\$73,500	\$1.53	\$28,900	\$73,500	\$0	\$0
F. Windows	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
G. Structure	\$0	\$0.00	\$66,230	\$1.38	\$66,230	\$66,230	\$0	\$0
H. Structure Walls And Chimneys	\$84,000	\$1.75	\$91,300	\$1.90	\$7,300	\$91,275	\$0	\$0
I. Structure: Floors and Roofs	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
J. General Finishes	\$408,600	\$8.49	\$593,400	\$12.33	\$184,800	\$378,742	\$214,678	\$0
K. Interior Lighting	\$240,600	\$5.00	\$336,900	\$7.00	\$96,300	\$336,882	\$0	\$0
L. Security Systems	\$89,000	\$1.85	\$89,000	\$1.85	\$0	\$89,033	\$0	\$0
M. Emergency/Egress Lighting	\$48,100	\$1.00	\$78,900	\$1.64	\$30,800	\$78,927	\$0	\$0
N. Fire Alarm	\$72,200	\$1.50	\$96,300	\$2.00	\$24,100	\$96,252	\$0	\$0
O. Handicapped Access	\$123,800	\$2.57	\$220,800	\$4.59	\$97,000	\$220,765	\$0	\$0
P. Site Conditions	\$132,600	\$2.76	\$132,600	\$2.76	\$0	\$10,400	\$122,189	\$0
Q. Sewage System	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
S. Exterior Doors	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
T. Hazardous Material	\$49,600	\$1.03	\$49,600	\$1.03	\$0	\$49,596	\$0	\$0
U. Life Safety	\$156,000	\$3.24	\$266,700	\$5.54	\$110,700	\$266,693	\$0	\$0
V. Loose Furnishings	\$144,400	\$3.00	\$144,400	\$3.00	\$0	\$0	\$144,378	\$0
W. Building Technology	\$634,300	\$13.18	\$634,300	\$13.18	\$0	\$634,301	\$0	\$0
X. General Requirements & Contingencies	\$298,600	\$6.20	\$1,263,700	\$26.26	\$965,100	\$1,113,583	\$150,103	\$0
Y. Other Project Related Costs	\$743,500	\$15.45	\$1,229,500	\$25.55	\$486,000	\$1,083,463	\$146,043	\$0
Total Estimate to Renovate Now	\$4,564,600	\$94.85	\$8,060,230	\$167.48	\$3,495,630	\$7,102,700	\$957,400	\$0
Inflation Costs to Defer Renovations:						43%		
Escalation to 2018 start						\$710,300		
Escalation to 2023 start							\$287,200	
Escalation to 2028 start								\$0
Estimated Renovation Costs per Time Period						\$7,813,000	\$1,244,600	\$0
Total Estimated Renovation Costs - Including Escalation						\$9,057,600		

Greensview Elementary School

11/6/2015

48,126 sq. ft.



A. HVAC

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement	Edited	X			\$27.50	sq. ft.	48,126	\$1,323,465
b. Convert to Ducted System	Added	X			\$8.00	sq. ft.	48,126	\$385,008
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$1,708,473

Notes:

- a. Assumes replacement with hot water reheat VAV system (system options will be analyzed during options phase). Ducted return and outside air.
- b. Convert to ducted system to facilitate efficient exchange of conditioned air.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Greensview Elementary School

11/6/2015

48,126 sq. ft.



B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Patchwork repairs above kindergarten	Added	X			\$14.00	sq. ft.	500	\$7,000
b. Single Ply Membrane at south wing	Added		X		\$12.00	sq. ft.	15,000	\$180,000
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$187,000

Notes:

a.	Patching of roof blisters and replacement of roof drain body, reflash drain assembly. Reflash roof penetrations.
b.	Full Replacement roof area at south wing in 5-10 year period.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



C. Not Used

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



D. Electrical Systems

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Electrical System Replacement	Confirmed	x		\$16.23	sq. ft.	48,126	\$781,085
b. Panel within tunnel	Added	x		\$16,500.00	each	1	\$16,500
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$797,585

Notes:

a.	The entire electrical system requires replacement.
b.	Panel located in Area G tunnel, is located where standing water occurs. Water intrusion needs to be stopped in vicinity of electrical panel. Potentially create a water dam until water infiltration problem is resolved.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Back Flow Preventer	Confirmed	x			\$5,000.00	unit	1	\$5,000
b. Domestic Water Heater	Edited	x			\$10,500.00	per unit	1	\$10,500
c. Toilet (Remove/Replace)	Edited	x			\$2,000.00	unit	17	\$34,000
d. Sink (Remove/Replace)	Edited	x			\$1,500.00	unit	12	\$18,000
e. Grease Trap or Oil Interceptor	Confirmed	x			\$6,000.00	each	1	\$6,000
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$73,500

Notes:

a.	Provide reduced pressure backflow preventer.
b.	Provide new domestic water heater system.
c.	12 toilets need to be replaced.
d.	12 lavatories need to be replaced.
e.	Provide a grease interceptor.
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



F. Windows

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Existing conditions are satisfactory	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
Sum:							\$0

Notes:

a.	Existing conditions require no renovation or replacement.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



G. Structure: Foundation

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpoint foundation wall	Added	X			\$6.00	sq. ft.	2,560	\$15,360
b. Add drainline in tunnels	Added	X			\$55.00	In. ft.	834	\$45,870
c. Paint structural reinforcing	Added	X			\$5,000.00	ls	1	\$5,000
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$66,230

Notes:

a.	Tuckpoint and masonry repair at tunnel foundation wall. Continue to monitor reinforcing structural steel.
b.	New drainline added at base of wall draining to sump pump(s) within/adjacent to tunnel. Remedial structural reinforcing steel will need cleaned and painted, and maintained for longevity of solution.
c.	Corrosion present. Paint existing structural reinforcing.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing	Added	X			\$5.25	sq. ft.	1,500	\$7,875
b. Exterior Masonry Cleaning	Confirmed	X			\$1.50	sq. ft.	33,360	\$50,040
c. Exterior Masonry Sealing	Confirmed	X			\$1.00	sq. ft.	33,360	\$33,360
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$91,275

Notes:

a.	1,500 SF of Tuckpointing on Exterior Walls. Tuckpointing of entire chimney needs performed.
b.	Provide masonry cleaning as required throughout the facility.
c.	Provide masonry sealing as required throughout the facility.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



I. Structure: Floors and Roofs

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Existing structure appears satisfactory	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$0

Notes:

a.	Existing conditions require no renovation or replacement.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



J. General Finishes

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Acoustic Ceiling	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	43,666	\$174,664
b. Vinyl Enhanced Tile (VET)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.10	sq. ft.	18,376	\$75,342
c. Lockers	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.73	sq. ft.	43,666	\$75,542
d. Complete Replacement of Casework (only)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	34,784	\$139,136
e. Toilet partitions/accessories	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.50	sq. ft.	29,132	\$14,566
f. Resilient Flooring Replacement, Including Mastic	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2.25	sq. ft.	11,928	\$26,838
g. Painting	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	43,666	\$87,332
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$593,420

Greensview Elementary School

11/6/2015

48,126 sq. ft.



J. General Finishes (Continued)

*The 2014 assessment addressed only the condition of the finishes within the building. Our team identified additional specialties and equipment that needs to be replaced.

Notes:

a.	The addition of a fire suppression system would require removal and replacement with new. There is a 5% replacement required for stained tile due to roof leaks. Unit price adjusted.
b.	Replace existing floor tile with VET.
c.	Replace all lockers due to age and condition.
d.	Sinks within Classrooms to be replaced and re-plumbed with casework, 28 sinks in total (23 need replacement - 5 are in 2010 Addition). Bubblers need to be installed in each Classroom sink being replaced, 23 total.
e.	Replace all toilet partitions and accessories due to age and condition. Make ADA compliant.
f.	Replace existing resilient flooring with VET.
g.	Paint all wall and ceiling surfaces.
h.	
i.	
j.	

Greensview Elementary School

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48,126 sq. ft.



K. Interior Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Complete Building Lighting Replacement	Edited	x			\$7.00	sq. ft.	48,126	\$336,882
b. Other:								\$0
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$336,882

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

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48,126 sq. ft.



L. Security Systems

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Security System	Confirmed	x		\$1.85	sq. ft.	48,126	\$89,033
b. Other:							\$0
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$89,033

Notes:

a.	Provide new security system to meet current standards.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

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48,126 sq. ft.



M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	48,126	\$48,126
b. New Emergency Generator	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.64	sq. ft.	48,126	\$30,801
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$78,927

Notes:

- a. Exit signs and emergency egress lighting is from unit battery fixtures. These need annual maintenance, testing, and periodic replacement as batteries age.
- b. Consider installing an emergency generator and distribution.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Greensview Elementary School

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48,126 sq. ft.



N. Fire Alarm

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Fire Alarm System	Edited	x		\$2.00	sq. ft.	48,126	\$96,252
b.	Other:							\$0
c.	Other:							\$0
d.	Other:							\$0
e.	Other:							\$0
f.	Other:							\$0
g.	Other:							\$0
h.	Other:							\$0
i.	Other:							\$0
j.	Other:							\$0
Sum:								\$96,252

Notes:

a.	Provide a new fire alarm system to meet current standards.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

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48,126 sq. ft.



O. Handicapped Access

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Lifts	Confirmed	x		\$15,000.00	unit	1	\$15,000
b. ADA Drinking Fountains	Edited	x		\$5,000.00	unit	4	\$20,000
c. ADA Plumbing Fixtures	Edited	X		\$4,500.00	unit	22	\$99,000
d. Replace Doors	Confirmed	X		\$1,300.00	leaf	50	\$65,000
e. Remount Restroom Mirrors to Handicapped Height	Edited	X		\$285.00	per restroom	4	\$1,140
f. ADA Ramp at Classroom	Added	X		\$1,000.00	each	11	\$11,000
g. ADA Signage	Added	X		\$0.20	sq. ft.	48,126	\$9,625
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$220,765

Notes:

- a. Provide lift for stage accessibility.
- b. Five total inside building. 1 drinking fountain outside. Except the two in 2010 Addition, three inside and one outside need replaced with ADA Compliant fixtures.
- c. Provide ADA compliant toilet fixtures.
- d. All doors except in 2010 Addition to be replaced and made ADA compliant.
- e. Four restrooms need Toilet Accessories installed at correct heights for ADA Compliance in Original Building.
- f. Where door threshold is sloped due to settlement, grind classroom slab on grade to allow for ADA aluminum ramp installation.
- g. ADA compliant signage is recommended for the entire facility.
- h.
- i.
- j.

Greensview Elementary School

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48,126 sq. ft.



P. Site Conditions

Item	Confirmed	5	10	15	Cost	Unit	Quantity	Sum
a. Provide Concrete Dumpster Pad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,400.00	per unit	1	\$2,400
b. Base Sitework Allowance for Unforeseen Circumstances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$50,000.00	allowance	1	\$50,000
c. Base Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq.ft.	48,126	\$72,189
d. Mulch Removal & Replacement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	allowance	4	\$8,000
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$132,589

Notes

a.	Provide concrete dumpster pad.
b.	Clean out debris from area drains. Provide screening to prevent drains from being clogged.
c.	Addition of area drain and some regrading for play fields. Softball field is in good condition.
d.	Add new mulch to provide clean play areas, free from mud after rainfall.
e.	Allowances intended to cover site drainage issues.
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

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48,126 sq. ft.



Q. Sewage System

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



R. Water Supply

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



S. Exterior Doors

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Existing exterior doors are satisfactory <input type="checkbox"/> Confirmed <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
b. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
c. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
d. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
e. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
f. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
g. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
h. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
i. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
j. Other: <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0
Sum:							\$0

Notes:

a.	Existing conditions require no renovation or replacement.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

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48,126 sq. ft.



T. Hazardous Material

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Environmental Hazards Form	Confirmed	X			\$0.00	per form			\$0
b. Resilient flooring removal, including Mastic	Confirmed	X			\$3.00	sq. ft.	16,532		\$49,596
c. Other:									\$0
d. Other:									\$0
e. Other:									\$0
f. Other:									\$0
g. Other:									\$0
h. Other:									\$0
i. Other:									\$0
j. Other:									\$0
Sum:									\$49,596

Notes

a.	Engage a licensed environmental consultant to provide a formal analysis for proper mitigation and removal of all hazardous materials.
b.	See Above
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



U. Life Safety

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.50	sq. ft.	48,126	\$264,693
b. Mechanical Gas Shutoff Valve	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per unit	1	\$2,000
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$266,693

Notes:

a.	Flow test of water service would need to be verified for potential fire pump. Additional fire suppression water tap and second incoming water service line may be required by water department.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



V. Loose Furnishings

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Replacement of furnishings as required	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	48,126	\$144,378
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$144,378

Notes:

a.	OSFC provides an allowance for furniture replacement based on the CEFPI rating given by the assessment, which noted that most furnishings were in decent shape.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



W. Building Technology

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Building technology system replacement	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$13.18	sq. ft.	48,126	\$634,301
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$634,301

Notes:

a.	Unit cost was increased at team's recommendation based on current trends in building technology design and costs.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



X. General Requirements & Contingencies

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor	<input type="text"/>	\$0
b. Construction Contingency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.00%	percent	6,123,588	\$428,651
c. Design/Estimating Contingency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.00%	percent	5,566,898	\$556,690
d. Phasing, Gen. Requirements and Swing Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.00%	percent	5,566,898	\$278,345
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$1,263,686

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet defined.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment.
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary School

11/6/2015

48,126 sq. ft.



Y. Other Project Related Costs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	<input type="text"/>	<input type="text"/>	<input type="text"/>	1.00	factor	<input type="text"/>	\$0
b. Other Project Related Costs	<input type="text"/>	<input type="text"/>	<input type="text"/>	18.00%	percent	6,830,584	\$1,229,505
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$1,229,505

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complex, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Greensview Elementary

Description of Scope by Timeline		
0-5 Years	6-10 Years	11-15 Years
HVAC System Replacement	Single Ply Membrane Roof at south wing	
Convert to Ducted System	Lockers	
Patchwork repairs at roof above kindergarten	Complete Replacement of Casework (only)	
Electrical System Replacement	Sitework Allowance	
Panel within tunnel	Replacement of furnishings as required	
Back Flow Preventer		
Domestic Water Heater		
Toilet (Remove/Replace)		
Sink (Remove/Replace)		
Grease Trap or Oil Interceptor		
Tuckpoint foundation wall		
Add drainline in tunnels		
Paint structural reinforcing		
Tuckpointing		
Exterior Masonry Cleaning		
Exterior Masonry Sealing		
Acoustic Ceiling		
Vinyl Enhanced Tile (VET)		
Toilet partitions/accessories		
Resilient Flooring Replacement, Including Mastic		
Painting		
Complete Building Lighting Replacement		
Security System		
Emergency/Egress Lighting		
New Emergency Generator		
Fire Alarm System		
Lifts		
ADA Drinking Fountains		
ADA Plumbing Fixtures		
Replace Doors		
Remount Restroom Mirrors to Handicapped Height		
ADA Ramp at Classroom		
ADA Signage		
Provide Concrete Dumpster Pad		
Mulch Removal & Replacement		
Environmental Hazards Form		
Resilient flooring removal, including Mastic		
Sprinkler/Fire Suppression System		
Mechanical Gas Shutoff Valve		
Building technology system replacement		



Tremont Elementary School Physical Assessment

December 8, 2015



Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Tremont Elementary School. Per the district’s request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

On important distinction to make with Tremont Elementary is that the repairs that are recommended in this report DO NOT include any additions or renovations that are currently in progress in construction and design. Our team worked to coordinate our efforts with the work that is on-going at this building.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Tremont Elementary School on October 26, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.



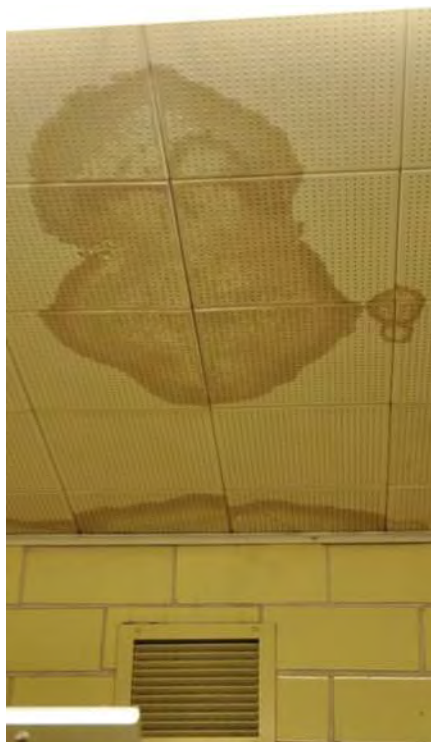
Roof needing repair



Outdated HVAC equipment



Air Cooled Chiller replacement



Leaking roof



Outdated casework



Timeworn finishes

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Tremont Elementary School:

- HVAC replacements needed for boilers, chillers, exhaust fans, and controls
- Electrical panels, feeders, and branch circuits at end of life and needing replacement
- Updates necessary to domestic and sanitary piping
- Roof repairs necessary due to standing water and leaking
- Classroom entry door updates required to provide proper ADA access
- Casework and finishes in original core of the building in need of replacement
- Addition of exterior lighting for increased safety and use of site.
- Hazardous material abatement required
- Out-of-date building technology
- Minor drainage issue in Kindergarten playground to be addressed

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- Replacement of various HVAC equipment including boilers, chiller, and exhaust fans
- Roof replacement over 1959 addition as well as slate roof repairs over 1952 addition
- Replacement of electrical panel and wiring in building additions
- Updates to domestic and sanitary systems including foundation drainage
- Replacement of casework and lockers
- Updates to toilet partitions and accessories
- Addition of exterior metal halide fixtures
- Plumbing fixture replacement to ADA compliant fixtures
- Address poor drainage throughout site
- Hazardous material abatement
- Building technology updates

Intermediate need (5-10 years):

- Remainder of HVAC system replacement
- Remainder of roofing replacement
- Updates to plumbing fixtures including toilet, urinals, and sinks
- Exterior updates including window replacement, lightning protection repair, brick veneer replacement, and masonry cleaning, sealing, and tuckpointing
- Replacement of finishes including painting, acoustic ceiling, and VCT flooring
- Addition of specialties such as tackboards & markerboards
- Complete building lighting replacement including emergency egress
- Building security system upgrades
- Addition of emergency generator
- Complete fire alarm system upgrade
- Remainder of ADA upgrades necessary
- Sitework remedies needed
- Provide new fire suppression service tap and necessary upgrades to fire suppression system
- Furnishing replacement as necessary

Deferred need (10-15 year):

- Complete electrical system replacement

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT TREMONT ELEMENTARY SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Reduced quantity of HVAC system replacement to reflect current construction work. Added the replacement of steam boilers and air cooled chillers. Also added means to repair/replace existing exhaust fans.
B.	Roofing	Increased unit costs for roofing replacements due to current market conditions. Added quantity of gutters/downspouts to be replaced. Added cost for difficulty of selective replacement of slate roof.
C.	Not Used	N/A
D.	Electrical Systems	N/A
E.	Plumbing and Fixtures	Increased quantity and unit costs for replacement of plumbing fixtures due to current market.
F.	Windows	Increased quantity of glass blocks at gym to be replaced.
G.	Structure	Increased unit cost of drainage tile due to current market conditions.
H.	Structure Walls And Chimneys	Added quantity of exterior masonry cleaning and sealing to include entire building. Also added costs to repair existing lightning protection.
I.	Structure: Floors and Roofs	Removed cost for fire rated drywall as it was determined unnecessary for the building code.
J.	General Finishes	Removed 1991 addition from ceiling removal offset by increased unit costs for remainder of building. Increased unit cost for updates needed for toilet partitions/accessories. Added costs for paint touchups throughout.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent. Added exterior lighting and occupancy sensors that were not include in the OFCC assessment.
L.	Security Systems	Identified specific items to be included in complete security system upgrade.
M.	Emergency/Egress Lighting	Added new emergency generator and distribution.
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions.
O.	Handicapped Access	Increased the unit cost for replacement of ADA compliant plumbing fixtures due to current market conditions. Added elevator modernization and signage to ensure ADA compliance.
P.	Site Conditions	Added cost for providing proper drainage on site as well as new fire suppression service tap.
Q.	Sewage System	N/A
R.	Water Supply	N/A
S.	Exterior Doors	Added replacement of select exterior doors.
T.	Hazardous Material	N/A
U.	Life Safety	Increased the allowance to enclose stairways to meet code and increased the quantity of new railings.
V.	Loose Furnishings	N/A
W.	Building Technology	Increased the estimated building technology system replacement cost to align with current market pricing.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT TREMONT ELEMENTARY SCHOOL



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$9,829,900. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$8,079,700 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Tremont Elementary School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Tremont Elementary
 Assessment Cost Summary

11/6/2015



Gross Area: SF 56,136 SF

						Costs to Defer Renovations Over 15 Years		
	2014 Assessment	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years
A. HVAC	\$1,915,400	\$34.12	\$1,370,500	\$24.41	-\$544,900	\$320,641	\$1,049,835	\$0
B. Roofing	\$69,000	\$1.23	\$182,500	\$3.25	\$113,500	\$146,900	\$35,588	\$0
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
D. Electrical Systems	\$911,100	\$16.23	\$740,200	\$13.19	-\$170,900	\$640,124	\$0	\$100,106
E. Plumbing and Fixtures	\$290,100	\$5.17	\$376,800	\$6.71	\$86,700	\$257,783	\$119,000	\$0
F. Windows	\$3,100	\$0.06	\$17,500	\$0.31	\$14,400	\$0	\$17,500	\$0
G. Structure	\$3,600	\$0.06	\$16,000	\$0.29	\$12,400	\$16,000	\$0	\$0
H. Structure Walls And Chimneys	\$3,300	\$0.06	\$68,700	\$1.22	\$65,400	\$0	\$68,668	\$0
I. Structure: Floors and Roofs	\$83,600	\$1.49	\$5,000	\$0.09	-\$78,600	\$5,000	\$0	\$0
J. General Finishes	\$575,200	\$10.25	\$510,300	\$9.09	-\$64,900	\$212,988	\$297,319	\$0
K. Interior Lighting	\$280,700	\$5.00	\$367,300	\$6.54	\$86,600	\$71,735	\$295,555	\$0
L. Security Systems	\$103,900	\$1.85	\$103,900	\$1.85	\$0	\$29,191	\$74,661	\$0
M. Emergency/Egress Lighting	\$56,100	\$1.00	\$80,700	\$1.44	\$24,600	\$0	\$80,708	\$0
N. Fire Alarm	\$84,200	\$1.50	\$112,300	\$2.00	\$28,100	\$0	\$112,272	\$0
O. Handicapped Access	\$213,400	\$3.80	\$368,700	\$6.57	\$155,300	\$14,000	\$354,652	\$0
P. Site Conditions	\$134,200	\$2.39	\$194,200	\$3.46	\$60,000	\$25,000	\$169,204	\$0
Q. Sewage System	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
S. Exterior Doors	\$0	\$0.00	\$8,000	\$0.14	\$8,000	\$8,000	\$0	\$0
T. Hazardous Material	\$88,500	\$1.58	\$88,500	\$1.58	\$0	\$88,484	\$0	\$0
U. Life Safety	\$209,600	\$3.73	\$289,600	\$5.16	\$80,000	\$0	\$289,635	\$0
V. Loose Furnishings	\$112,300	\$2.00	\$89,600	\$1.60	-\$22,700	\$0	\$89,562	\$0
W. Building Technology	\$646,100	\$11.51	\$590,200	\$10.51	-\$55,900	\$590,214	\$0	\$0
X. General Requirements & Contingencies	\$404,800	\$7.21	\$1,266,700	\$22.56	\$861,900	\$550,715	\$693,294	\$22,724
Y. Other Project Related Costs	\$1,008,100	\$17.96	\$1,232,500	\$21.96	\$224,400	\$535,819	\$674,541	\$22,109
Total Estimate to Renovate Now	\$7,196,300	\$128.19	\$8,079,700	\$143.93	\$883,400	\$3,512,600	\$4,422,000	\$144,900
Inflation Costs to Defer Renovations:						11%		
Escalation to 2018 start						\$351,300		
Escalation to 2023 start							\$1,326,600	
Escalation to 2028 start								\$72,500
Estimated Renovation Costs per Time Period						\$3,863,900	\$5,748,600	\$217,400
Total Estimated Renovation Costs - Including Escalation						\$9,829,900		

Tremont Elementary School

11/6/2015

56,136 sq. ft.



A. HVAC

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$19.11	sq. ft.	38,725	\$740,035
b. Convert to Ducted System:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$8.00	sq. ft.	38,725	\$309,800
c. Replace steam boilers	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$28.00	MBH	2,245	\$62,872
d. Replace air cooled chiller	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$950.00	ton	200	\$190,000
e. Replace/repair exhaust fans & controls	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.75	sf	38,725	\$67,769
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$1,370,476

Notes:

a.	The 1991 addition is being renovated and will be served by new VRF systems. It is currently served by hot water. Removed 1991 addition from quantity.
b.	
c.	Existing steam boilers should be replaced in the next 5 years.
d.	Air Cooled Chiller should be replaced within the next 5 years. (covered in A)
e.	None of the exhaust fans were operational. It was unclear if this was due to equipment problems or a controls problem. The condition of the fans physically did not show any problems. Solution to be determined with further investigation in solutions phase.
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

11/6/2015

56,136 sq. ft.



B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Asphalt Shingle (1991)	Edited	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.50	sq. ft.	6,056	\$33,308
b. Single Ply Membrane (1959)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$12.00	sq. ft.	3,700	\$44,400
c. Downspouts (1952)	Edited	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$30.00	ln. ft.	76	\$2,280
d. Overflow Roof Drains and Piping: (1959)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$13,500.00	each	4	\$54,000
e. Roof Access Hatch (1959)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per unit	1	\$2,000
f. Copper Gutter Replacement (1952)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$30.00	ln. ft.	1,050	\$31,500
g. Slate Roof Repairs (1952)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	allowance	1	\$15,000
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
k. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$182,488

Notes:

a.	Unit cost updated
b.	Unit cost updated
c.	Several downspouts along the playground area were dented. Increased unit cost for copper. Added some quantity for additional downspouts needed.
d.	Unit cost updated
e.	
f.	Increased quantity to replace all gutters. Most were at least stretched and bent. Hangers aren't strong enough to hold them in place. Some were partially torn down.
g.	Increased allowance for difficulty of selective replacement suggested.
h.	
i.	
j.	

Tremont Elementary School

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56,136 sq. ft.



C. Not Used

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

11/6/2015

56,136 sq. ft.



D. Electrical Systems

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Electrical System Replacement:	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$16.53	sq. ft.	6,056		\$100,106
b. 1952, 1953, and 1959 original panels, MDP, feeders, branch circuits replacement	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$16.53	sq. ft.	38,725		\$640,124
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$740,230

Notes:

a.	1991 replacement / addition of electrical service equipment and feeders in good condition with 10 yrs life expectancy left. 1997 addition of electrical feeders and panels in good condition with 15 yrs life expectancy left.
b.	Some original 1952, 1953, and 1959 panels, MDP, feeders, and branch circuits remain that are at end of life and need replacement.
c.	Exterior pad-mount transformer (1997) has rusted enclosure.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

11/6/2015

56,136 sq. ft.



E. Plumbing and Fixtures

Item	5	10	15	Cost	Unit	Quantity	Sum	
a. Domestic Supply Piping	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.50	sq. ft.	34,371	\$120,299
b. Sanitary Waste Piping	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	34,371	\$137,484
c. Toilet (remove/replace)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per unit	32	\$64,000
d. Urinal (remove/replace)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per unit	14	\$28,000
e. Sink (remove/replace)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,500.00	per unit	18	\$27,000
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$376,783	

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

11/6/2015

56,136 sq. ft.



F. Windows

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Insulated Glass/Panels Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$70.00	sq. ft.	250	\$17,500
b.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$17,500

Notes:

a.	Gymnasium and cafeteria windows are assumed to be replaced as part of the current project and are not included above. Increased unit cost for windows in stairwells.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

11/6/2015

56,136 sq. ft.



G. Structure: Foundation

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Drainage Tile System/ Foundation Drainage:	Edited	x			\$80.00	In. ft.	200	\$16,000
b. Other:								\$0
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$16,000

Notes:

a.	Standing water was observed in the room south of Boiler room.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

11/6/2015

56,136 sq. ft.



H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	150	\$788
b. Exterior Masonry Cleaning:	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	26,352	\$39,528
c. Exterior Masonry Sealing:	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	26,352	\$26,352
d. Exterior Caulking:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.50	ln. ft.	100	\$550
e. Replace Brick Veneer System:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$35.00	sq. ft.	20	\$700
f. Lighting protection at chimney	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$750.00	lump sum	1	\$750
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$68,668

Notes:

a.	
b.	Clean and seal entire building
c.	Clean and seal entire building
d.	
e.	
f.	Repair lighting rod at chimney (1952) that is leaning out.
g.	
h.	
i.	
j.	

Tremont Elementary School

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56,136 sq. ft.



I. Structure: Floors and Roofs

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Fire Rated Drywall over Existing Wood Ceiling Joists:	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			0	\$0
b. Structural Engineer Review:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	allowance	1	\$5,000
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$5,000

Notes:

a.	Team does not agree that fire rated drywall needs to be added due to concrete deck separating attic from finished space below. Current conditions should meet code requirements.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



J. General Finishes

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Acoustic Ceiling:	Edited	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	38,725	\$154,900
b. Vinyl Enhanced Tile (VET)	Confirmed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.10	sq. ft.	10,179	\$41,734
c. Tackboard:	Confirmed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.30	sq. ft.	38,725	\$11,618
d. Chalkboard/Markerboard:	Confirmed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.30	sq. ft.	38,725	\$11,618
e. Lockers:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	38,725	\$38,725
f. Complete Replacement of Casework (only)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	38,725	\$154,900
g. Toilet partitions/accessories	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.50	sq. ft.	38,725	\$19,363
h. Painting	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	38,725	\$77,450
i.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
k.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
l.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
m.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
n.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$510,306

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56,136 sq. ft.



J. General Finishes (Continued)

Notes:

a.	Removed 1991 addition from ceiling replacement and increased the unit price.
b.	
c.	
d.	
e.	Classroom lockers are in poor condition.
f.	Classroom casework are in poor condition.
g.	
h.	
i.	
j.	
k.	
l.	
m.	
n.	

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56,136 sq. ft.



K. Interior Lighting

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Complete Building Lighting Replacement: (1952, 1953, 1959, 1991)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$6.60	sq. ft.	44,781		\$295,555
b. Exterior metal halide fixtures	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,500.00	each	14		\$49,000
c. Occupancy Sensors	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.81	sq. ft.	28,068		\$22,735
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$367,290

Notes:

- a. Interior lighting is predominantly T8 fluorescent and in good condition. Replacement with LED fixtures should be planned within next 10 years. Some existing downlight fixtures are incandescent and should be replaced with LED.
- b. Exterior wall-mounted lighting fixtures are metal halide HID and should be replaced with LED to eliminate maintenance and energy issues. Some building entrances are lacking non-emergency lighting.
- c. Adding occupancy sensors now will help with use and energy usage for the building. The energy payback will be within 5 years. This is a recommended immediate change before the entire lighting system is replaced after 10 years.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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56,136 sq. ft.



L. Security Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Security Systems Complete Area of Building: Cost Below (1952, 1953, 1959, 1991)	Edited				\$0.00	sq. ft.	56,136	\$0
b. CCTV system is in fair condition.	Added	x			\$0.52	sq. ft.	56,136	\$29,191
c. Card access system is in good condition.	Added		x		\$0.68	sq. ft.	56,136	\$38,172
d. Intrusion detection system is in good condition.	Added		x		\$0.65	sq. ft.	56,136	\$36,488
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$103,852

Notes:

- a. Complete system replacement is still recommended, but would not need to be replaced at the same time. See items below for system component break-outs.
- b. CCTV system is lacking. Complete upgrade recommended.
- c. Card access at doors is in good condition, although limited to just a few doors.
- d. Duress alarms should be considered.
- e.
- f.
- g.
- h.
- i.
- j.

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56,136 sq. ft.



M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting Complete Area of Building: (1952, 1953, 1959, 1991)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	44,781	\$44,781
b. Emergency Generator	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.64	sq. ft.	56,136	\$35,927
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$80,708

Notes:

a.	
b.	An emergency generator and distribution should be included if the building will be kept for longer than 10 years.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

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56,136 sq. ft.



N. Fire Alarm

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Fire Alarm System Complete Area of Building: (1952, 1953, 1959, 1991)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	56,136	\$112,272
b.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: **\$112,272**

Notes:

a.	Fire alarm system is 1997 Cerberus Pyrotronics (now Siemens) older technology in fair condition.
b.	Replace fire alarm with newer analog technology within 5-10 years.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



O. Handicapped Access

Item		5	10	15	Cost	Unit	Quantity	Sum
a. ADA Drinking Fountains	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	5	\$25,000
b. ADA Plumbing Fixtures	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	7	\$14,000
c. Replace Doors	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,300.00	leaf	40	\$52,000
d. Rework Room Entry for ADA access	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	per room	29	\$145,000
e. Remount Restroom Mirrors to Handicapped Height	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$285.00	per room	5	\$1,425
f. Elevator Modernization	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$120,000.00	lump sum	1	\$120,000
g. Signage	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.20	sq. ft.	56,136	\$11,227
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$368,652

Notes:

a.	
b.	Increased unit pricing.
c.	Majority of the door hardware are not ADA compliant. Doors are original to building and timeworn.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



P. Site Conditions

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Base Sitework Allowance for Unforeseen Circumstances: (1952)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$50,000.00	allowance	1		\$50,000
b. Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF (1952, 1953, 1959, 1991)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	56,136		\$84,204
c. Poor drainage	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$25,000.00	lump sum	1		\$25,000
d. Fire Protection - 6" Tap Fee	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$35,000.00	allowance	1		\$35,000
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$194,204

Notes

a.	
b.	
c.	The school noted that poor drainage resulting in wet areas in the playing field east of the mulched playground
d.	Our team analysis determined that the existing water service line is not large enough to support the recommended full building sprinkler system.
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

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56,136 sq. ft.



Q. Sewage System

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

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56,136 sq. ft.



R. Water Supply

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



S. Exterior Doors

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Door Leaf/Frame and Hardware	Added	x		\$2,000.00	per leaf	4	\$8,000
b. Other:							\$0
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$8,000

Notes:

a.	We recommend replacement of the doors into the auditorium, exterior storage rooms, and the mechanical basement.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



T. Hazardous Material

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Environmental Hazards Form		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	per form			\$0
b. Pipe Insulation Removal (Crawlspace/Tunnel) (1952)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$12.00	ln.ft.	1,965		\$23,580
c. Cement Board Removal (1952)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.00	sq. ft.	100		\$500
d. Resilient Flooring Removal, Including Mastic (1952, 1953,1959)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	21,468		\$64,404
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$88,484

Notes

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



U. Life Safety

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System: (1952, 1953, 1959, 1991)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.20	sq. ft.	56,136	\$179,635
b. Interior Stairwell Closure: (1952)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$20,000.00	per level	4	\$80,000
c. Handrails (1952)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	per level	6	\$30,000
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$289,635

Notes:

a.	
b.	Enclosed stairwell needs direct access to exterior or exit passageway. OBC 1022. The scope is more than enclosing the Stairwells. Note: Recommend review with building official on enclosing stairwells.
c.	Provide 42" H guardrail.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



V. Loose Furnishings

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Replacement of furnishings as required (1952, 1953, 1959, 1991)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	44,781	\$89,562
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$89,562

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



W. Building Technology

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Building Technology (1952, 1953, 1959, 1991)	Edited	x			\$13.18	sq. ft.	44,781	\$590,214
b. Other:								\$0
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$590,214

Notes:

a.	Building technology system should be upgraded per District planning.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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56,136 sq. ft.



X. General Requirements & Contingencies

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor		\$0
b. Construction Contingency	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.00%	percent	6,138,355	\$429,685
c. Design/Estimating Contingency	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.00%	percent	5,580,322	\$558,032
d. Phasing, Gen. Requirements and Swing Space	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.00%	percent	5,580,322	\$279,016
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: **\$1,266,733**

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet identified.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary School

11/6/2015

56,136 sq. ft.



Y. Other Project Related Costs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors				1.00	factor		\$0
b. Other Project Related Costs	Edited			18.00%	percent	6,847,056	\$1,232,470
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$1,232,470

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complexed, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Tremont Elementary

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
Replace steam boilers	HVAC System Replacement	Electrical System Replacement
Replace air cooled chiller	Convert to Ducted System	
Replace/repair exhaust fans & controls	Single Ply Membrane - Balance of Roof	
Single Ply Membrane (1959)	Overflow Roof Drains and Piping: Balance of Roof	
Overflow Roof Drains and Piping: (1959)	Electrical System Replacement	
Roof Access Hatch (1959)	Toilet	
Copper Gutter Replacement (1952)	Urinal	
Slate Roof Repairs (1952)	Sink	
1952, 1953, and 1959 original panels,	Domestic Water Heater	
Domestic Supply Piping	Grease Trap/Oil Interceptor	
Sanitary Waste Piping	HVAC System Replacement	
Drainage Tile System/ Foundation	Convert to Ducted System	
Drainage:	Asphalt Shingle (1991)	
Structural Engineer Review	Downspouts (1952)	
Lockers:		
Complete Replacement of	Toilet (remove/replace)	
Casework (only)	Urinal (remove/replace)	
Toilet partitions/accessories	Sink (remove/replace)	
Exterior metal halide fixtures	Insulated Glass/Panels	
Occupancy Sensors	Tuckpointing:	
CCTV system is in fair condition	Exterior Masonry Cleaning	
ADA Plumbing Fixtures	Exterior Masonry Sealing	
Poor drainage	Exterior Caulking	
Door Leaf/Frame and Hardware	Replace Brick Veneer System	
Pipe Insulation Removal	Lighting rod	
(Crawlspace/Tunnel) (1952)	Acoustic Ceiling	
Cement Board Removal (1952)	Vinyl Enhanced Tile (VET)	
Resilient Flooring Removal, Including Mastic (1952, 1953,1959)	Tackboard:	
Building Technology	Chalkboard/Markerboard	
	Painting	
	Complete Building Lighting Replacement	
	Card access system is in good condition	
	Intrusion detection system is in good condition	
	Emergency/Egress Lighting Complete Area of Building	
	Emergency Generator	
	Fire Alarm System Complete Area of Building:	
	ADA Drinking Fountains	
	Replace Doors	
	Rework Room Entry for ADA access	
	Remount Restroom Mirrors to Handicapped Height	
	Elevator Modernization	
	Signage	
	Base Sitework Allowance for Unforeseen	
	Circumstances: (1952)	

Tremont Elementary

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
	Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF Fire Protection - 6" Tap Fee Sprinkler/Fire Suppression System: Interior Stairwell Closure: (1952) Handrails (1952) Replacement of furnishings as required	



Wickliffe Progressive Elementary School Physical Assessment

December 8, 2015



Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Wickliffe Progressive Elementary School. Per the district's request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

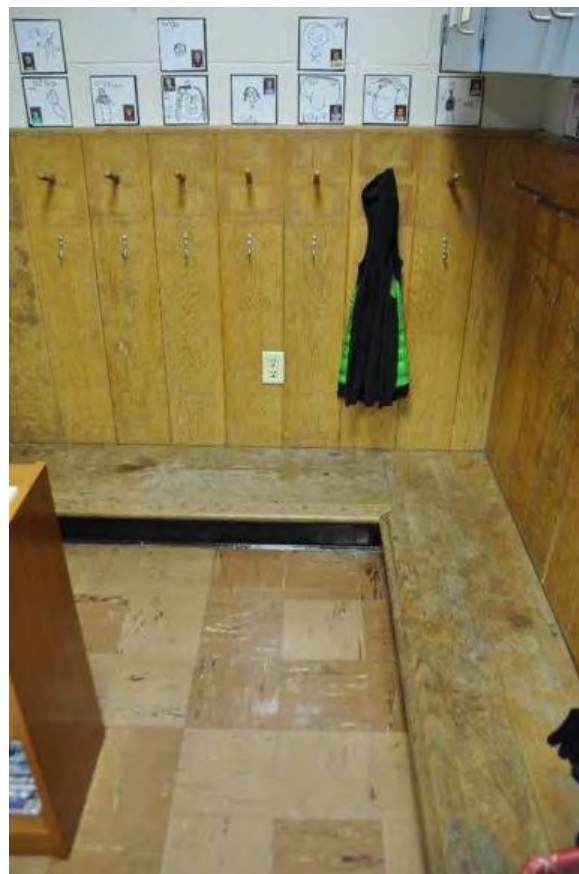
The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Wickliffe Progressive Elementary School on October 20, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.



Left & Bottom: Masonry settlement at original building Top: Roof repair needed at library/media center



Failing HVAC specifically the existing boilers



Timeworn finishes

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Wickliffe Progressive Elementary School:

- HVAC system requiring a complete overhaul
- Boilers in bad shape and need to be replaced
- Repairs needed to library/media center roof
- Masonry settlement at original building
- Timeworn casework and finishes in need of replacement
- Additions needed for ADA access at classroom entries
- Drainage issues east of playground and in east field
- New water service for fire suppression and related tap/capacity

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- Full replacement of HVAC systems throughout the building
- Partial roof and roof accessory replacement
- Replace damaged electrical panels
- Full replacement of all plumbing fixtures
- Replace damaged windows and glass block
- Replace damaged skylights
- Repair masonry and add control joints
- Replace all finishes including flooring, ceilings, casework, and painting
- Replace specialty equipment such as lockers, marker boards, tack boards, signage, doors/hardware, toilet partitions, etc.
- Reconfigure classroom door vestibules and door hardware to be ADA compliant
- Enclose stairwells where required to meet current code
- Add new fire suppression system throughout the building
- Replace building technology throughout the building

Intermediate need (5-10 years):

- Partial roof replacement
- Full replacement of fire alarm, lighting, and security systems
- Replace furnishings
- Various site repairs

Deferred need (10-15 year):

- Partial roof replacement
- Full replacement of electrical panels and distribution system

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT WICKLIFFE PROGRESSIVE ELEMENTARY SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Added combustion air system modifications to mitigate potential freezing in the boiler room.
B.	Roofing	Modified cost of roof replacement, overflow drains, and hatch to current market conditions.
C.	Not Used	N/A
D.	Electrical Systems	Added electrical panel replacement where damaged and/or imminently approaching their useful end of life.
E.	Plumbing and Fixtures	Increased unit costs for replacement of plumbing fixtures.
F.	Windows	Increased quantity and costs of skylight replacements. Added replacement of damaged glass block.
G.	Structure	N/A
H.	Structure Walls And Chimneys	Increased quantity of required tuckpointing and control/expansion joints. Added replacement of stone veneer where damaged.
I.	Structure: Floors and Roofs	N/A
J.	General Finishes	Adjusted unit price of ceiling tile and toilet partitions/accessories. Added repairs/replacement of countertop sinks, moveable wall, gym soffit and decking, and wall and ceiling paint.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent. Added exterior lighting replacement.
L.	Security Systems	Added costs to replace CCTV system.
M.	Emergency/Egress Lighting	Added costs for emergency generator and distribution.
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions.
O.	Handicapped Access	Increased the unit cost for replacement of ADA compliant drinking fixtures due to existing wall configurations. Added wall modifications to at classroom doors to accommodate current ADA clearances. Added elevator modernization and ADA signage.
P.	Site Conditions	Added fire protection line tap/capacity costs.
Q.	Sewage System	Added grease interceptor.
R.	Water Supply	N/A
S.	Exterior Doors	N/A
T.	Hazardous Material	N/A
U.	Life Safety	Increased the allowance to enclose stairways to meet code and increased the unit cost for new railings.
V.	Loose Furnishings	N/A
W.	Building Technology	Increased the estimated building technology system replacement cost to align with current market pricing.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT WICKLIFFE PROGRESSIVE ELEMENTARY SCHOOL



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$10,480,200. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$9,127,783 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Wickliffe Progressive Elementary School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Wickliffe Progressive Elementary

Assessment Cost Summary

11/6/2015



Gross Area: SF 50,846 SF

						Costs to Defer Renovations Over 15 Years		
	2014 Assessment	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years
A. HVAC	\$1,659,100	\$32.63	\$1,709,900	\$33.63	\$50,800	\$1,709,912	\$0	\$0
B. Roofing	\$492,300	\$9.68	\$463,400	\$9.11	-\$28,900	\$178,998	\$61,200	\$223,200
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
D. Electrical Systems	\$825,200	\$16.23	\$841,700	\$16.55	\$16,500	\$697,689	\$0	\$144,041
E. Plumbing and Fixtures	\$67,500	\$1.33	\$80,500	\$1.58	\$13,000	\$80,500	\$0	\$0
F. Windows	\$29,800	\$0.59	\$36,300	\$0.71	\$6,500	\$36,300	\$0	\$0
G. Structure	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
H. Structure Walls And Chimneys	\$39,400	\$0.77	\$63,200	\$1.24	\$23,800	\$56,698	\$6,500	\$0
I. Structure: Floors and Roofs	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
J. General Finishes	\$541,100	\$10.64	\$747,300	\$14.70	\$206,200	\$735,725	\$11,600	\$0
K. Interior Lighting	\$254,200	\$5.00	\$397,900	\$7.83	\$143,700	\$0	\$397,922	\$0
L. Security Systems	\$94,100	\$1.85	\$94,100	\$1.85	\$0	\$26,440	\$67,625	\$0
M. Emergency/Egress Lighting	\$50,800	\$1.00	\$83,400	\$1.64	\$32,600	\$0	\$83,387	\$0
N. Fire Alarm	\$76,300	\$1.50	\$101,700	\$2.00	\$25,400	\$0	\$101,692	\$0
O. Handicapped Access	\$162,000	\$3.19	\$341,100	\$6.71	\$179,100	\$341,134	\$0	\$0
P. Site Conditions	\$283,800	\$5.58	\$318,800	\$6.27	\$35,000	\$316,119	\$2,676	\$0
Q. Sewage System	\$0	\$0.00	\$6,000	\$0.12	\$6,000	\$6,000	\$0	\$0
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
S. Exterior Doors	\$3,000	\$0.06	\$6,000	\$0.12	\$3,000	\$6,000	\$0	\$0
T. Hazardous Material	\$74,300	\$1.46	\$74,300	\$1.46	\$0	\$74,326	\$0	\$0
U. Life Safety	\$192,700	\$3.79	\$217,700	\$4.28	\$25,000	\$217,707	\$0	\$0
V. Loose Furnishings	\$50,800	\$1.00	\$50,800	\$1.00	\$0	\$0	\$50,846	\$0
W. Building Technology	\$585,200	\$11.51	\$670,200	\$13.18	\$85,000	\$670,150	\$0	\$0
X. General Requirements & Contingencies	\$383,717	\$7.55	\$1,431,096	\$28.15	\$1,047,379	\$1,169,889	\$177,843	\$83,364
Y. Other Project Related Costs	\$955,472	\$18.79	\$1,392,387	\$27.38	\$436,915	\$1,138,246	\$173,032	\$81,109
Total Estimate to Renovate Now	\$5,865,317	\$115.35	\$9,127,783	\$179.52	\$3,262,466	\$7,461,800	\$1,134,300	\$531,700
Inflation Costs to Defer Renovations:						36%		
Escalation to 2018 start						\$746,200		
Escalation to 2023 start							\$340,300	
Escalation to 2028 start								\$265,900
Estimated Renovation Costs per Time Period						\$8,208,000	\$1,474,600	\$797,600
Total Estimated Renovation Costs - Including Escalation						\$10,480,200		

Wickliffe Progressive Elementary School

11/6/2015



50,846 sq. ft.

A. HVAC

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$26.12	sq. ft.	50,846	\$1,328,098
b. Convert to Ducted System	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$8.00	sq. ft.	41,371	\$330,968
c. Install combustion air system	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	50,846	\$50,846
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$1,709,912

Notes:

a.	Assumes replacement with chilled water VAV system (system options will be analyzed during solutions phase). The boilers are fire tube steam boilers that are in poor condition. These boilers should be replaced within the next 5 years. Converting the whole building from mostly steam heat to all hot water heat should be considered.
b.	Convert to ducted system to facilitate efficient exchange of conditioned air.
c.	The combustion air arrangement for the boilers is unreliable. The use of operable windows and louvers results in the potential for freezing within the boiler room. The combustion air should be automated with louvers per the current building code. Any potential areas of cold air collecting should be served with a unit heater to temper the air.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Wickliffe Progressive Elementary School

11/6/2015



50,846 sq. ft.

B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Single Ply Membrane North end and above original gym	Edited	x			\$12.00	sq. ft.	8,800	\$105,600
b. Single Ply Membrane Entrance canopies, newer gym, and kitchen	Edited		x		\$12.00	sq. ft.	5,100	\$61,200
c. Single Ply Membrane Original bldg and south storage	Edited			x	\$12.00	sq. ft.	18,600	\$223,200
d. Repair/replace cap flashing and coping	Confirmed	x			\$100.00	In. ft.	20	\$2,000
e. Overflow Roof Drains and Piping	Edited	x			\$3,724.00	each	17	\$63,308
f. Roof Access Hatch	Edited	x			\$3,000.00	each	1	\$3,000
g. Walkway pads	Confirmed	x			\$5.00	sq. ft.	1,018	\$5,090
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$463,398

Notes:

a.	Roof at north end show significant deterioration. Roof above original gym should be repaired due rusting on the underside of the roof deck and soffit failure (warping) and at taped locations. 0-5 years replacement.
b.	Roofs at entrance canopies show wear as does roofs over the newer gym and kitchen. 5-10 year replacement.
c.	Roofs over the original classroom wings and new storage addition are in good condition with positive drainage in the original design. 10-15 year replacement.
d.	Repair coping where damaged.
e.	Adjusted overflow drain pricing to current market conditions.
f.	Roof hatch should be replaced with a larger unit for safety.
g.	Walkway pads are either worn away, missing, or not present in the original design.
h.	
i.	
j.	

Wickliffe Progressive Elementary School

11/6/2015

50,846 sq. ft.



C. Not Used

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Wickliffe Progressive Elementary School

11/6/2015

50,846 sq. ft.



D. Electrical Systems

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Electrical System Replacement	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$16.23	sq. ft.	8,875		\$144,041
b. 1956 and 1966 original panels, feeders, branch circuits replacement	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$16.23	sq. ft.	41,971		\$681,189
c. Panel in basement has rusted enclosure and in bad condition, needs replacement.	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$16,500.00	each	1		\$16,500
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$841,731

Notes:

- a. 1997 replacement of electrical service equipment, feeders, and panels in good condition but will need to be replaced within 10-15 years.
- b. Some original 1956 and 1966 panels, feeders, and branch circuits remain that are at end of life and need replacement.
- c. Panel in basement has rusted enclosure and in bad condition, needs replacement.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Wickliffe Progressive Elementary School

11/6/2015



50,846 sq. ft.

E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Toilet (remove/replace)	Edited	x			\$2,000.00	unit	18	\$36,000
b. Urinal (remove/replace)	Edited	x			\$2,000.00	unit	8	\$16,000
c. Sink (remove/replace)	Edited	x			\$1,500.00	unit	15	\$22,500
d. Grease Trap or Oil Interceptor	Confirmed	x			\$6,000.00	each	1	\$6,000
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$80,500

Notes:

a.	Total toilet count is 17. All are in fair condition.
b.	Total urinal count is 9. All are in fair condition.
c.	Total sink count is 14. All are in fair condition. Two trough sinks are not accounted for in the assessment. All in counter sinks will be noted in the finishes section J.
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Wickliffe Progressive Elementary School

11/6/2015



50,846 sq. ft.

F. Windows

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Insulated Glass/Panels (includes blinds)	Edited	x			\$1,500.00	each	1	\$1,500
b.	Skylights (remove/replace)	Edited	x			\$150.00	sq. ft.	224	\$33,600
c.	Glass Block Unit	Added	x			\$50.00	sq. ft.	24	\$1,200
d.	Other:								\$0
e.	Other:								\$0
f.	Other:								\$0
g.	Other:								\$0
h.	Other:								\$0
i.	Other:								\$0
j.	Other:								\$0
Sum:									\$36,300

Notes:

- a. One window has broken glass.
- b. One skylight is in good condition and has been replaced. The remainder are in poor condition and show signs of cracking and existing holes.
- c. One broken unit. Full window replacement may be the corrective measure.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Wickliffe Progressive Elementary School

11/6/2015

50,846 sq. ft.



G. Structure: Foundation

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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50,846 sq. ft.



H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	2,250	\$11,813
b. Exterior Masonry Cleaning	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	10,890	\$16,335
c. Exterior Masonry Sealing	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	10,890	\$10,890
d. Exterior Caulking	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.50	In. ft.	1,320	\$7,260
e. Replace Brick Veneer System	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$35.00	sq. ft.	112	\$3,920
f. Install Control Joints	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$60.00	In. ft.	108	\$6,480
g. Expansion Joints With control joints above	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	In. ft.	0	\$0
h. Chimney Cap with roofing	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Stone veneer panels	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$65.00	sq. ft.	100	\$6,500
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$63,198

Notes:

- a. Increased quantity of required tuckpointing.
- b. Provide masonry cleaning as required throughout the facility.
- c. Provide masonry sealing as required throughout the facility.
- d. All control joints (soft joints) are in poor condition and require replacement.
- e. Replace damaged brick from settlement cracks.
- f. Control joints would be recommended at all relief angles to allow for movement in the structure. Cracks at brick joints and movement in the brick is result.
- g. Expansion joints and covers are in good condition in the building. The 48 In. ft. of expansion joints should be move to exterior caulking.
- h. Cracks are present in the stone cap where lightning protection rods were originally installed.
- i. In the 1966 addition, stone panels are moving causing cracking/damage at the bottom of the units. Repair.
- j.

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I. Structure: Floors and Roofs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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J. General Finishes

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Acoustic Ceiling	Edited	x			\$4.00	sq. ft.	42,147		\$168,588
b.	Vinyl Enhanced Tile (VET)	Confirmed	x			\$4.10	sq. ft.	23,986		\$98,343
c.	Tackboard	Confirmed	x			\$0.30	sq. ft.	41,371		\$12,411
d.	Chalkboard/markerboard	Confirmed	x			\$0.30	sq. ft.	41,371		\$12,411
e.	Lockers	Confirmed	x			\$1.00	sq. ft.	41,371		\$41,371
f.	Complete Replacement of Casework (only)	Confirmed	x			\$4.00	sq. ft.	41,371		\$165,484
g.	Toilet partitions/accessories	Edited	x			\$0.50	sq. ft.	50,846		\$25,423
h.	Resilient Flooring Replacement, Including Mastic	Confirmed	x			\$2.25	sq. ft.	23,734		\$53,402
i.	Countertop sinks	Added	x			\$1,750.00	each	29		\$50,750
j.	Moveable wall	Added								\$0
k.	Gym mechanical soffit	Added	x			\$5.00	sq. ft.	1,170		\$5,850
l.	Gym Decking	Added		x		\$4.00	sq. ft.	2,900		\$11,600
m.	Painting	Added	x			\$2.00	sq. ft.	50,846		\$101,692
Sum:										\$747,325

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J. General Finishes (Continued)

Notes:

a.	The addition of a fire suppression system would require removal and replacement with new. There is a 5% replacement required for stained tile due to roof leaks. Unit price adjusted.
b.	Replace existing floor tile with VET.
c.	Replace all tackboards due to age and condition.
d.	Replace all chalkboards and markerboards due to age and condition.
e.	Replace all lockers due to age and condition.
f.	Replace all casework due to age and condition.
g.	Replace all toilet partitions and accessories due to age and condition. Make ADA compliant.
h.	Replace existing resilient flooring with VET.
i.	1 double bowl in the library work room. 2 single bowl in the admin work area. 1 double bowl sink in the kitchenette in the staff room. 25 single bowl with bubblers in the classrooms.
j.	Moveable wall is missing in the Art Room. Present day operation does not require replacement.
k.	Soffit gypsum is warping. Tape is detaching from the board around openings. Recommend repair/replace.
l.	Gym deck has signs of rust due to roof leaks. Repair/repaint.
m.	Paint all wall and ceiling surfaces.

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K. Interior Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Complete Building Lighting Replacement	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7.00	sq. ft.	50,846	\$355,922
b. Exterior lighting replacement	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3,500.00	each	12	\$42,000
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$397,922

Notes:

- a. Interior lighting is T8 fluorescent and in good condition. Replacement with LED fixtures should be planned within next 10 years.
- b. Exterior lighting fixtures are metal halide HID and should be replaced with LED to eliminate maintenance and energy issues.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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L. Security Systems

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Security System	Confirmed		x		\$1.33	sq. ft.	50,846		\$67,625
b. CCTV system is in poor condition.	Added	x			\$0.52	sq. ft.	50,846		\$26,440
c. Card access system is in good condition.			x						\$0
Included in a.									
d. Other:									\$0
e. Other:									\$0
f. Other:									\$0
g. Other:									\$0
h. Other:									\$0
i. Other:									\$0
j. Other:									\$0
Sum:									\$94,065

Notes:

- a. CCTV is inadequate and nonfunctional. Needs immediate upgrade.
- b. Card access system is functional and fair condition. Consider upgrade per District Security plans.
- c. Duress alarms should be considered.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	50,846	\$50,846
b. Emergency Generator	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.64	sq. ft.	50,846	\$32,541
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$83,387

Notes:

- a. Exit signs and emergency egress lighting is from unit battery fixtures. These need annual maintenance, testing, and periodic replacement as batteries age.
- b. Consider installing an emergency generator and distribution.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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N. Fire Alarm

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Fire Alarm System	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	50,846	\$101,692
b.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:									\$101,692

Notes:

a.	Fire alarm system is 1997 Cerberus Pyrotronics (now Seimens) older technology in fair condition.
b.	Replace fire alarm with newer analog technology within 5-10 years.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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O. Handicapped Access

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Handicapped Hardware	Confirmed	x		\$350.00	set	24	\$8,400
b. ADA Drinking Fountains	Edited	x		\$7,000.00	unit	5	\$35,000
c. ADA Plumbing Fixtures with Section E	Edited	x			unit	0	\$0
d. Replace Doors	Edited	x		\$5,000.00	leaf	33	\$165,000
e. Remount Restroom Mirrors to Handicapped Height	Edited	x		\$285.00	per restroom	9	\$2,565
f. Elevator modernization	Added	x		\$120,000.00	each	1	\$120,000
g. ADA Signage	Added	x		\$0.20	sq. ft.	50,846	\$10,169
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$341,134

Notes:

- a. Provide ADA compliant door hardware.
- b. Provide ADA compliant electric water coolers (drinking fountains).
- c. In total count, See E.
- d. Includes reworking existing corridor walls to create accessibility to doorways.
- e. Included all stand alone restrooms. Group restrooms also had full length mirrors in addition to the over the sink mirror.
- f. Included all stand alone restrooms.
- g. Modernize elevator to current ADA code requirements.
- h. ADA compliant signage is recommended for the entire facility.
- i.
- j.

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P. Site Conditions

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Asphalt paving/new Wearing Course	Confirmed	x			\$19.00	sq. yd.	8,150		\$154,850
b. Concrete Sidewalk	Confirmed		x		\$4.69	sq. ft.	400		\$1,876
c. Replace Concrete Steps	Confirmed		x		\$32.00	sq. ft.	25		\$800
d. Base Sitework Allowance for Unforeseen Circumstances	Confirmed	x			\$50,000.00	allowance	1		\$50,000
e. Base Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	Confirmed	x			\$1.50	sq. ft.	50,846		\$76,269
f. Fire Protection Capacity Charge	Added	x			\$35,000.00	allowance	1		\$35,000
g. Other:									\$0
h. Other:									\$0
i. Other:									\$0
j. Other:									\$0
Sum:									\$318,795

Notes

- a. Minor crack repair.
- b. Concrete is in good condition. Some cracking is present in curbs/roads and sidewalks. 25% replacement recommended.
- c. Concrete is in good condition. Some cracking is present in steps. 25% replacement recommended.
- d. Allowance for unforeseen site conditions.
- e. Additional allowance to cover drainage issues throughout the site.
- f. Added fire protection tap/capacity charge.
- g.
- h.
- i.
- j.

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Q. Sewage System

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Install grease interceptor	Edited	x		\$6,000.00	ea	1	\$6,000
b.	Other:							\$0
c.	Other:							\$0
d.	Other:							\$0
e.	Other:							\$0
f.	Other:							\$0
g.	Other:							\$0
h.	Other:							\$0
i.	Other:							\$0
j.	Other:							\$0
Sum:								\$6,000

Notes:

a.	The three-compartment sink in the kitchen does not have a grease interceptor to protect the sanitary piping.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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R. Water Supply

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	There is a master backflow preventer on the incoming water service to the building.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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S. Exterior Doors

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Door Leaf/Frame and Hardware	Confirmed	x		\$5,000.00	per leaf	1	\$5,000
b. Clean Door	Confirmed	x		\$500.00	per unit	2	\$1,000
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$6,000

Notes:

a.	Replace rusted/damaged door at rooftop screenwall.
b.	Clean FRP doors at 1997 addition.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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T. Hazardous Material

Item	5	10	15	Cost	Unit	Quantity		Sum
a. Environmental Hazards Form	Confirmed	x		\$0.00	per form			\$0
b. Resilient flooring Removal, Including Mastic	Confirmed	x		\$3.00	sq. ft.	23,734	Required	\$71,202
c. Carpet Mastic Removal	Confirmed	x		\$2.00	sq. ft.	1,562	Required	\$3,124
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$74,326

Notes

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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U. Life Safety

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.20	sq. ft. 50,846 Required	\$162,707
b. Interior Stairwell Closure	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$20,000.00	per level 2 Required	\$40,000
c. Handrails	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	In ft. 3 Required	\$15,000
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			\$0
Sum:							\$217,707

Notes:

- a. Provide new automated fire suppression system.
- b. Increased allowance of stairwell enclosure to cover the scope required.
- c. Provide new code compliant handrails at stairs.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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V. Loose Furnishings

Item	5	10	15	Cost	Unit	Quantity	Sum	
a. Replacement of furnishings as required	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	50,846	\$50,846
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$50,846	

Notes:

- a. OSFC provides an allowance for furniture replacement based on the CEFPI rating given by the assessment, which noted that most furnishings were in decent shape.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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W. Building Technology

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Building technology system replacement Edited	x			\$13.18	sq. ft.	50,846	\$670,150
b.	Other:							\$0
c.	Other:							\$0
d.	Other:							\$0
e.	Other:							\$0
f.	Other:							\$0
g.	Other:							\$0
h.	Other:							\$0
i.	Other:							\$0
j.	Other:							\$0
Sum:								\$670,150

Notes:

a.	Unit cost was increased at team's recommendation based on current trends in building technology design and costs.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Wickliffe Progressive Elementary School

11/6/2015



50,846 sq. ft.

X. General Requirements & Contingencies

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Regional Cost Factors	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor			\$0
b. Construction Contingency	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.00%	percent	6,934,826		\$485,438
c. Design/Estimating Contingency	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.00%	percent	6,304,388		\$630,439
d. Phasing, Gen. Requirements and Swing Space	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.00%	percent	6,304,388		\$315,219
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$1,431,096

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet defined.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment.
e.	
f.	
g.	
h.	
i.	
j.	

Wickliffe Progressive Elementary School

11/6/2015

50,846 sq. ft.



Y. Other Project Related Costs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other Project Related Costs	Edited	<input type="checkbox"/>	<input type="checkbox"/>	18.00%	percent	7,735,483	\$1,392,387
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$1,392,387

Notes:

a.	The total percentage was increased due to scope above being mostly complex, phased renovations over time.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Wickliffe Progressive Elementary School

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
HVAC System Replacement	Partial roof replacement	Single Ply Membrane
Convert to Ducted System	Stone veneer panels	Electrical System Replacement
Install combustion air system	Gym Decking	
Partial roof replacement	Complete Building Lighting Replacement	
Repair/replace cap flashing and coping	Exterior lighting replacement	
Overflow Roof Drains and Piping	Security System	
Roof Access Hatch	Card access system is in good condition.	
Walkway pads	Emergency/Egress Lighting	
1956 and 1966 original panels, feeders, branch circuits replacement	Emergency Generator	
Panel in basement has rusted enclosure and in bad condition, needs replacement.	Fire Alarm System	
Toilet (remove/replace)	Concrete Sidewalk	
Urinal (remove/replace)	Replace Concrete Steps	
Sink (remove/replace)	Replacement of furnishings as required	
Grease Trap or Oil Interceptor		
Insulated Glass/Panels (includes blinds)		
Skylights (remove/replace)		
Glass Block Unit		
Tuckpointing		
Exterior Masonry Cleaning		
Exterior Masonry Sealing		
Exterior Caulking		
Replace Brick Veneer System		
Install Control Joints		
Acoustic Ceiling		
Vinyl Enhanced Tile (VET)		
Tackboard		
Chalkboard/markerboard		
Lockers		
Complete Replacement of Casework (only)		
Toilet partitions/accessories		
Resilient Flooring Replacement, Including Mastic		
Countertop sinks		
Gym mechanical soffit		
Painting		
CCTV system replacement		
Handicapped Hardware		
ADA Drinking Fountains		
ADA Plumbing Fixtures		
Replace Doors		
Remount Restroom Mirrors to Handicapped Height		
Elevator modernization		
ADA Signage		
Asphalt paving/new Wearing Course		
Sitework Allowance		
Fire Protection Capacity Charge		

Wickliffe Progressive Elementary School

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
Install grease interceptor		
Door Leaf/Frame and Hardware		
Clean Door		
Environmental Hazards Form		
Resilient flooring Removal, Including Mastic		
Carpet Mastic Removal		
Sprinkler/Fire Suppression System		
Interior Stairwell Closure		
Handrails		
Building technology system replacement		



Windermere Elementary School Physical Assessment

December 8, 2015

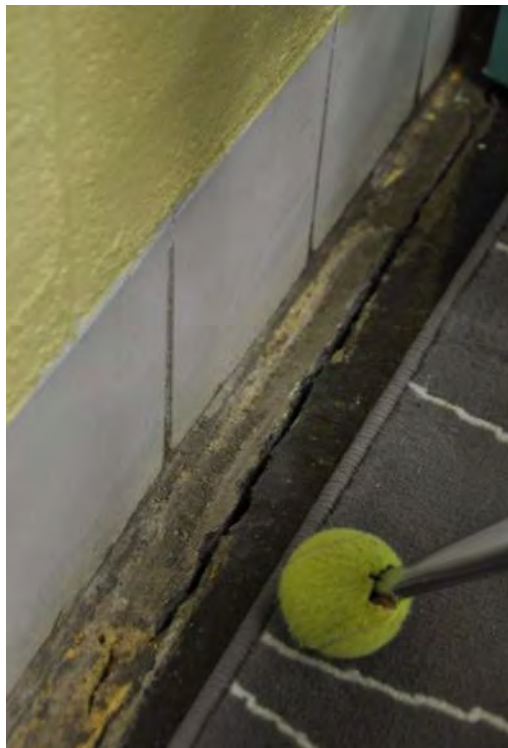


Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Windermere Elementary School. Per the district’s request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Windermere Elementary School on October 19, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.



Wall and floor separation due to structural deficiencies



Top: Roof in need of repair Bottom: Failing exterior brick



Drinking water quality



Casework in need of repair



Updates to general finishes

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Windermere Elementary School:

- HVAC system seems to be in working condition however it is very noisy and ultimately will need to be replaced in 5-10 years
- Repairs needed on the roof with special consideration for the 1966 addition (2-story)
- Electric will need to be modernized in 10-15 years
- Casework in need of replacement
- Timeworn general finishes throughout
- Concerns with domestic water quality that need to be addressed
- Structural issues in 1966 addition including a wall that appears pulled away from the floor slab
- Exterior brick and concrete in need of repair
- Drainage issues at west portion of the site
- Need for a new water service for fire suppression and related tap/capacity

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- Replace gas piping at HVAC units where damaged
- Replace roofing where required
- Install AC in server room and dedicated make-up air unit in kitchen
- Replace 1958 and 1966 electrical panels and wiring
- Replaced damaged skylight(s)
- Correct masonry wall deflection/settlement at 2-story portion of facility
- Replace exterior joint sealants
- Replace security systems and CCTV
- Replace emergency/egress lighting
- Replace furnishings
- Replace building technology throughout the building

Intermediate need (5-10 years):

- Full replacement of HVAC systems throughout the building
- Replace roofing where required
- Full replacement of plumbing fixtures and domestic water supply throughout the building
- Replace all finishes including most flooring, ceilings, painting, lockers, and casework
- Full replacement of fire alarm, lighting, and security systems
- Add new sprinkler system throughout the building and emergency generator
- Modernize elevator and add lift at stage for ADA compliance
- Enclose stairwells where required to meet current code
- Replace overhead door to basement
- Address misc. site deficiencies

Deferred need (10-15 year):

- Partial roof replacement
- Full replacement of electrical panels and distribution system

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT WINDERMERE ELEMENTARY SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Added replacement of pitted gas piping at units. Added replacement of RTU over the gymnasium and new ductless split system at the server room, and dedicated makeup air system in the kitchen.
B.	Roofing	Modified cost of roof replacement, and overflow drains to current market conditions.
C.	Not Used	N/A
D.	Electrical Systems	Added replacement of motor starters from 1958 and 1966 construction.
E.	Plumbing and Fixtures	Increased unit costs for replacement of plumbing fixtures. Added cost to address back-up problem and replacement of domestic water supply.
F.	Windows	Added skylight replacement.
G.	Structure	N/A
H.	Structure Walls And Chimneys	Increased required tuckpointing quantity. Added masonry repairs and exterior caulking replacement.
I.	Structure: Floors and Roofs	N/A
J.	General Finishes	Adjusted unit price of ceiling tile, flooring, lockers, and toilet partitions/accessories. Added wall and ceiling paint.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent. Added occupancy sensors where required.
L.	Security Systems	Added costs to replace CCTV system.
M.	Emergency/Egress Lighting	Added costs for emergency generator and distribution.
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions.
O.	Handicapped Access	Increased the unit cost for replacement of ADA compliant plumbing fixtures. Added elevator modernization and ADA signage.
P.	Site Conditions	Added fire protection line tap/capacity costs.
Q.	Sewage System	Added grease interceptor.
R.	Water Supply	N/A
S.	Exterior Doors	Added replacement of damaged overhead door to basement.
T.	Hazardous Material	N/A
U.	Life Safety	Increased the allowance to enclose stairways to meet code and added shunt trip for kitchen equipment.
V.	Loose Furnishings	N/A
W.	Building Technology	Increased the estimated building technology system replacement cost to align with current market pricing.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$14,090,100. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$11,258,500 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Windermere Elementary School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Windermere Elementary School
Assessment Cost Summary



11/6/2015

Original updated for SF

Gross Area: 61,840 61,840 SF

	2014 w/ new GSF		Current Assessment			Costs to Defer Renovations Over 15 Years			
	GSF	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years	
A. HVAC	\$2,051,200	\$33.17	\$2,256,700	\$36.49	\$205,500	\$39,500	\$2,217,185	\$0	
B. Roofing	\$732,400	\$11.84	\$661,500	\$10.70	-\$70,900	\$500,400	\$80,688	\$80,400	
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
D. Electrical Systems	\$999,700	\$16.17	\$1,143,000	\$18.48	\$143,300	\$689,627	\$0	\$453,369	
E. Plumbing and Fixtures	\$116,600	\$1.89	\$288,400	\$4.66	\$171,800	\$10,000	\$278,360	\$0	
F. Windows	\$0	\$0.00	\$4,800	\$0.08	\$4,800	\$4,800	\$0	\$0	
G. Structure	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
H. Structure Walls And Chimneys	\$38,300	\$0.62	\$65,400	\$1.06	\$27,100	\$30,210	\$35,225	\$0	
I. Structure: Floors and Roofs	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
J. General Finishes	\$677,700	\$10.96	\$873,400	\$14.12	\$195,700	\$0	\$873,383	\$0	
K. Interior Lighting	\$307,700	\$4.98	\$499,900	\$8.08	\$192,200	\$67,045	\$432,880	\$0	
L. Security Systems	\$114,000	\$1.84	\$114,400	\$1.85	\$400	\$114,404	\$0	\$0	
M. Emergency/Egress Lighting	\$61,600	\$1.00	\$101,400	\$1.64	\$39,800	\$61,840	\$39,578	\$0	
N. Fire Alarm	\$92,400	\$1.49	\$123,700	\$2.00	\$31,300	\$0	\$123,680	\$0	
O. Handicapped Access	\$112,600	\$1.82	\$282,300	\$4.57	\$169,700	\$0	\$282,258	\$0	
P. Site Conditions	\$144,800	\$2.34	\$180,200	\$2.91	\$35,400	\$0	\$180,160	\$0	
Q. Sewage System	\$0	\$0.00	\$6,500	\$0.11	\$6,500	\$6,500	\$0	\$0	
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
S. Exterior Doors	\$0	\$0.00	\$2,500	\$0.04	\$2,500	\$0	\$2,500	\$0	
T. Hazardous Material	\$52,400	\$0.85	\$52,400	\$0.85	\$0	\$0	\$52,421	\$0	
U. Life Safety	\$218,600	\$3.53	\$227,600	\$3.68	\$9,000	\$1,500	\$226,064	\$0	
V. Loose Furnishings	\$165,900	\$2.68	\$166,700	\$2.70	\$800	\$166,659	\$0	\$0	
W. Building Technology	\$709,000	\$11.47	\$725,200	\$11.73	\$16,200	\$725,164	\$0	\$0	
X. General Requirements & Contingencies	\$461,700	\$7.47	\$1,765,100	\$28.54	\$1,303,400	\$548,806	\$1,095,134	\$121,166	
Y. Other Project Related Costs	\$1,149,500	\$18.59	\$1,717,400	\$27.77	\$567,900	\$533,962	\$1,065,513	\$117,888	
Total Estimate to Renovate Now	\$8,206,100.00	\$132.70	\$11,258,500	\$182.06	\$3,052,400	\$3,500,400	\$6,985,000	\$772,800	
Inflation Costs to Defer Renovations:						27%			
Escalation to 2018 start							\$350,000		
Escalation to 2023 start								\$2,095,500	
Escalation to 2028 start								\$386,400	
Estimated Renovation Costs per Time Period							\$3,850,400	\$9,080,500	\$1,159,200
Total Estimated Renovation Costs - Including Escalation							\$14,090,100		

Windermere Elementary School

11/6/2015



61,840 sq. ft.

A. HVAC

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$26.12	sq. ft.	61,840	\$1,615,261
b. Convert to Ducted System	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$8.00	sq. ft.	55,553	\$444,424
c. Replace gas piping at the units	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	lump sum	1	\$5,000
d. Replace 15-ton Aaon unit	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$10,500.00	ton	15	\$157,500
e. Install ductless split system in server room	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10,500.00	ea	1	\$10,500
f. Dedicated MAU for kitchen hood	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$24,000.00	lump sum	1	\$24,000
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$2,256,685

Notes:

- a. Unit ventilators are operational with relief to the ceiling plenum. Replacement recommendation is to consider eventual replacement with a VRF or chilled beam system. The unit ventilators are served by a four pipe system.
- b. Convert to a ducted system to facilitate efficient exchange of conditioned air.
- c. Gas piping is pitted and needs to be replaced.
- d. There is a 15 ton Aaon packaged RTU that serves the gymnasium. It was installed in 2000 and appears to be in good working order but will need to be replaced with the next 5 to 10 years.
- e. The server room does not have a dedicated AC unit. A small ductless split system is recommended.
- f. There is no dedicated makeup air system for the kitchen hood exhaust.
- g. There is a 140 ton air cooled chiller installed in the last few years that is in good condition.
- h. The boilers are flexible tube style boilers that appear to be in good working order and were installed in 1997. If properly maintained, these boilers could last through the next 15 years.
- i.
- j.

Windermere Elementary School

11/6/2015

61,840 sq. ft.



B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Single Ply Membrane	Edited	x			\$12.00	sq. ft.	41,700	\$500,400
Tremco Areas A, B, D, E, F, J, H, & I								
b. Single Ply Membrane	Edited		x		\$12.00	each	3,000	\$36,000
Tremco Areas E, F, G, J, and H								
c. Single Ply Membrane	Edited			x	\$12.00	each	6,700	\$80,400
Tremco Areas G								
d. Overflow Roof Drains and Piping	Edited		x		\$3,724.00	each	12	\$44,688
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$661,488

Notes:

a.	Built-up asphalt roof (1958, 1962 and 1966) are in fair condition. Signs of water leak were observed at a few locations. Example: -Significant leak at Storage rooms of Classroom 204 and 205 (West of elevator shaft). IMG2672.JPG -Corridor (1962), Room 106 and 107. Note: Gymnasium roof replacement area (4500 SF) does not equal to Gymnasium footprint (6306 SF). Built-up roof (2000) and EPDM roof at entrance are in good condition. Note: Daylight can be seen in second floor storage room through an abundant pipe (1966), No sign for water leak. DSCN4465.JPG.
b.	w/above.
c.	w/above.
d.	Adjusted overflow drain pricing to current market conditions.
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary School

11/6/2015

61,840 sq. ft.



C. Not Used

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary School

11/6/2015

61,840 sq. ft.



D. Electrical Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Electrical System Replacement	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$16.23	sq. ft.	27,934	\$453,369
b. 1958, 1966 panels, wiring	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$16.23	sq. ft.	40,815	\$662,427
c. 1958 and 1966 motor starters	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,400.00	each	8	\$27,200
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$1,142,996

Notes:

- a. Electrical service equipment, panels and feeders installed new in 1997. Will need to be replaced within 10-15 years.
- b. Some original panels from 1958 and 1966 construction remain along with feeders and branch circuits. All at end of life and need replacement at next opportunity.
- c. Some motor starters remain from original construction 1958 and 1966 and need replacement.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Windermere Elementary School

11/6/2015

61,840 sq. ft.



E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Sanitary Waste Piping	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
b. Toilet (Remove/Replace)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per unit	14	\$28,000
c. Sink (Remove/Replace)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,500.00	per unit	2	\$3,000
d. Back-up problem	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10,000.00	lump sum	1	\$10,000
e. Replace domestic water supply	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	61,840	\$247,360
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$288,360

Notes:

- a. Sanitary in good condition. No repairs required.
- b. The flush valves in the restrooms are battery powered automatic type. The maintenance staff indicated past problems with these flush valves, but no apparent problem was observable.
Total Toilet count (ADA included):23
- c. Total Sink count (ADA included): 26
- d. School and Staffs noted that there is a back-up problem at the Staff women's restroom next to room 129 and the surrounding classroom (129, 130).
- e. The quality of the water within the building is not good. Because the taste is bad, filters have been installed at each drinking fountain.
- f.
- g.
- h.
- i.
- j.

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F. Windows

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Existing conditions are satisfactory	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
b. Skylight	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$150.00	sq. ft.	32	\$4,800
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$4,800

Notes:

a.	Exterior windows are in good condition. Some window joints along west exterior wall of 1958 (classroom 120 to 124) show deterioration. Joint sealants included in Section H.
b.	Broken/Cracked skylight at Boys Restroom (1962) and Boys Restroom (1958).
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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G. Structure: Foundation

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	1,860	\$9,765
b. Exterior Masonry Cleaning	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	13,270	\$19,905
c. Exterior Masonry Sealing	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	13,270	\$13,270
d. Concrete Repair	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$25.00	sq. ft.	82	\$2,050
e. Brick masonry wall repair	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$50.00	ln. ft.	300	\$15,000
f. Exterior Caulking	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.50	ln. ft.	990	\$5,445
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$65,435

Notes:

- a. Increased quantity of required tuckpointing.
- b. Provide masonry cleaning as required throughout the facility.
- c. Provide masonry sealing as required throughout the facility.
- d. Repair exterior exposed concrete.

Exterior west wall of Classroom 204 and 205 show sign of bowing outward. Cracks were observed. Floor slab at the same location is separated from the exterior wall. Classroom 201's slab is separated from the exterior wall as well. Recommend providing structure reinforcing at floor level. The west exterior masonry wall has separated from the floor structure leaving a gap that is approximately 1" wide. Bar joists run parallel to this wall (with the first joist being directly adjacent). Round bridging members extend to the wall; however, there is essentially no positive connection to properly brace the wall at the floor level. The condition is not an imminent structural concern, but we recommend that bracing be added to prevent further movement. This condition should be addressed within the 1-5 year period.
- e.
- f.
- g.
- h.
- i.
- j.

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I. Structure: Floors and Roofs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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J. General Finishes

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Acoustic Ceiling	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	61,840		\$247,360
b.	Vinyl Enhanced Tile (VET)	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.10	sq. ft.	33,962		\$139,244
c.	Lockers	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.73	sq. ft.	61,840		\$106,983
d.	Complete Replacement of Casework (only)	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	48,714		\$194,856
e.	Toilet partitions/accessories	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.50	sq. ft.	48,714		\$24,357
f.	Resilient Flooring Replacement, including Mastic	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.25	sq. ft.	16,401		\$36,902
g.	Painting	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	61,840		\$123,680
h.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j.			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:										\$873,383

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J. General Finishes (Continued)

Notes:

a.	The addition of a fire suppression system would require removal and replacement with new. There is a 5% replacement required for stained tile due to roof leaks. Unit price adjusted.
b.	Replace existing floor tile with VET.
c.	Replace all lockers due to age and condition.
d.	Classroom caseworks in general are in bad shape.
e.	Replace all toilet partitions and accessories due to age and condition. Make ADA compliant.
f.	Replace existing resilient flooring with VET.
g.	Paint all wall and ceiling surfaces.
h.	
i.	
j.	

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K. Interior Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Complete Building Lighting Replacement	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7.00	sq. ft.	61,840	\$432,880
b. Metal Halide HID parking lot fixtures and exterior wall packs	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,500.00	each	12	\$42,000
c. Some spaces do not have occupancy sensors - should add for energy savings	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.81	sq. ft.	30,920	\$25,045
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$499,925

Notes:

- a. Interior lighting is T8 fluorescent replaced in 1997 with gym upgrade after, and has about 10 years of life left. Planning to replace with LED should be started.
- b. Exterior metal halide parking lot lighting fixtures and building wall mounted area lighting fixtures should be replaced with LED fixtures as they are a maintenance issue and energy inefficient.
- c. Some lighting controls are in place, but better overall controls should be installed to save energy.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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L. Security Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Security Systems	Confirmed	X			\$1.33	sq. ft.	61,840	\$82,247
b. CCTV is non functional.	Added	X			\$0.52	sq. ft.	61,840	\$32,157
c. Card access at doors is operational. Included in a.	Added		X					\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$114,404

Notes:

- a. Duress alarms are non existent and should be incorporated.
- b. CCTV is inadequate or totally nonfunctional and needs immediate upgrade.
- c. Card access door control system is in place but could use a planned upgrade.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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M. Emergency/Egress Lighting

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	61,840	\$61,840
b. Emergency Generator	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.64	sq. ft.	61,840	\$39,578
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$101,418

Notes:

- a. Exit signage and emergency egress lighting is provided from integral battery units. Planned maintenance should verify functioning of these units.
- b. Emergency generator and distribution should be considered.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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N. Fire Alarm

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Fire Alarm System Complete Area of Building	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	61,840		\$123,680
b.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
c.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
d.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:										\$123,680

Notes:

a.	Fire alarm system is Simplex 4020 older technology and has about 5-10 years of life expectancy left. Upgrade to current analog technology should be planned.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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O. Handicapped Access

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Handicapped Hardware	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$350.00	set	45 Required	\$15,750
b. Lifts	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	unit	1 Required	\$15,000
c. ADA Drinking Fountains	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	4 Required	\$20,000
d. ADA Plumbing Fixtures	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	49 Required	\$98,000
e. Remount Restroom Mirrors to Handicapped Height	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$285.00	per room	4 Required	\$1,140
f. Elevator modernization	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$120,000	each	1	\$120,000
g. ADA Signage	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.20	sq. ft.	61,840	\$12,368
h.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$282,258

Notes:

- a. Handicapped hardware is required in 1962 and 1966. Revise Quantity.
- b. Provide chair lift at stage.
- c. Provide ADA compliant electric water coolers (drinking fountains).
- d. Provide ADA compliant toilet fixtures.
- e. Included all stand alone restrooms. Group restrooms also had full length mirrors in addition to the over the sink mirror.
- f. Modernize elevator to current ADA code requirements.
- g. ADA compliant signage is recommended for the entire facility.
- h.
- i.
- j.

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P. Site Conditions

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Provide Concrete Dumpster Pad	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,400.00	ea.	1	Required	\$2,400
b. Base Sitework Allowance for Unforeseen Circumstances	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$50,000.00	ea.	1	Required	\$50,000
c. Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	61,840	Required	\$92,760
d. Grass area	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e. Fire Protection Tap Fee	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$35,000.00	allowance	1		\$35,000
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$180,160

Notes

a.	Provide concrete dumpster pad.
b.	Allowance for unforeseen site conditions.
c.	Additional allowance to cover drainage issues throughout the site.
d.	School noted that central grass area holds water in heavy rains. Costs to remediate included in allowances (b and c).
e.	Added fire protection tap/capacity charge.
f.	
g.	
h.	
i.	
j.	

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Q. Sewage System

Item	5	10	15	Cost	Unit	Quantity	Sum	
a. Kitchen, Grease Interceptor	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$6,500.00	lump sum	1	\$6,500
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$6,500

Notes:

a.	The kitchen three compartment sink does not have a grease interceptor to protect the sanitary piping system.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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R. Water Supply

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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S. Exterior Doors

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Overhead door to basement	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,500.00	each	1	\$2,500
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$2,500

Notes:

a.	Fix bended overhead door.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary School

11/6/2015

61,840 sq. ft.



T. Hazardous Material

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Environmental Hazards Form		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	per form			\$0
b. Resilient flooring Removal, Including Mastic	Confirmed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$3.00	sq. ft.	16,401	Required	\$49,203
c. Carpet Mastic Removal	Confirmed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$2.00	sq. ft.	1,609	Required	\$3,218
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$52,421

Notes

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary School

11/6/2015

61,840 sq. ft.



U. Life Safety

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.20	sq. ft.	55,020 Required	\$176,064
b. Interior Stairwell Closure	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$20,000.00	per level	2 Required	\$40,000
c. Handrails	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	per level	2 Required	\$10,000
d. Shunt trip to de-energize cooking equipment	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,500.00	each	1 Required	\$1,500
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$227,564

Notes:

- a. Provide new automated fire suppression system.
- b. Increased allowance of stairwell enclosure to cover the scope required.
- c. Provide new code compliant handrails at stairs.
- d. Add shunt trip to de-energize cooking equipment.
- e.
- f.
- g.
- h.
- i.
- j.

Windermere Elementary School

11/6/2015

61,840 sq. ft.



V. Loose Furnishings

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Replacement of furnishings as required	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	55,553	\$166,659
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$166,659

Notes:

a.	OSFC provides an allowance for furniture replacement based on the CEFPI rating given by the assessment, which noted that most furnishings were in decent shape.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary School

11/6/2015

61,840 sq. ft.



W. Building Technology

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Building technology system replacement	Edited	X			\$13.18	sq. ft.	55,020	\$725,164
b. Other:								\$0
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$725,164

Notes:

a.	Unit cost was increased at team's recommendation based on current trends in building technology design and costs.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary School

11/6/2015

61,840 sq. ft.



X. General Requirements & Contingencies

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Regional Cost Factors	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor			\$0
b. Construction Contingency	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.00%	percent	8,553,379		\$598,737
c. Design/Estimating Contingency	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.00%	percent	7,775,799		\$777,580
d. Phasing, Gen. Requirements and Swing Space	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.00%	percent	7,775,799		\$388,790
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
Sum:									\$1,765,106

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet identified.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment totals.
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary School

11/6/2015

61,840 sq. ft.



Y. Other Project Related Costs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor		\$0
b. Other Project Related Costs	Edited	<input type="checkbox"/>	<input type="checkbox"/>	18.00%	percent	9,540,906	\$1,717,363
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$1,717,363

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complexed, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Windermere Elementary

Description of Scope by Timeline		
0-5 Years	6-10 Years	11-15 Years
Replace gas piping at the units	HVAC System Replacement	Partial roof replacement
Install ductless split system in server room	Convert to Ducted System	Electrical System Replacement
Dedicated MAU for kitchen hood	Replace 15-ton Aeon unit	
Partial roof replacement	Partial roof replacement	
1958, 1966 panels, wiring	Overflow Roof Drains and Piping	
1958 and 1966 motor starters	Toilet (Remove/Replace)	
Back-up problem	Sink (Remove/Replace)	
Skylight	Replace domestic water supply	
Tuckpointing	Exterior Masonry Cleaning	
Brick masonry wall repair	Exterior Masonry Sealing	
Exterior Caulking	Concrete Repair	
Metal Halide HID parking lot fixtures	Acoustic Ceiling	
Occupancy sensors	Vinyl Enhanced Tile (VET)	
Security Systems	Lockers	
CCTV is non functional - replace	Complete Replacement of Casework	
Emergency/Egress Lighting	Toilet partitions/accessories	
Kitchen, Grease Interceptor	Resilient Flooring Replacement, including Mastic	
Shunt trip to de-energize cooking equipment	Painting	
Replacement of furnishings as required	Complete Building Lighting Replacement	
Building technology system replacement	Card access at doors is operational.	
	Emergency Generator	
	Fire Alarm System Complete Area of Building	
	Handicapped Hardware	
	Lifts	
	ADA Drinking Fountains	
	ADA Plumbing Fixtures	
	Remount Restroom Mirrors to Handicapped Height	
	Elevator modernization	
	ADA Signage	
	Provide Concrete Dumpster Pad	
	Sitework Allowance	
	Fire Protection Tap Fee	
	Overhead door to basement	
	Resilient flooring Removal, Including Mastic	
	Carpet Mastic Removal	
	Sprinkler/Fire Suppression System	
	Interior Stairwell Closure	
	Handrails	



Hastings Middle School Physical Assessment

December 8, 2015



Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Hastings Middle School. Per the district's request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Hastings Middle School on August 14, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.



Cracked/timeworn asphalt



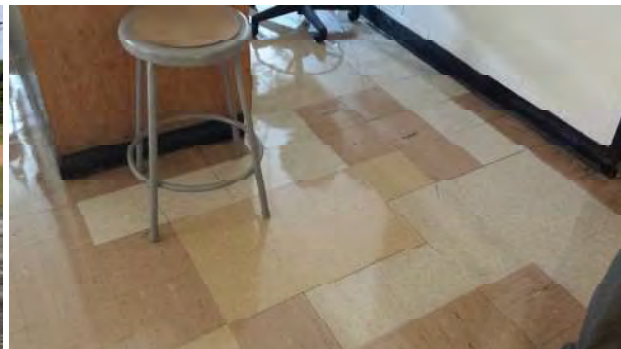
Outdated main electrical panel



Inadequate drainage at stair well



Roof sections in need of repair/replacement



Damaged flooring



Gymnasium roof structure with water staining



Auditorium finishes in need of repair/upgrade

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Hastings Middle School:

- Roofing; particularly over the gymnasium
- Outdated electrical system panels and wiring
- Lack of exterior lighting for safety and extended use of the site
- Improvements to the auditorium including finishes, seats, railings, platforms, etc.
- Improper drainage at the parking lot, athletic fields, and sidewalks leading to gymnasium
- Hazardous material abatement required
- Timeworn furnishings and building technology
- Parking lot needs new asphalt coating
- Undersized water service for fire suppression

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- Roof replacement and associated accessories for the gym addition and the media center; including structural roof deck replacement in the gymnasium
- Add eyewash/showers to all science rooms
- Level the floor slab in the administration area adjacent to the entry addition
- Add exterior lighting for safety and after hours use of the site
- Provide proper railings at the stage steps and side platforms
- Replace dumpster fencing
- Clean and repair basement stairs
- Aluminum entry door repairs due to slab upheaval or rusting at base
- Full depth replacement of the exterior basketball court and the tennis courts

Intermediate need (5-10 years):

- Full replacement of HVAC systems throughout the building
- Full replacement of electrical systems including fire alarm, lighting, security systems, and building technology throughout the building
- Upgrade of plumbing fixtures throughout the building
- Add new sprinkler system throughout the building
- Replace all finishes including most flooring, ceilings, painting, and furnishings
- Replace specialty equipment such as marker boards, tack boards, signage, doors/hardware, toilet partitions, theater chairs, etc.
- During this extensive renovation period, all systems will be brought up to current code and the building will meet all ADA requirements

Deferred need (10-15 year):

- Replace kitchen and gym equipment, including new bleachers
- Replace all gym lockers and bases

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT HASTINGS MIDDLE SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	N/A
B.	Roofing	Increased the quantity and cost for overflow roof drains and piping required by code when the roof is replaced, added replacement of the acoustical (Tectum) deck at the gymnasium, added safety cages on roof access ladders, and corrected the quantity of roof replacement.
C.	Not Used	N/A
D.	Electrical Systems	Added electrical outlets in corridors recommended in the OFCC assessment but not included in the cost of that assessment.
E.	Plumbing and Fixtures	Increased unit costs for replacement of plumbing fixtures.
F.	Windows	Added skylight replacement, locker room window replacement, and weather stripping.
G.	Structure	N/A
H.	Structure Walls And Chimneys	Added for miscellaneous areas of repair and/or cleaning needed in the brick/stone veneer.
I.	Structure: Floors and Roofs	Added repair for floor slab settlement at new admin entrance.
J.	General Finishes	Added replacement of select specialties, equipment and furnishings that were not included in the OFCC assessment.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent.
L.	Security Systems	Added exterior lighting that was not included in the OFCC assessment.
M.	Emergency/Egress Lighting	N/A
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions.
O.	Handicapped Access	Increased the quantity of door and hardware replacement to 100% of the doors in the building. Also, increased the unit cost for replacement of ADA compliant plumbing fixtures.
P.	Site Conditions	Added several scope items not included in the OFCC assessment, including re-coating the asphalt parking lot and replacing damaged areas of sidewalk and patio.
Q.	Sewage System	N/A
R.	Water Supply	N/A
S.	Exterior Doors	Added a replacement of the screen doors at kitchen and adding a stoop/ramp to the north gym addition entry.
T.	Hazardous Material	N/A
U.	Life Safety	Increased the allowance to enclose 2 of the stairways to meet code and increased the unit cost for new railings.
V.	Loose Furnishings	N/A
W.	Building Technology	Increased the estimated building technology system replacement cost to align with current market pricing.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.
AA.	Site and Athletics	Site and athletics were not included in the OFCC assessment and were added to this report.



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$30,391,900. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$23,561,100 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Hastings Middle School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Hastings Middle School
Assessment Cost Summary

11/6/2015



Gross Area: 134,140 SF

						Costs to Defer Renovations Over 15 Years			
	2014 Assessment	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years	
A. HVAC	\$4,576,900	\$34.12	\$4,576,900	\$34.12	\$0	\$0	\$4,576,857	\$0	
B. Roofing	\$1,004,100	\$7.49	\$1,370,500	\$10.22	\$366,400	\$340,401	\$1,030,132	\$0	
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
D. Electrical Systems	\$2,177,100	\$16.23	\$2,194,600	\$16.36	\$17,500	\$17,535	\$2,177,092	\$0	
E. Plumbing and Fixtures	\$132,200	\$0.99	\$198,700	\$1.48	\$66,500	\$13,200	\$185,500	\$0	
F. Windows	\$0	\$0.00	\$34,500	\$0.26	\$34,500	\$14,400	\$20,100	\$0	
G. Structure: Foundations	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
H. Structure: Walls And Chimneys	\$89,000	\$0.66	\$135,000	\$1.01	\$46,000	\$0	\$135,045	\$0	
I. Structure: Floors and Roofs	\$0	\$0.00	\$2,000	\$0.01	\$2,000	\$2,000	\$0	\$0	
J. General Finishes	\$2,132,800	\$15.90	\$2,214,100	\$16.51	\$81,300	\$10,000	\$2,051,614	\$152,500	
K. Interior Lighting	\$670,700	\$5.00	\$1,073,100	\$8.00	\$402,400	\$134,140	\$938,980	\$0	
L. Security Systems	\$248,200	\$1.85	\$248,200	\$1.85	\$0	\$0	\$248,159	\$0	
M. Emergency/Egress Lighting	\$134,100	\$1.00	\$220,000	\$1.64	\$85,900	\$0	\$219,990	\$0	
N. Fire Alarm	\$201,200	\$1.50	\$268,300	\$2.00	\$67,100	\$0	\$268,280	\$0	
O. Handicapped Access	\$140,500	\$1.05	\$701,500	\$5.23	\$561,000	\$7,500	\$694,043	\$0	
P. Site Conditions	\$202,400	\$1.51	\$449,100	\$3.35	\$246,700	\$18,375	\$430,742	\$0	
Q. Sewage System	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	
S. Exterior Doors	\$15,000	\$0.11	\$18,400	\$0.14	\$3,400	\$3,400	\$15,000	\$0	
T. Hazardous Material	\$76,700	\$0.57	\$76,700	\$0.57	\$0	\$0	\$76,718	\$0	
U. Life Safety	\$459,200	\$3.42	\$546,700	\$4.08	\$87,500	\$0	\$546,748	\$0	
V. Loose Furnishings	\$268,300	\$2.00	\$268,300	\$2.00	\$0	\$268,280	\$0	\$0	
W. Technology	\$1,136,200	\$8.47	\$1,475,500	\$11.00	\$339,300	\$0	\$1,475,540	\$0	
X. General Requirements & Contingencies	\$956,500	\$7.13	\$3,694,000	\$27.54	\$2,737,500	\$221,151	\$3,438,251	\$34,618	
Y. Other Project Related Costs	\$2,381,800	\$17.76	\$3,594,100	\$26.79	\$1,212,300	\$215,169	\$3,345,251	\$33,681	
AA. Site and Athletics	\$0	\$0	\$200,900	\$1.50	\$200,900	\$145,002	\$55,939	\$0	
Total Estimate to Renovate Now	\$17,002,900	\$126.75	\$23,561,100	\$175.65	\$6,558,200	\$1,410,600	\$21,930,000	\$220,800	
Inflation Costs to Defer Renovations:						28%			
Escalation to 2018 start							\$141,100		
Escalation to 2023 start								\$6,579,000	
Escalation to 2028 start								\$110,400	
Estimated Renovation Costs per Time Period							\$1,551,700	\$28,509,000	\$331,200
Total Estimated Renovation Costs - Including Escalation							\$30,391,900		

Hastings Middle School

11/6/2015



134,140 sq. ft.

A. HVAC

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$26.12	sq. ft.	134,140	\$3,503,737
b. Convert to Ducted System:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$8.00	sq. ft.	134,140	\$1,073,120
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$4,576,857

Notes:

a.	Assumes replacement with chilled water VAV system (system options will be analyzed during solutions phase)
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015



134,140 sq. ft.

B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Single Ply Membrane - Gym and Media Ctr.	Edited	x			\$12.00	sq. ft.	19,100	\$229,200
b. Single Ply Membrane - Balance of Roof	Edited		x		\$12.00	sq. ft.	72,500	\$870,000
c. Overflow Roof Drains and Piping: Gym and Media Ctr	Edited	x			\$3,724.00	per unit	12	\$44,688
d. Overflow Roof Drains and Piping: Balance of Roof	Edited		x		\$3,724.00	per unit	43	\$160,132
e. Fall safety protection cages are required.	Added	x			\$5,000.00	per unit	2	\$10,000
f. Replace tectum deck in the gym	Added	x			\$7.00	sq. ft.	7,823	\$54,761
g. Roof blocking @ skylights exposed	Added	x			\$12.00	ln. ft.	96	\$1,152
h. Roof drain stainer missing	Added	x			\$150.00	ea.	4	\$600
i. Other:								\$0
j. Other:								\$0
k. Other:								\$0
Sum:								\$1,370,533

Notes:

- a. The team adjusted the description to include single ply membrane roofing system for the replacement and adjusted the unit costs accordingly. This line includes roofing over the gymnasium and the media center that needs replaced soon.
- b. The team adjusted the description to include single ply membrane roofing system for the replacement and adjusted the unit costs accordingly. This line includes roofing for the remainder of the building.
- c. Include roof drain replacement and addition of overflow roof drains and piping.
- d. This includes replacement of the entire roof ladder with the addition of the required safety cage.
- e. The team noted frequent locations throughout the decking where the material was flaking and deteriorating. This structural deck will be replaced at the same time as the roof.
- f. As the skylights are viewed from the interior of the building, wood blocking around the opening is exposed and needs to be covered with metal trim.
- g. There were roof drains above the lockers rooms that were missing their strainer cap to prevent leaves and debris from clogging the drain.
- h.
- i.
- j.

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134,140 sq. ft.



C. Not Used

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.

D. Electrical Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Electrical System Replacement:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$16.23	sq. ft.	134,140	\$2,177,092
b. Provide outlets in corridors	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.16	sq. ft.	109,593 orig. bldg.	\$17,535
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$2,194,627

Notes:

a.	Main equip replaced in 1997; old panels remain; old wiring remains
b.	The corridors are not equipped with adequate electrical outlets for servicing. This line was added scope recommended by the team.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.

E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Toilet (remove/replace):	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per unit	24	\$48,000
b. Urinal (remove/replace):	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	per unit	17	\$34,000
c. Sink (remove/replace):	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,500.00	per unit	33	\$49,500
d. Emergency eyewash/shower in Classroom Labs	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,100.00	per unit	12	\$13,200
e. Domestic Water Heater:	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$9,500.00	per unit	2	\$19,000
f. Grease Trap/Oil Interceptor	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$12,500.00	ea.	1	\$12,500
g. Domestic Hot Water Storage Tank	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	sq. ft.	1	\$15,000
h. Shower Valve/Head	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,500.00	per unit	5	\$7,500
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$198,700

Notes:

a.	The unit cost was adjusted to include removal of the old unit and some additional piping and connections that would be needed.
b.	The unit cost was adjusted to include removal of the old unit and some additional piping and connections that would be needed.
c.	
d.	It was noted that several of the science classrooms did not include eyewash/showers for safety. This line item would include the unit cost as well as connection to nearby utilities. If water lines and sanitary are not in close relation to the shower, more cost would be needed to connect to utilities.
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.

F. Windows

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Skylights (remove/replace):	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$150.00	sq. ft.	96	\$14,400
b. Skylights (remove/replace):	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$150.00	sq. ft.	104	\$15,600
c. Window panel replacement	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$1,500.00	ea.	1	\$1,500
d. Add weatherstripping	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$3,000.00	lump sum	1	\$3,000
e. Windows		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$34,500

Notes:

- a. Skylights in the gymnasium addition were observed to be broken and/or aging. 5 year replacement is to match roof replacement in this area. The team recommends replacing all skylights (12 total) along with the roof.
- b. Skylights in the original building were observed to be broken and/or aging. 10 year replacement is to match roof replacement in this area. The team recommends replacing all skylights (21 total) along with the roof.
- c. There was an area of the locker rooms where the window was removed to provide ventilation. Once the HVAC system is replaced, the window will be replaced.
- d. There were a few areas at windows into the locker rooms where the weather stripping was failing/broken. Since all areas couldn't be specifically quantified, the lump sum should cover any areas discovered.
- e. These were installed in 1997. We don't anticipate these would need to be replaced within 15 years. Several windows at the High School replaced in the same time period and same product are beginning to fail. District may decide to put total replacement into one of these buckets for purposes of the assessment.
- f.
- g.
- h.
- i.
- j.

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134,140 sq. ft.



G. Structure: Foundation

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.

H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	1,200	\$6,300
b. Exterior Masonry Cleaning:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	33,248	\$49,872
c. Exterior Masonry Sealing:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	33,248	\$33,248
d. Exterior Caulking:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.50	ln. ft.	50	\$275
e. Replace Brick Veneer System:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$35.00	sq. ft.	10	\$350
f. Miscellaneous repair/cleaning	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$45,000.00	lump sum	1	\$45,000
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$135,045

Notes:

a.	Assumes soft mortar. Team was not able to confirm the quantity through observations.
b.	Below vents and louvers.
c.	
d.	
e.	Minimal replacement.
f.	Slab heaving @ NW corner entry; previously replaced brick but discoloration/mold; brick veneer separation; miscellaneous cracking/patching
g.	
h.	
i.	
j.	

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134,140 sq. ft.



I. Structure: Floors and Roofs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Floor slab sinking	Added	x		\$200.00	sq. ft.	10	\$2,000
b. Other:							\$0
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$2,000

Notes:

a.	Team noted that the floor slab drops at the threshold of the new security entrance into administration. Remove and replace tile and float floor up.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.

J. General Finishes

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Complete Replacement of Fin. & Case, Middle:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$15.90	sq. ft.	109,593	\$1,742,529
b.	Markerboard/tackboards	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	114,300	\$114,300
c.	Kitchen equipment	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d.	Operable partition	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$9.00	sq. ft.	385	\$3,465
e.	Toilet partitions/accessories	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.50	sq. ft.	130,640	\$65,320
f.	Gym divider curtain damage	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10,000.00	lump sum	1	\$10,000
g.	Gym equipment	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$40,000.00	lump sum	1	\$40,000
h.	Fire shutter/security gate replacement	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	ea	1	\$5,000
i.	Gym lockers/bases	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$350.00	ea	150	\$52,500
j.	Corridor lockers/bases		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
k.	Bleacher replacement	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$200.00	seat	300	\$60,000
l.	Theater chair replacement	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$250.00	seat	400	\$100,000
m.	Replace finishes at the front face of the stage and side walls	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$40.00	sq. ft.	400	\$16,000
n.	Spotlight platform replacement	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	lump sum	1	\$5,000
Sum:									\$2,214,114

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134,140 sq. ft.



J. General Finishes (Continued)

*The 2014 assessment addressed only the condition of the finishes within the building. Our team identified additional specialties and equipment that needs to be replaced.

Notes:

a.	Overall casework is original; OSFC cost per SF for finishes should be adequate unless UA requires higher quality finishes in certain areas.
b.	Includes original building and media center. Does not include replacement of the counter weight chalkboards.
c.	Kitchen equipmet replacement not assumed to be required within 15 years.
d.	Replacing the operable partition in the media center workroom and the second floor classrooms with a standard GWB partition.
e.	Includes the entire building except for the auditorium
f.	Rip/hole in curtain currently laced back together
g.	
h.	
i.	The team observed the need to replace the lockers but was unable to confirm the exact quantity.
j.	These don't appear to be in bad condition and not likely needing to be replaced within 15 years.
k.	
l.	Need to confirm number that have already been replaced versus those that still need to be replaced.
m.	
n.	

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134,140 sq. ft.

K. Interior Lighting

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Complete Building Lighting Replacement: Edited		x		\$7.00	sq. ft.	134,140	\$938,980
b. Exterior Lighting Added	x			\$1.00	sq. ft.	134,140	\$134,140
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$1,073,120

Notes:

- a. Fluorescent lighting T12 to T8 upgrade in 2003, includes new LED lights
- b. Exterior lighting is at minimal footcandles and is old HID lamp sources. All needs to be replaced. This was mentioned in the narrative from the 2014 assessment but didn't have associated costs.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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134,140 sq. ft.



L. Security Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Security Systems Complete Area of Building:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.85	sq. ft.	134,140	\$248,159
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$248,159

Notes:

a.	Minimal CCTV cameras. No card readers nor duress alarms.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.



M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting Complete Area of Building:	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	134,140	\$134,140
b. Emergency generator and distribution	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.64	sq. ft.	134,140	\$85,850
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$219,990

Notes:

a.	
b.	Emergency generator was added as it was missing from the original assessment.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.



N. Fire Alarm

	Item		5	10	15	Cost	Unit	Quantity		Sum
a.	Fire Alarm System Complete Area of Building:	Edited	<input type="checkbox"/>	x	<input type="checkbox"/>	\$2.00	sq. ft.	134,140		\$268,280
b.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
c.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
d.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
e.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
f.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					\$0

Sum: **\$268,280**

Notes:

a.	1997 Thorn Autocall zoned system is obsolete. Equipment is failing. Turner increased the unit cost to equivalent bid prices.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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134,140 sq. ft.

O. Handicapped Access

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Handicapped Hardware	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$350.00	set	222 Required	\$77,700
b. ADA Drinking Fountains	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7,000.00	unit	8 Required	\$56,000
c. ADA Plumbing Fixtures	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	38 Required	\$76,000
d. Replace Doors	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,300.00	leaf	222 Required	\$288,600
e. Remount Restroom Mirrors to Handicapped Height	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$285.00	per room	19 Required	\$5,415
f. Railings finishes (ext.)	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$10.00	ln. ft.	150	\$1,500
g. Concrete Ramp Repair (ext.)	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	lump sum	1	\$2,000
h. Signage	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.20	sq. ft.	134,140	\$26,828
i. Provide railing at stage steps and side platforms	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$250.00	ln. ft.	30	\$7,500
j. Allowance for additional restrooms to add 2 ADA water closets	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$20,000.00	allow	2	\$40,000
k. Elevator Modernization	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$120,000.00	lump sum	1	\$120,000
Sum:								\$701,543

Notes:

a.	The original assessment only recommended about a third of the door hardware be replaced but the team recommends replacing it all to meet current ADA standards.
b.	The unit price was increased to include some cost for reworking the block wall surrounding these.
c.	The unit price was increased to reflect current market conditions.
d.	The quantity was adjusted to match item a. above. The scope would include replacing all doors so that they match.
e.	
f.	This scope was added for exterior railings on handicap ramps.
g.	This scope was added to repair spalling of concrete on handicap ramps.
h.	Signage is recommended to be replaced throughout.
i.	The railings in the auditorium do not meet ADA/safety requirements for location and height. This scope was added as an immediate need for the building.
j.	Water closets added for ADA minimum counts create the need to create space for 2 ADA compliant water closets. This is an allowance for 2 ADA restrooms to be built within the current building.

Hastings Middle School

11/6/2015



134,140 sq. ft.

P. Site Conditions

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Provide Concrete Dumpster Pad	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,400.00	ea.	1 Required	\$2,400
b. Base Sitework Allowance for Unforeseen Circumstances	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$50,000.00	sq. ft.	1 Required	\$50,000
c. Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$150,000.00	sq. ft.	1 Required	\$150,000
d. Replace dumpster fencing	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$45.00	ln.ft.	75	\$3,375
e. Add ADA route from Media Center Egress	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$15.00	sq. ft.	1,225	\$18,375
f. Clean and repair basement stairs	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	lump sum	1	\$15,000
g. Mill and topcoat for asphalt parking	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$19.00	sq. yd.	7,625	\$144,875
h. Replace 25% of sidewalks	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$6.50	sq. ft.	4,630	\$30,092
i. Fire Protection - 6" Tap Fee	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$35,000.00	allowance	1	\$35,000
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$449,117

Notes

a.	
b.	This allowance would be for repair of low lying areas that flood, tree trimming/removal or drainage issues on site.
c.	Site repair due to construction activities, respread of topsoil and reseeding are typically included in this allowance. Swales and/or detention areas may be required per new site codes, patch for utilities
d.	The team noted that the dumpster fencing was falling down due to an impact accident and would need to be replaced.
e.	There is currently no ADA accessible route from the emergency exit from the media center to an area of refuge outside the building. The door would need a stoop and a sloped sidewalk to meet requirements.
f.	Currently, there are condensate drains from the unit ventilators that are draining into the stairwell where the water cannot drain out. The result is mold and sludge that creates a very hazardous situation. The allowance should be adequate for multiple possible solutions.
g.	The entire parking lot area is included in this line of the assessment although some costs may be shared with the City Parks and Recreation department.
h.	Sidewalks appear to be in decent shape in most areas. This is for patching/replacing as needed currently and for damage during construction.
i.	
j.	

Hastings Middle School

11/6/2015

134,140 sq. ft.



Q. Sewage System

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015

134,140 sq. ft.



R. Water Supply

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015

134,140 sq. ft.



S. Exterior Doors

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Clean and repaint door and frames	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$10,000.00	allowance	1	\$10,000
b. Entry Door Repairs	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,000.00	lump sum	1	\$1,000
c. Replace Screen Doors	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1,200.00	ea	2	\$2,400
d. Add stoop/ramp @ exterior door near gym	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	lump sum	1	\$5,000
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: **\$18,400**

Notes:

a.	Fiberglass Reinforced Polyester Doors - Clean, didn't seem damaged or needing replacement.
b.	Correct sill - caulk/repaint.
c.	The wooden screen doors leading into the kitchen area are in need of replacement.
d.	The north entry into the gym addition does not provide ADA access as required for emergency egress.
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015



134,140 sq. ft.

T. Hazardous Material

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Environmental Hazards Form		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	per form		\$0
b. Resilient flooring Removal, Including Mastic	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	25,440 Required	\$76,320
c. Carpet Mastic Removal	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	124 Required	\$248
d. EHA ACM Other	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	150 Required	\$150
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$76,718

Notes

a.	Per EHA Form
b.	New finishes included in section J
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015



134,140 sq. ft.

U. Life Safety

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.20	sq. ft.	134,140 Required	\$429,248
b. Interior Stairwell Closure:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$20,000.00	per level	4 Required	\$80,000
c. Handrails	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$250.00	In ft.	150 Required	\$37,500
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$546,748

Notes:

- a. Assumes no pumps or storage tanks are needed.
- b. The allowance provided in the original assessment didn't seem large enough to cover the scope required.
- c. This would be in addition to item B to replace all handrails/guardrails at the interior stairwells.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Hastings Middle School

11/6/2015

134,140 sq. ft.



V. Loose Furnishings

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Replacement of furnishings as required	Confirmed	x		\$2.00	sq. ft.	134,140	\$268,280
b. Other:							\$0
c. Other:							\$0
d. Other:							\$0
e. Other:							\$0
f. Other:							\$0
g. Other:							\$0
h. Other:							\$0
i. Other:							\$0
j. Other:							\$0
Sum:							\$268,280

Notes:

a.	OSFC provides an allowance for furniture replacement based on the CEFPI rating given by the assessment, which noted that most furnishings were in decent shape.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015

134,140 sq. ft.



W. Building Technology

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Building technology system replacement Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$11.00	sq. ft.	134,140	\$1,475,540
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$1,475,540

Notes:

a.	Unit cost was increased at team's recommendation based on current trends in building technology design and costs.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015



134,140 sq. ft.

X. General Requirements & Contingencies

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor		\$0
b. Construction Contingency	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.00%	percent	17,900,532	\$1,253,037
c. Design/Estimating Contingency	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.00%	percent	16,273,211	\$1,627,321
d. Phasing, Gen. Requirements and Swing Space	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.00%	percent	16,273,211	\$813,661
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$3,694,019

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet identified.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015

134,140 sq. ft.



Y. Other Project Related Costs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor		\$0
b. Other Project Related Costs	Edited	<input type="checkbox"/>	<input type="checkbox"/>	18.00%	percent	19,967,230	\$3,594,101
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$3,594,101

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complexed, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Hastings Middle School

11/6/2015



134,140 sq. ft.

AA. Site and Athletics

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Pavillion (no improvements needed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
b. Asphalt Playground/Basketball Court	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$26.00	sq. yd	2,320	\$60,320
c. Site Furnishings/Fixed Benches	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$15,000.00	lump sum	1	\$15,000
d. Tennis Courts	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$26.00	sq. yd.	3,257	\$84,682
e. Walks and Hardscape - replace asphalt	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$4.50	sq. ft.	6,842	\$30,789
f. Small concessions building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Dedication Bell - clean masonry	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$1.50	sq. ft.	100	\$150
h. Aluminum bleachers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Storage building - misc. ext. repairs	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$10,000.00	lump sum	1	\$10,000
j. Drainage and utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
k. Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
l. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$200,941

Notes:

a.	Excellent condition, dedicated Fall 2006, no replacement needed within 15 years.
b.	Cracking in asphalt, multiple locations; substantial wear to asphalt surface; surface is no longer level.
c.	Good condition, some benches are showing wear. Site trash cans are in good condition.
d.	Perimeter fencing in good condition; Concrete/retaining walls in excellent condition. Sizable cracking present on all court surfaces. Painted surface is fading. New wearing course included.
e.	Would include outdoor walkways not included in building assessment. Asphalt paving in good condition. Asphalt paving around fb bleachers in fair condition.
f.	Exterior components in excellent condition. No assessment completed within structure.
g.	Good condition. No structural improvements required. Masonry cleaning of retaining wall is required. Brick work on ground in front of wall in good condition.
h.	In good condition at tennis courts. Lights do not currently exist at the football field. Assumed new lights at football field.
i.	Home bleachers in excellent condition. No replacement needed within 15 years.
j.	All components in good condition. Exterior wall (EIFS) require paint. Replace 2 downspouts at west end of structure. Paint behind existing downspouts. Interior not assessed.
k.	Field is in good condition. Sports equipment in good condition. Field events shot put/discus in excellent condition. Track is in good condition. Surface wear and fading of painted lines is present.
l.	Structures in good condion.
m.	Landscape is in good condition.
n.	

Hastings Middle School

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
Single Ply Membrane - Gym and Media Ctr.	HVAC System Replacement	Gym equipment
Overflow Roof Drains and Piping: Gym and Media Ctr	Convert to Ducted System	Gym lockers/bases
Fall safety protection cages are required	Single Ply Membrane - Balance of Roof	Bleacher replacement
Replace tectum deck in the gym	Overflow Roof Drains and Piping: Balance of Roof	
Roof blocking @ skylights exposed	Electrical System Replacement	
Roof drain stainer missing	Toilet (remove/replace)	
Provide outlets in corridors	Urinal (remove/replace)	
Emergency eyewash/shower in Classroom Labs	Sink (remove/replace)	
Skylights (remove/replace)	Domestic Water Heater	
Floor Slab Sinking	Grease Trap/Oil Interceptor	
Gym divider curtain damage	Domestic Hot Water Storage Tank	
Exterior Lighting	Shower Valve/Head	
Provide railing at stage steps and side platforms	Skylights (remove/replace)	
Replace dumpster fencing	Window panel replacement	
Clean and repair basement stairs	Add weatherstripping	
Entry Door Repairs	Tuckpointing	
Replace Screen Doors	Exterior Masonry Cleaning	
Replacement of furnishings as required	Exterior Masonry Sealing	
Asphalt Playground/Basketball Court	Exterior Caulking	
Tennis Courts	Replace Brick Veneer System	
	Miscellaneous repair/cleaning	
	Complete Replacement of Fin. & Case, Middle	
	Markerboard/tackboards	
	Operable partition	
	Toilet partitions/accessories	
	Fire shutter/security gate replacement	
	Theater chair replacement	
	Replace finishes at the front face of the stage and side walls	
	Spotlight platform replacement	
	Complete Building Lighting Replacement	
	Security Systems Complete Area of Building	
	Emergency/Egress Lighting Complete Area of Building	
	Emergency generator and distribution	
	Fire Alarm System Complete Area of Building	
	Handicapped Hardware	
	ADA Drinking Fountains	
	ADA Plumbing Fixtures	
	Replace Doors	
	Remount Restroom Mirrors to Handicapped Height	
	Railings finishes (ext.)	
	Concrete Ramp Repair (ext.)	
	Signage	
	Allowance for additional restrooms to add 2 ADA water closets	
	Elevator Modernization	
	Provide Concrete Dumpster Pad	

Hastings Middle School

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
	Base Sitework Allowance for Unforeseen Circumstances Sitework Allowance for Unforeseen Circumstances for buildings 100,000 SF or larger Add ADA route from Media Center Egress Mill and topcoat for asphalt parking Replace 25% of sidewalks Fire Protection - 6" Tap Fee Clean and repaint door and frames Add stoop/ramp @ exterior door near gym Resilient flooring Removal, Including Mastic Carpet Mastic Removal EHA ACM Other Sprinkler/Fire Suppression System Interior Stairwell Closure Handrails Technology System Replacement Site Furnishings/Fixed Benches Walks and Hardscape - replace asphalt Dedication Bell - clean masonry Storage building - misc. ext. repairs	



Jones Middle School Physical Assessment

December 8, 2015



Executive Summary

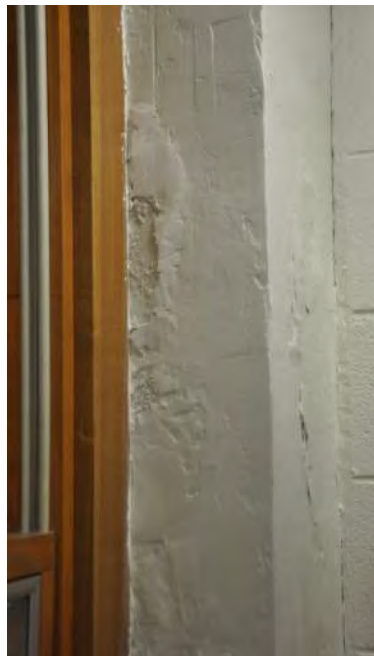
The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Jones Middle School. Per the district’s request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Jones Middle School on October 6, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.



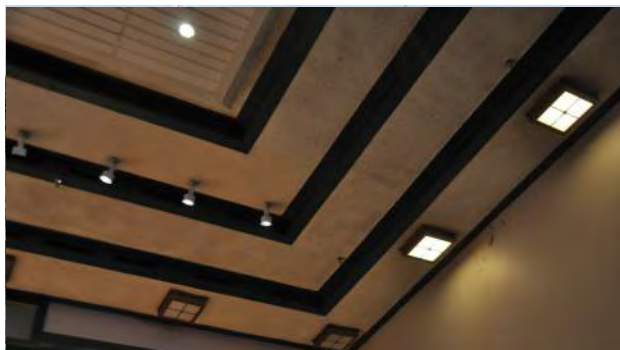
Damaged floor tiles



Plaster damage



Damaged coping



Auditorium ceiling and lighting damage



Wall damage



Masonry and structural settlement at Block House



Asphalt damage at parking

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. However, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials will be past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations within the next 15 years. Following are the major items identified as needing attention at Jones Middle School:

- Flooring, specifically popping tile in Rooms 116 and 216
- Roofing and coping above auditorium causing roof leaks
- Water infiltration at cafeteria doors
- HVAC and electrical equipment has been well-maintained but most equipment will need to be replaced within 10-15 years
- Auditorium production, sound, and lighting systems are outdated
- Stair enclosures are needed to meet current code
- No ADA access at front door
- Stadium restrooms and Block House facilities are in disrepair and need to be replaced

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- Minor replacement of mechanical equipment
- Replace roofing above auditorium and stage; repair and enhance parapet and coping flashing to mitigate future leaking at these conditions
- Replace casework in media center and life sciences
- Repair subfloor and replace tile in 116 and 216
- Replace finishes including flooring, ceilings, and painting
- Partial lighting replacement
- Repairs to stadium restrooms and Block House

Intermediate need (5-10 years):

- Replace HVAC controls and roof top units
- Replacement of electrical systems including fire alarm, lighting, security systems, and building technology throughout the building
- Upgrade of plumbing fixtures throughout the building
- Replace furnishings and specialty equipment such as marker boards, tack boards, signage, doors/hardware, toilet partitions, etc.
- Modernize elevator to comply with ADA requirements
- Address site drainage and hardscape deterioration

Deferred need (10-15 year):

- Replace balance of HVAC equipment and distribution
- Replace electrical distribution
- Replace flooring in gymnasium

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT JONES MIDDLE SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Added replacement costs for controls, pumps, roof top units, and other equipment, primarily on the heating side. We concur with the OFCC assessment in that they are currently in good working order. We expect them to expire however within 10-15 years.
B.	Roofing	Decreased the quantity of roof replacement to only include the areas above the Auditorium. Coping and parapet flashings were added to address problematic areas. Repairs to recently replaced roofing systems were also added.
C.	Not Used	N/A
D.	Electrical Systems	N/A
E.	Plumbing and Fixtures	Increased unit costs for replacement of plumbing fixtures. Added classroom fixture replacement costs.
F.	Windows	Added window replacement at broken window in northwest stairwell.
G.	Structure	Increased unit price for drain tile and added scope to further mitigate drainage issues.
H.	Structure Walls And Chimneys	Added for miscellaneous repairs at Block House.
I.	Structure: Floors and Roofs	Added floor repairs in southwest classrooms (116, 116A, 216, and 216 A).
J.	General Finishes	Adjusted unit prices and quantities. Added replacement of select specialties, equipment and furnishings that were not included in the OFCC assessment.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent.
L.	Security Systems	N/A
M.	Emergency/Egress Lighting	Added costs for emergency generator and distribution.
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions.
O.	Handicapped Access	Increased the unit cost for replacement of ADA compliant plumbing fixtures. Added elevator modernization and ADA signage.
P.	Site Conditions	N/A
Q.	Sewage System	Added grease interceptor.
R.	Water Supply	N/A
S.	Exterior Doors	N/A
T.	Hazardous Material	N/A
U.	Life Safety	Increased the allowance to enclose stairways to meet code and increased the unit cost for new railings. Added code compliant guard rail in Auditorium.
V.	Loose Furnishings	N/A
W.	Building Technology	Increased the estimated building technology system replacement cost to align with current market pricing.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.
AA.	Site and Athletics	Site and athletics were not included in the OFCC assessment and were added to this report.



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$22,189,000. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$16,002,200 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Jones Middle School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the detail sheets, a Description of Scope by Timeline has been included.

Jones Middle School
Assessment Cost Summary

11/6/2015



Gross Area: 130,878 SF

						Costs to Defer Renovations Over 15 Years		
	2014 Assessment	\$/SF	Current Assessment	\$/SF	Variance	0-5 Years	5-10 Years	10-15 Years
A. HVAC	\$2,172,600	\$16.60	\$3,413,200	\$26.08	\$1,240,600	\$32,132	\$846,634	\$2,534,457
B. Roofing	\$252,300	\$1.93	\$89,600	\$0.68	-\$162,700	\$89,550	\$0	\$0
C. Not Used	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
D. Electrical Systems	\$2,124,100	\$16.23	\$2,124,200	\$16.23	\$100	\$0	\$0	\$2,124,150
E. Plumbing and Fixtures	\$125,100	\$0.96	\$196,100	\$1.50	\$71,000	\$51,000	\$145,100	\$0
F. Windows	\$0	\$0.00	\$1,500	\$0.01	\$1,500	\$1,500	\$0	\$0
G. Structure	\$1,300	\$0.01	\$8,300	\$0.06	\$7,000	\$8,300	\$0	\$0
H. Structure Walls And Chimneys	\$110,000	\$0.84	\$115,000	\$0.88	\$5,000	\$5,000	\$109,950	\$0
I. Structure: Floors and Roofs	\$0	\$0.00	\$16,300	\$0.12	\$16,300	\$16,250	\$0	\$0
J. General Finishes	\$768,400	\$5.87	\$867,600	\$6.63	\$99,200	\$757,756	\$0	\$109,800
K. Interior Lighting	\$654,400	\$5.00	\$939,900	\$7.18	\$285,500	\$48,040	\$891,856	\$0
L. Security Systems	\$242,100	\$1.85	\$242,100	\$1.85	\$0	\$0	\$242,124	\$0
M. Emergency/Egress Lighting	\$130,400	\$1.00	\$214,600	\$1.64	\$84,200	\$214,640	\$0	\$0
N. Fire Alarm	\$196,300	\$1.50	\$261,800	\$2.00	\$65,500	\$0	\$261,756	\$0
O. Handicapped Access	\$81,900	\$0.63	\$292,200	\$2.23	\$210,300	\$82,176	\$210,000	\$0
P. Site Conditions	\$200,000	\$1.53	\$200,000	\$1.53	\$0	\$0	\$200,000	\$0
Q. Sewage System	\$0	\$0.00	\$6,000	\$0.05	\$6,000	\$6,000	\$0	\$0
R. Water Supply	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$327,250
S. Exterior Doors	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
T. Hazardous Material	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
U. Life Safety	\$60,000	\$0.46	\$237,500	\$1.81	\$177,500	\$237,500	\$0	\$0
V. Loose Furnishings	\$261,800	\$2.00	\$261,800	\$2.00	\$0	\$0	\$261,756	\$0
W. Building Technology	\$1,108,500	\$8.47	\$1,439,700	\$11.00	\$331,200	\$0	\$1,439,658	\$0
X. General Requirements & Contingencies	\$594,300	\$4.54	\$2,508,800	\$19.17	\$1,914,500	\$380,190	\$1,046,205	\$1,082,428
Y. Other Project Related Costs	\$1,479,800	\$11.31	\$2,441,000	\$18.65	\$961,200	\$369,906	\$1,017,907	\$1,053,150
AA. Site and Athletics	\$0	\$0	\$125,000	\$0.96	\$125,000	\$125,000	\$0	\$0
Total Estimate to Renovate Now	\$9,083,500	\$69.40	\$16,002,200	\$122.27	\$6,918,700	\$2,424,900	\$6,672,900	\$7,231,200
Inflation Costs to Defer Renovations:					43%			
Escalation to 2018 start						\$242,500		
Escalation to 2023 start							\$2,001,900	
Escalation to 2028 start								\$3,615,600
Estimated Renovation Costs per Time Period						\$2,667,400	\$8,674,800	\$10,846,800
Total Estimated Renovation Costs - Including Escalation						\$22,189,000		

Jones Middle School

11/6/2015



130,878 sq. ft.

A. HVAC

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Controls	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	130,878	\$392,634
b.	Boilers		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c.	Pumps	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.15	sq. ft.	130,878	\$19,632
d.	Pumps	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.15	sq. ft.	130,878	\$19,632
e.	Air Conditioning System	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$16.60	sq. ft.	130,878	\$2,172,575
f.	DOAS RTU	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$35,000.00	ea	8	\$280,000
g.	DX RTU	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$14.50	cfm	12,000	\$174,000
h.	Ductless Split	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$12,500.00	ea	1	\$12,500
i.	Kitchen Exhaust Fans	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$7,500.00	ea	2	\$15,000
j.	Water Cooled Chiller	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$820.00	ton	300	\$246,000
k.	Cooling Tower	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$325.00	ton	250	\$81,250
Sum:									\$3,413,223



A. HVAC (Continued)

Notes:

- | | |
|----|---|
| a. | All HVAC controls are DDC and most appear to be JCI DX9100 type controls. While functional, based on the age, an upgrade within 10 years should be expected. |
| b. | The boilers were changed from steam to hot water approximately 2 years ago. The boilers and associated pumps appear to be in excellent condition and should not need to be replaced for at least 15 years. |
| c. | The distribution pumps throughout the basement vary in the condition. Replacement of some is expected within the next 5 years, and some would only need to be replaced in 10 to 15 years. |
| d. | The distribution pumps throughout the basement vary in the condition. Replacement of some is expected within the next 5 years, and some would only need to be replaced in 10 to 15 years. |
| e. | RTU DOAS units installed in 1997 pretreat the air that is supplied into the basement to be used by basement air handling units. Replacement is expected in 5 to 10 years. |
| f. | Most of the basement air handling units, while in good working condition, are installed in difficult to maintain positions. When replacement units are eventually installed, a higher number of smaller units should be planned for to accommodate proper maintenance access. Recommended replacement in 10 to 15 years. |
| g. | The auditorium is served by a direct expansion custom packaged rooftop unit. The unit utilizes a heat recovery wheel and the house hot water system. The unit has a potentially dangerous maintenance access because of drop off of several feet on one side of the unit. This does not meet the requirements of the current building code OBC 1013.5. A maintenance platform is recommended to be installed as soon as practical. The unit should plan on being replaced with a new unit that utilizes chilled water instead of direct expansion between 5 and 10 years. |
| h. | There is a split system air handler that serves the server room. It is approximately 10 years old and will likely need to be replaced within the next 5 years. The recommended replacement unit is a high efficiency ductless split unit. |
| i. | The kitchen exhaust fans are approximately 18 years old and will likely need to be replace between 5 and 10 years. |
| j. | The top floors are served by indoor air handling units with heat recovery wheels, chilled water and hot water coils. The units appear to be in good condition and should only need component replacements, such as VFDs, fans, and potential a coil in the next 15 years. |
| k. | The cooling tower is in good condition and should be planned on being replaced in 10 to 15 years. |
| l. | The chiller is in good condition and should be planned on being replaced in 10 to 15 years. |

Jones Middle School

11/6/2015



130,878 sq. ft.

B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Single Ply Membrane at auditorium and stage roofs	Edited	X			\$12.00	sq. ft.	5,200	\$62,400
b. Coping	Added	X			\$27.50	ln. ft.	260	\$7,150
c. Roofing at Back of Parapet with (a) above	Added	X						\$0
d. Roofing repairs	Added	X			\$20,000.00	lump sum	1	\$20,000
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$89,550

Notes:

a.	Roof replacement included for Auditorium and Stage roofs.
b.	Existing Stone Copings need repaired/replaced or covered by metal copings, recommend metal panel wall system be installed on back side of parapet walls to prevent water intrusion into walls below these copings.
c.	See b above
d.	Roofing repairs as needed (asphalt shingles, loose slate tiles, PVC and EPDM)
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

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130,878 sq. ft.



C. Not Used

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

11/6/2015



130,878 sq. ft.

D. Electrical Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Electrical System Replacement	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$16.23	sq. ft.	130,878	\$2,124,150
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$2,124,150

Notes:

- a. 480/277v 1600amp switchgear is located in the Field House Basement powered from a grade mounted AEP transformer. Distribution through the tunnel to various panel locations throughout the building.
- b. Complete electrical replacement occurred in 1997. The equipment is in good condition with 10 years of expected life left. Complete replacement should be planned within 15years.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Jones Middle School

11/6/2015



130,878 sq. ft.

E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Domestic Water Heater	Edited	X			\$12,500.00	ea	1	\$12,500
b. Toilet (Remove/Replace)	Edited		X		\$2,000.00	ea	42	\$84,000
c. Urinal (Remove/Replace)	Confirmed		X		\$2,000.00	ea	9	\$18,000
d. Sink (Remove/Replace)	Confirmed		X		\$1,500.00	ea	27	\$40,500
e. Domestic Hot Water Stor. Tank	Confirmed	X			\$3,000.00	ea	1	\$3,000
f. Emergency Eyewash/Showers	Added	X			\$1,100.00	ea	5	\$5,500
g. Drinking Fountains (w/ Section O - Handicapped Access)	Added	X						\$0
h. Dishwasher Booster Heater	Added		X		\$2,600.00	ea	1	\$2,600
i. Classroom Integral Lab Sinks (w/ Section J - Casework)	Added	X					36	\$0
j. Kitchenette Sinks	Added	X			\$5,000.00	ea	3	\$15,000
k. Art Room Trough Sinks	Added	X			\$5,000.00	ea	3	\$15,000
Sum:								\$196,100

Notes:

- a. The domestic water heaters and storage tanks appear to be in fair condition, but replacement should be expected within the next 5 years. The higher water temperature leg to the dishwasher appears to be electric heat traced.
- b. Fixture counts provided in separate document. Most plumbing fixtures are in good condition except for the drinking fountains.
- c. Fixture counts provided in separate document.
- d. Fixture counts provided in separate document.
- e. See (a) above.
- f. Emergency Eyewash/Showers not present in Science Classrooms.
- g. The drinking fountains throughout the entire school are in poor condition, with exposed rust. These units should be replaced within the next 5 years. - SEE SECTION O. FOR PRICING
- h. The booster heater for the dishwasher appears to be in good condition but should be planned to be replaced in 5 to 10 years.
- i. Missing Lab Sinks. Provide unit price for all plumbing except sink bowl. - SEE CASEWORK SECTION J. FOR PRICING
- j. Missing Sinks.
- k. Missing Sinks.

Jones Middle School

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130,878 sq. ft.



F. Windows

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Glass in Window within Stairwell	Added	X			\$1,500.00	ea	1	\$1,500
b. Other:								\$0
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$1,500

Notes:

a.	Windows appeared to be in good condition and well maintained. The upper window in the northwest stairwell is broken; glass to be replaced.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

11/6/2015

130,878 sq. ft.



G. Structure: Foundation

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Drainage Tile Sys./Found. Drainage	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$80.00	In. ft.	80	\$6,400
b. Add gutter downspouts	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$35.00	In. ft.	50	\$1,750
c. Replace door sweep	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$75.00	ea	2	\$150
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$8,300

Notes:

- a. Cafeteria doors have water intrusion during rain periods. Potentially where drain tile system would need to be added. Concrete plaza deck would need removal and replaced to install drain tile in this area. Increased quantity to accommodate tie-in to storm sewer. Increased unit price to provide for concrete sawcutting and replacement.
- b. Gutter over this exterior wall condition does not have any downspouts and inadequate slope to one outlet. Added downspouts and tie-ins to proposed drain-tile.
- c. Door sweep is damaged and needs to be replaced.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Jones Middle School

11/6/2015



130,878 sq. ft.

H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	600	\$3,150
b. Exterior Masonry Cleaning	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	42,720	\$64,080
c. Exterior Masonry Sealing	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	42,720	\$42,720
d. Masonry repairs at Block House	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	lump sum	1	\$5,000
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$114,950

Notes:

a.	Assumes soft mortar. Team was not able to confirm the quantity through observations.
b.	Provide masonry cleaning as required throughout the facility.
c.	Provide masonry sealing as required throughout the facility.
d.	Repair masonry at Block House as required.
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

11/6/2015

130,878 sq. ft.



I. Structure: Floors and Roofs

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Subfloor replacement, Levels 1 & 2, south wing. Rooms 116, 116A, 216, & 216A	Added	X			\$4.50	sq. ft.	2,500	\$11,250
b. Concrete repairs at floor slab at Block House mechanical room	Added	X			\$5,000.00	lump sum	1	\$5,000
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$16,250

Notes:

a.	Subfloor in south wing, Science Classrooms, needs replaced, Vinyl tile will need replaced, but noted in Item J. Subfloor system from floor primary structure up is likely to need replaced when this work is performed.
b.	Concrete structure below metal roofing at Block House, rebar is exposed and concrete beams need repair work. Work imminent to mitigate further damage.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Jones Middle School

11/6/2015



130,878 sq. ft.

J. General Finishes

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Acoustic Ceiling	Edited	X			\$4.00	sq. ft.	6,500	\$26,000
b.	Vinyl Enhanced Tile (VET)	Edited	X			\$4.10	sq. ft.	2,500	\$10,250
c.	Carpet	Edited	X			\$4.50	sq. ft.	32,000	\$144,000
d.	Hall Lockers	Edited	X			\$5.50	sq. ft.	6,000	\$33,000
e.	Casework	Edited	X			\$250.00	ln. ft.	400	\$100,000
f.	Repair Drywall	Edited	X			\$5.50	sq. ft.	500	\$2,750
g.	Resilient Wood/Synthetic Flooring	Edited			X	\$18.00	sq. ft.	6,100	\$109,800
h.	Athletic Lockers	Added	X			\$350.00	each	200	\$70,000
i.	Dimmer Rack at Auditorium	Added	X			\$50,000	ea	1	\$50,000
j.	Curtain replacement	Added	X			\$10,000	ea	1	\$10,000
k.	Stage mechanics	Added	x			\$50,000	lump sum	1	\$50,000
l.	Painting	Added	x			\$2.00	sq. ft.	130,878	\$261,756

Sum: \$867,556



J. General Finishes (Continued)

Notes:

a.	5% Acoustical Ceiling Tile replacement. Increased unit price to current market conditions.
b.	South Wing Levels 1 & 2, fully replace vinyl tile in Classrooms 116, 116A, 216, & 216A.
c.	100% carpet replacement throughout.
d.	Electrostatic Painting for academic Lockers, 100% ; Replace all athletic lockers in gymnasium and Block House locker areas, 100%
e.	Replace Life Sciences & Media Center Plastic Laminate Casework, 100% Media Center circulation desk replacement, 100%
f.	Repair plaster work damaged resulting from water saturation, minor drywall repairs elsewhere.
g.	Wood Flooring in gymnasium, 10yrs to 15 year replacement. Increased unit cost to accommodate wood in lieu of resilient. Stage floor included.
h.	Replace lockers in locker rooms with athletic lockers. Assumed stacked for both boy's and girl's locker rooms.
i.	Dimmer rack at auditorium past its useful life. Replace.
j.	Replace front stage curtain.
k.	Backdrop/divider between stage and gymnasium motor is only accessible by ladder. Replace and relocate.
l.	Paint all wall and ceiling surfaces.

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130,878 sq. ft.



K. Interior Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Complete Building Lighting Replacement	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7.00	sq. ft.	127,408	\$891,856
b. Replacement of Metal Halide Lighting	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$475.00	ea.	50	\$23,750
c. Replacement of Auditorium Lighting	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$7.00	sq. ft.	3,470	\$24,290
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$939,896

Notes:

- a. Most of the lighting fixtures are T8 fluorescent, with metal halide fixtures being used in the cafeteria and exterior to the building. The fluorescent lighting fixtures are in fair condition and could reasonable be kept for 10 years. Complete replacement with LED should be planned within 15 years.
- b. The metal halide lighting fixtures are obsolete and should be replaced with LED lighting fixtures to obtain minimal maintenance costs and lower energy consumption. Replacement in the near future with an expected break even cost in 4 years will benefit the school if the building is kept for at least 10years.
- c. Auditorium stage and house lighting fixtures should be replaced with LED fixtures in the near future to obtain financial benefits over the next 10 years.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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130,878 sq. ft.

L. Security Systems

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Security System	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.85	sq. ft.	130,878	\$242,124
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$242,124

Notes:

a.	The security system is in fair condition and should be considered for an upgrade within the next 5 years.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.

M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting	Confirmed	x			\$1.00	sq. ft.	130,878	\$130,878
b. Emergency generator and distribution	Added	x			\$0.64	sq. ft.	130,878	\$83,762
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$214,640

Notes:

- a. Emergency egress lighting is provided by individual battery operated wall and ceiling units. These appear to be in fair condition with some areas lacking in adequate coverage. These units are considered maintenance problems and fail fairly regularly and need replacement.
- b. An emergency generator and distribution system should be considered within the next couple years if the building will be kept at least 10 years.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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130,878 sq. ft.

N. Fire Alarm

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Fire Alarm System	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	130,878	\$261,756.00
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
Sum:								\$261,756.00

Notes:

a.	Simplex 4020 conventional system is in fair condition. It is older technology and will become obsolete with replacement parts becoming unavailable. A complete replacement should be planned within 10 years.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.

O. Handicapped Access

Item		5	10	15	Cost	Unit	Quantity	Sum
a. ADA Drinking Fountains	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$7,000.00	ea	8 Required	\$56,000.00
b. ADA Plumbing Fixtures	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	ea	45 Required	\$90,000.00
c. Elevator Modernization	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$120,000.00	lump sum	1	\$120,000.00
d. ADA Signage	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.20	sq. ft.	130,878	\$26,176.00
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0.00
Sum:								\$292,176.00

Notes:

- a. Provide ADA compliant electric water coolers (drinking fountains).
- b. Provide ADA compliant toilets, urinals, and sinks.
- c. Modernize elevator to current ADA code requirements.
- d. ADA compliant signage is recommended for the entire facility.
- e.
- f.
- g.
- h.
- i.
- j.

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130,878 sq. ft.



P. Site Conditions

Item		5	10	15	Cost	Unit	Quantity		Sum
a. Base Sitework Allowance for Unforeseen Circumstances	Confirmed		X		\$50,000.00	allowance	1		\$50,000.00
b. Base Sitework Allowance for Unforeseen Circumstances for buildings between 0 SF and 100,000 SF	Confirmed		X		\$150,000.00	allowance	1		\$150,000.00
c. Other:									\$0.00
d. Other:									\$0.00
e. Other:									\$0.00
f. Other:									\$0.00
g. Other:									\$0.00
h. Other:									\$0.00
i. Other:									\$0.00
j. Other:									\$0.00
Sum:									\$200,000.00

Notes

a.	Anticipate asphalt patch/repair in parking and concrete repair/replacement at dumpster pad and various sidewalk locations.
b.	Additional allowance to cover drainage issues throughout the site.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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Q. Sewage System

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Grease Interceptor	Added	X			\$6,000.00	ea	1	\$6,000
b. Other:								\$0
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$6,000

Notes:

a.	The kitchen does not have a grease interceptor. It should be installed within the next 5 years.
b.	The science labs run the sanitary lines from the sinks through an acid neutralization tank in the basement. All of these appear to be in good working order as the load is likely low most of the year.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.



R. Water Supply

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	The building has adequate water pressure and the supply into the building is protected by a master backflow preventer.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.



S. Exterior Doors

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.



T. Hazardous Material

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:								\$0

Notes

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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U. Life Safety

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Interior Stairwell Closure West (qty. 2), east (qty. 2), south (qty 1)	Edited	X			\$20,000.00	per level	11 Required	\$220,000
b. Guardrail at Auditorium	Added	X			\$250.00	lf	70 Required	\$17,500
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$237,500

Notes:

- a. Allowance provided in the original assessment did not seem large enough to cover the scope required. Enclosures are included for the two stairs on the west (Original Building), two stairs on the east (1936 Addition), and one stair on the south (1930 Addition).
- b. Guardrail at Auditorium does not meet code nor is it in good shape. Costs include code compliant replacement.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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130,878 sq. ft.



V. Loose Furnishings

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Replacement of furnishings as required	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	130,878	\$261,756
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$261,756

Notes:

a.	OSFC provides an allowance for furniture replacement based on the CEFPI rating given by the assessment, which noted that most furnishings were in decent shape.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.

W. Building Technology

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Building technology system replacement	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$11.00	sq. ft.	130,878	\$1,439,658
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$1,439,658

Notes:

a.	Building technology system is in fair condition but consideration should be given to a complete replacement with the latest data cabling within 10 years.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.

X. General Requirements & Contingencies

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor	<input type="text"/>	\$0
b. Construction Contingency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.00%	percent	12,157,294	\$851,011
c. Design/Estimating Contingency	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.00%	percent	11,052,085	\$1,105,209
d. Phasing, Gen. Requirements and Swing Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.00%	percent	11,052,085	\$552,604
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:							\$2,508,824

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet defined.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment.
e.	
f.	
g.	
h.	
i.	
j.	

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130,878 sq. ft.



Y. Other Project Related Costs

	Item	5	10	15	Cost	Unit	Quantity	Sum
a.	Regional Cost Factors	<input type="text"/>	<input type="text"/>	<input type="text"/>	1.00	factor	<input type="text"/>	\$0
b.	Other Project Related Costs	<input type="text"/>	<input type="text"/>	<input type="text"/>	18.00%	percent	13,560,909	\$2,440,964
c.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
d.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
e.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
f.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
g.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
h.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
i.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
j.	Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>			<input type="text"/>	\$0
Sum:								\$2,440,964

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complexed, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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AA. Site and Athletics

	Item		5	10	15	Cost	Unit	Quantity	Sum
a.	Tennis Courts		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.00	sq. ft.	0	\$0
b.	Site Furnishings		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.00%	sq. ft.	0	\$0
c.	Softball Field		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.00%	sq. ft.	0	\$0
d.	Track		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.00%	sq. ft.	0	\$0
e.	Track Field Events		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	0	\$0
f.	Football/Lacrosse Field		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	0	\$0
g.	Concessions		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	0	\$0
h.	Entry Pavilion/Stone, Rod Iron Fencing		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	0	\$0
i.	Home Concrete Seating Structure	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$25,000.00	lump sum	1	\$25,000
j.	Block House	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$40.00	sq. ft.	2,500	\$100,000
Sum:									\$25,000



AA. Site and Athletics (Continued)

Notes:

- a. Good condition. Minimal cracking in the playing surface are present. Fixed equipment (standards/nets) in good condition. Court lighting is adequate and in good condition.
- b. Adequate counts of benches and trash containers. Bicycle racks are present and in good condition but do not meet the count of bikes present on a typical school day.
- c. A major deficiency in design/layout exist where the right outfield overlaps the existing track surface creating a safety issue for flying objects (softballs) hitting other athletes using the track or football/lacrosse field simultaneously. Infield is in fair condition. Fencing is in good condition. Seating areas for players are in good condition. Aluminum bleachers are in good condition.
- d. Track is in good condition. Some wear is present on the surface. Painted lines are showing different levels of fading.
- e. Events are in good condition. The high jump is in good condition but showing wear. Long jump runway/sand pit is in fair condition.
- f. The grass field is in fair condition due to use as a play area during the school day and as a play surface for the two MS sporting events scheduled after hours. There are areas of dead grass/dirt present on the longitudinal line of the field. The FB/Lacrosse goals are in good condition. The scoreboard is in good condition. Perimeter is in good condition.
- g. The concession stand is in good condition. The interior is in fair condition. The interior space should be re-painted.
- h. Excellent condition.
- i. This facility is in good condition. The surface of the seating area is in good condition. The press box is in good condition. The interior is in fair condition. The interior space could be painted as an upgrade. The storage area under the structure is in good condition. The men's and women's restrooms are in fair condition. The toilet fixtures are in poor condition and should be updated. Toilet partitions and accessories are in poor condition. Update all keyed entry points. A small AEP electrical service is located at the far end of the sport field and powers a panel under the stadium. provide The electrical equipment is in fair condition and should be replaced within 15 years.
- j. This building is a stand-alone facility and is connected only by UG mechanical tunnels to Jones and originally to Barrington. Access to Barrington has been blocked off. The basement functions as the Mechanical Room for the Jones School only. The room and tunnels are in good condition but often have small amounts of water on the floor due to leakage of the Steam Mechanical System. The Ground Level floor functions as lockers for both MS Football and Lacrosse events. This level is in poor condition and requires repairs. The roof in in fair condition and requires 50% replacement. The mechanical/electrical systems are in poor condition. All plumbing fixtures/partitions and accessories are in poor condition. 25% of the glazing is in poor condition (breaks/cracks) and should be replaced. The building is in good structural condition. All general finishes are in poor condition. All furnishings are in poor condition. All equipment (benches/lockers) are in poor condition. Interior/Emergency lighting is in poor condition. There is no handicap access into this facility and should be provided. Security Systems are in fair condition. No fire alarm. All other utilities are in fair condition. 50% of exterior doors should be replaced. All interior door should be replaced. The presence of hazardous materials was not investigated. Technology systems were not present. The heater in the field house does not work and should be replaced with an electric heater.

Jones Middle School

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
Pump Replacement (partial)	Controls	Pump Replacement (partial)
Ductless Split	DOAS RTU	Air Conditioning System
Single Ply Membrane at auditorium and stage roofs	DX RTU	Kitchen Exhaust Fans
Coping	Toilet (Remove/Replace)	Water Cooled Chiller
Roofing at Back of Parapet	Urinal (Remove/Replace)	Cooling Tower
Roofing repairs	Sink (Remove/Replace)	Electrical System Replacement
Domestic Water Heater	Dishwasher Booster Heater	Resilient Wood/Synthetic Flooring
Domestic Hot Water Stor. Tank	Tuckpointing	
Emergency Eyewash/Showers	Exterior Masonry Cleaning	
Drinking Fountains	Exterior Masonry Sealing	
Classroom Integral Lab Sinks	Complete Building Lighting Replacement	
Kitchenette Sinks	Security System	
Art Room Trough Sinks	Fire Alarm System	
Glass in Window within Stairwell	ADA Plumbing Fixtures	
Drainage Tile Sys./Found. Drainage	Elevator Modernization	
Add gutter downspouts	Sitework Allowance	
Replace door sweep	Replacement of furnishings as required	
Masonry repairs at Block House	Building technology system replacement	
Subfloor replacement, Levels 1 & 2, south wing.		
Concrete repairs at floor slab at Block		
Acoustic Ceiling		
Vinyl Enhanced Tile (VET)		
Carpet		
Hall Lockers		
Casework		
Repair Drywall		
Athletic Lockers		
Dimmer Rack at Auditorium		
Curtain replacement		
Stage mechanics		
Painting		
Replacement of Metal Halide Lighting		
Replacement of Auditorium Lighting		
Emergency/Egress Lighting:		
Emergency generator and distribution		
ADA Drinking Fountains		
ADA Signage		
Grease Interceptor		
Interior Stairwell Closure		
Guardrail at Auditorium		
Home Concrete Seating Structure		
Block House		



Upper Arlington High School Physical Assessment

December 8, 2015



Executive Summary

The Moody Nolan/Korda/EMH&T/Turner team is pleased to present the Upper Arlington Board of Education with this report of its findings and recommendations for the existing facility assessment of Upper Arlington High School. Per the district's request, the team reviewed the 2014 Ohio Facilities Construction Commission (OFCC) Facility Assessment, conducted its own observations of the existing facility, and compiled this independent assessment report. The team has taken the assessment information and projected costs for renovations into future time frames when the work should be performed based on urgency and life cycle.

Observations

The Moody Nolan/Korda/EMH&T/Turner team conducted a thorough assessment of Upper Arlington High School on September 21, 2015 to evaluate the condition of the building and site features as well as to confirm the notations made in the OFCC assessment. Details on the process the team used to gather this information and the assumptions made in completing the assessment can be found in the District-Wide Physical Assessment Executive Summary dated November 17, 2015. Team members collaborated throughout the assessment as to how existing conditions should be remedied and discussed how urgently the district should address these conditions.

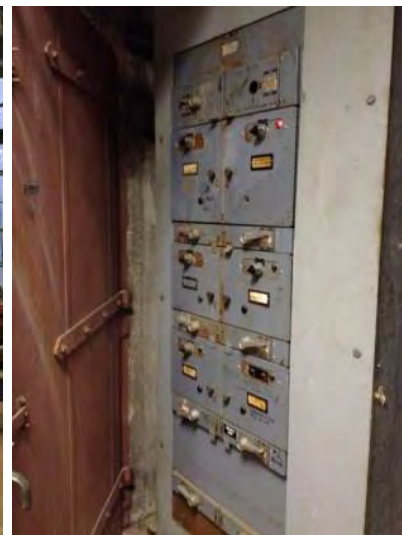
During our review of the building and the existing drawings, our team discovered a discrepancy in the total area of the building gross square footage that was listed by the OFCC assessment and the existing drawings provided. We worked with the OFCC team to adjust their 2014 assessment to include this correction.



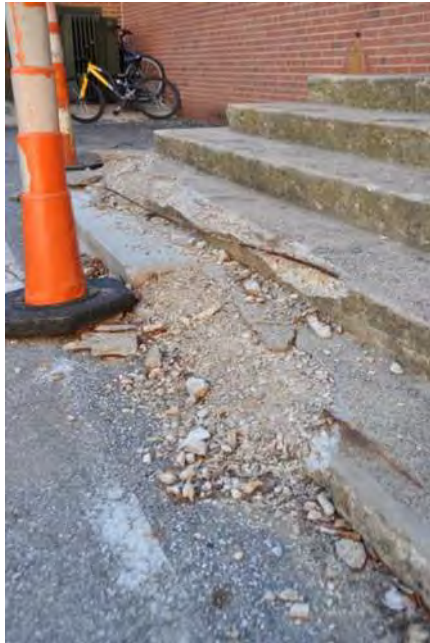
Basement Water Infiltration



Dated HVAC systems



Timeworn Electrical Panel



Failing concrete steps



Roofing in need of repair



Window replacement locations

Findings

The building and facilities appear to have been very well-maintained, which has allowed them to outlast typical life expectancies. In general, however, the team agrees with the 2014 OFCC assessment that a large portion of the building systems and materials are past their expected efficient useful life span and should be replaced, which would require an investment in significant building renovations. Following are the major items identified as needing attention at Upper Arlington High School:

- Water infiltration into basement
- Timeworn mechanical, electrical, and plumbing systems (piping failing, etc.)
- Required improvements to kitchen equipment including sizing
- Unsatisfactory roof conditions including drainage
- Exterior masonry, canopies, and window conditions needing repair
- Life safety upgrades required for fire alarm and sprinkler system
- Fire suppression water service at capacity
- Natatorium in declining condition
- Inadequate media center & building technology
- Various site concrete and paving in disrepair
- Drainage issues at numerous areas throughout the site including athletics

Refer to the 2014 OFCC Assessment Report posted on the Upper Arlington Schools website for baseline building information and detailed assessment information.



Repairs and Replacements

Based on the above findings, the team worked together to create a comprehensive list of all recommended repairs and replacements, grouped by time frames when the work should be performed based on urgency and life cycle. This assessment groups all aspects of the work into the following three categories: immediate need (0-5 years), intermediate need (5-10 years), and deferred need (10-15 years). Actual replacement time frames are subject to change due to diminished or enhanced performance of the materials and systems noted or at the discretion of the district. Included in the following assessment is the full list of recommendations with the most notable being:

Immediate need (0-5 years):

- HVAC system replacement
- Roof replacement including gutters/downspouts and overflow drains
- Electrical system replacement
- Repairs and replacements to domestic supply and sanitary waste systems
- Replacement of plumbing fixtures including toilets, urinals, and sinks
- Various window, skylight, and storefront replacements
- Temporarily remedy basement ground water issues
- Recondition exterior canopies
- General finishes and casework updates
- Complete kitchen equipment replacement
- Upgrades to exterior lighting
- Addition of emergency generator and other life safety upgrades
- Various updates required to provide proper ADA compliance
- Numerous site updates including asphalt and concrete paving work
- New water supply for fire suppression
- Hazardous material abatement
- Partial furniture and building technology replacements
- Numerous updates to site and athletic facilities throughout

Intermediate need (5-10 years):

- Continuing roof replacements over café and gym
- Pool upgrades including re-grouting and replacing piping and fittings
- Exterior updates including masonry cleaning, sealing, and tuckpointing as well as soffits and coping, painting and replacement
- Updates to furnishings such as tackboards/markerboards, lockers, and auditorium chairs
- Continuing updates to site and athletic facilities throughout

Deferred need (10-15 year):

- Continuing roof replacements over learning center
- Gymnasium equipment upgrades
- Continuing updates to site and athletic facilities throughout

UPPER ARLINGTON SCHOOLS 2015 FACILITIES ASSESSMENT UPPER ARLINGTON HIGH SCHOOL



Understanding the Numbers

As part of the creation of the above list there were several areas in which the Moody Nolan/Korda/EMH&T/Turner team edited the OFCC assessment recommendations. Detailed in the following assessment, each line item of the OFCC assessment was either confirmed or edited. Additional scope that was not originally included in the OFCC assessment was added. Below is a table briefly summarizing these variances per line item between the two assessments.

Description		Variance Explanation
A.	HVAC	Adjusted gross square footage for the entire building for full HVAC system replacement.
B.	Roofing	Increased unit costs for items identified on OFCC assessment due to current market conditions. Added downspouts at learning center and installation of overflow drains and piping for locations no longer being fully replaced within the 15 year time span.
C.	Natatorium	Added all work related to Natatorium as this was not originally reviewed in the OFCC assessment.
D.	Electrical Systems	Increased unit costs to accurately reflect market conditions.
E.	Plumbing and Fixtures	Included costs for the addition of grease interceptors in the kitchen sinks. Added cost to provide multiple smaller tanks for domestic hot water storage in lieu of the replaced tank in OFCC assessment. Also adjusted quantities and unit prices throughout to reflect current market conditions.
F.	Windows	Includes costs of additional window replacements including all skylights and aluminum clad wood window replacements as well as a complete louver replacement.
G.	Structure	Included allowance money to temporarily remediate the basement ground water issue.
H.	Structure Walls And Chimneys	Adjusted quantities to include exterior masonry cleaning and sealing for entire building. Added costs for reconditioning of exterior canopies and miscellaneous other exterior improvements.
I.	Structure: Floors and Roofs	N/A
J.	General Finishes	Adjusted gross square footage quantity for general finish updates. Included additional items for update including kitchen equipment, toilet accessories, gym floor refinishing, markerboard/tackboards, gym equipment, theater chairs, and lockers.
K.	Interior Lighting	Increased estimated lighting replacement cost to allow for LED lighting in lieu of fluorescent. Added allowance for exterior lighting upgrades for enhanced safety and use of site.
L.	Security Systems	Updated quantity to correct for gross area.
M.	Emergency/Egress Lighting	Added emergency generator and distribution.
N.	Fire Alarm	Increased estimated cost to replace the fire alarm system based on current market conditions and adjusted quantity to correct for gross area.
O.	Handicapped Access	Increased the quantity of door and hardware replacement to 100% of the doors in the building. Also, increased the unit cost for replacement of ADA compliant plumbing fixtures. Also added costs for signage and elevator modernization to comply with current ADA requirements.
P.	Site Conditions	Added miscellaneous exterior patching/repair as well as new fire suppression service tap.
Q.	Sewage System	N/A
R.	Water Supply	Added new city water supply line and associated backflow preventer.
S.	Exterior Doors	Increased unit price of door replacement to include frames and sidelights.
T.	Hazardous Material	N/A
U.	Life Safety	Adjusted quantity to correct gross area for fire suppression system. Updated quantities and pricing for stairway enclosures and handrails required.
V.	Loose Furnishings	Adjusted quantity to correct gross area.
W.	Building Technology	Increased estimated cost to replace the building technology systems based on current market conditions and adjusted quantity to correct for gross area.
X.	General Requirements & Contingencies	Added design/estimating contingency and costs for general requirements.
Y.	Other Project Related Costs	Adjusted percentage to allow for phased project.
AA.	Site and Athletics	Site and athletics were not included in the OFCC assessment and were added to this report.



Cost Summary

Based on the above, the total cost to provide the minimum recommended improvements over the 15 year time frame is estimated to be \$66,562,600. This number has been calculated based on the understanding that the complete renovation recommended is not achievable in the immediate future, and items identified for repair or replacement will be addressed as necessary when they fail or are near failure. This deferred renovation cost is prepared using a base 2015 cost of \$59,152,300 and adjusting appropriately for future inflation and escalation as described in the District-Wide Physical Assessment Executive Summary.

Following is the Assessment Cost Summary for Upper Arlington High School which summarizes the costs for the items described above. From left to right, it includes the 2014 OFCC assessment estimate, followed by the team's current assessment estimate shown in the grey columns. Both of these estimates are displayed in total dollar value, and also in cost per square foot (\$/sf) based on the gross area of building. The cost per square foot metric is an industry standard benchmark that is used to evaluate cost estimates against actual costs for comparable building renovations. Next is the variance column which indicates the difference between the 2014 OFCC assessment and the current Moody Nolan/Korda/EMH&T/Turner assessment estimates. The group of columns to the right (costs to defer renovations over 15 years) allocates the Moody Nolan/Korda/EMH&T/Turner current assessment costs to the three time frames previously described. Escalation is then applied to each of the deferred costs subtotals to formulate the total estimated renovation costs over 15 years.

The Assessment Cost Summary is then followed by Building System Detail sheets (Items A through AA), which further describe the renovation scope, comparison to the OFCC assessment (i.e. confirmed, edited, or added), forecasted timing, and cost formulations.

After the Building System Detail sheets, a Description of Scope by Timeline has been included.

Upper Arlington High School
 Assessment Cost Summary



11/6/2015

Original updated for SF Gross Area: 293,807 SF Revised 293,824 SF

	Rev. 2014 Assess.		Current Assessment		Variance	Costs to Defer Renovations Over 15 Years		
	\$/SF		\$/SF			0-5 Years	5-10 Years	10-15 Years
A. HVAC	\$7,947,300	\$27.05	\$8,793,300	\$29.93	\$846,000	\$8,793,283	\$0	\$0
B. Roofing	\$2,016,700	\$6.86	\$2,927,900	\$9.96	\$911,200	\$2,081,298	\$375,130	\$471,429
C. Natatorium	\$0	\$0.00	\$272,500	\$0.93	\$272,500	\$87,500	\$112,500	\$72,500
D. Electrical Systems	\$4,768,500	\$16.23	\$6,323,100	\$21.52	\$1,554,600	\$6,323,092	\$0	\$0
E. Plumbing and Fixtures	\$1,068,200	\$3.64	\$1,215,400	\$4.14	\$147,200	\$1,215,430	\$0	\$0
F. Windows	\$120,900	\$0.41	\$987,400	\$3.36	\$866,500	\$622,001	\$0	\$365,400
G. Structure: Foundations	\$0	\$0.00	\$75,000	\$0.26	\$75,000	\$75,000	\$0	\$0
H. Structure: Walls And Chimneys	\$100,400	\$0.34	\$446,700	\$1.52	\$346,300	\$55,000	\$391,685	\$0
I. Structure: Floors and Roofs	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
J. General Finishes	\$2,903,900	\$9.88	\$7,653,400	\$26.05	\$4,749,500	\$6,643,812	\$909,610	\$100,000
K. Interior Lighting	\$1,469,000	\$5.00	\$2,156,800	\$7.34	\$687,800	\$2,156,768	\$0	\$0
L. Security Systems	\$543,500	\$1.85	\$543,600	\$1.85	\$100	\$543,574	\$0	\$0
M. Emergency/Egress Lighting	\$293,800	\$1.00	\$575,900	\$1.96	\$282,100	\$575,895	\$0	\$0
N. Fire Alarm	\$440,700	\$1.50	\$587,600	\$2.00	\$146,900	\$587,648	\$0	\$0
O. Handicapped Access	\$467,800	\$1.59	\$1,243,800	\$4.23	\$776,000	\$1,243,765	\$0	\$0
P. Site Conditions	\$636,700	\$2.17	\$681,200	\$2.32	\$44,500	\$681,213	\$0	\$0
Q. Sewage System	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0
R. Water Supply	\$0	\$0.00	\$41,800	\$0.14	\$41,800	\$41,800	\$0	\$0
S. Exterior Doors	\$14,000	\$0.05	\$225,000	\$0.77	\$211,000	\$225,000	\$0	\$0
T. Hazardous Material	\$254,300	\$0.87	\$254,300	\$0.87	\$0	\$254,308	\$0	\$0
U. Life Safety	\$990,200	\$3.37	\$1,205,200	\$4.10	\$215,000	\$1,205,237	\$0	\$0
V. Loose Furnishings	\$1,175,200	\$4.00	\$1,175,300	\$4.00	\$100	\$1,175,296	\$0	\$0
W. Building Technology	\$1,704,100	\$5.80	\$2,130,200	\$7.25	\$426,100	\$2,130,224	\$0	\$0
X. General Requirements & Contingencies	\$1,884,100	\$6.41	\$9,274,100	\$31.56	\$7,390,000	\$8,478,891	\$418,344	\$376,849
Y. Other Project Related Costs	\$4,691,400	\$15.97	\$9,023,200	\$30.71	\$4,331,800	\$8,249,550	\$407,028	\$366,656
AA. Site and Athletics	\$0	\$0.00	\$1,339,600	\$4.56	\$1,339,600	\$634,800	\$54,000	\$650,800
Total Estimate to Renovate Now	\$33,490,700	\$113.99	\$59,152,300	\$261.64	\$25,661,600	\$54,080,400	\$2,668,300	\$2,403,600
Inflation Costs to Defer Renovations:					43%			
Escalation to 2018 start	\$35,141,521					\$5,408,000		
Escalation to 2023 start							\$800,500	
Escalation to 2028 start								\$1,201,800
Renovation Totals - Including Escalation						\$59,488,400	\$3,468,800	\$3,605,400
Building Total - Including Escalation								\$66,562,600

Upper Arlington High School

10/9/2015

293,824 sq. ft.



A. HVAC

Item		5	10	15	Cost	Unit	Quantity	Sum
a. HVAC System Replacement:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$26.12	sq. ft.	293,824	\$7,674,683
b. Convert to Ducted System:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$8.00	sq. ft.	139,200	\$1,113,600
c. Kiln Exhaust System:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	ea.	1	\$5,000
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$8,793,283

Notes:

- a. 1997 Aaon RTUs are starting to have problems with compressors and gas fired induction fans. Replacement parts are difficult to find and retrofit. A replacement of these units should be planned within the next five years. The controls are a mix of pneumatic and legacy JCI DDC controls. A phased approach of converting all of the remaining pneumatic controls over to DDC within the next 5 years and then upgrading the whole system from the legacy N2 bus up to the modern BSCNet bus from between 5 and 10 years from now. Replacement DDC would be compatible with both the old N2 and the future BACNet controls. An upgrade of the unit ventilators to either a chilled beam system or VRF would improve efficiency. The unit ventilators are in good working order and an upgrade could be planned when the time comes to replace those units. There are two chiller systems that are not connected. The older system is a series of five modular chillers. These units are noisy and the system is under the required capacity for the areas covered. The new chiller is a nominal 125 ton screw chiller that has sufficient capacity. The older system should be replaced within the next 5 years and the capacity of the replacement should be larger than the currently installed capacity. The cooling tower is a nominal 339 ton tower and it should have enough capacity to handle the future chiller load along with the existing screw machine. It is in excellent condition and may be able to reused as part of the master plan. Options for possible reuse will be evaluated in the solutions phase. The boilers are in fair working order and should not need replacement within the next several years provided that good maintenance on the boilers continues. The steam boilers fed water tank does not have any pending problems, but based on its age, it should be replaced within the next 5 years. The condensate piping is old and there have been times in the past where the water treatment has not been good, and thus the piping is corroded. The extent of the corrosion is unknown, but most of the piping should be replaced within the next 10 years. The assessment includes full replacement of existing HVAC with a chilled water VAV system. Some equipment may be reused but may need to be modified to suit a different type of system or a non-compatible system may be chosen. All system options will be explored in the solutions phase. Quantity has been adjusted for the gross area.
- b. The quantity was adjusted upward to capture 50% of the whole building to provide soffits for ducted system as required.
- c. The team agrees with the assessment to replace the kiln exhaust.

Upper Arlington High School

10/9/2015

293,824 sq. ft.



B. Roofing

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Single Ply Membrane - throughout	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$14.00	sq. ft.	124,399	\$1,741,586
b. Single Ply Membrane - Café & Gym	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$14.00	sq. ft.	23,869	\$334,166
c. Metal roof over learning center	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$27.00	sq. ft.	17,367	\$468,909
d. EPDM roofing - Auditorium & Corr.	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	49,399	\$0
e. Gutters/Downspouts	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$30.00	ln. ft.	400	\$12,000
f. Gutters/Downspouts	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$30.00	ln. ft.	84	\$2,520
g. Overflow Roof Drains and Piping	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,724.00	ea.	88	\$327,712
h. Overflow Roof Drains and Piping	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3,724.00	ea.	11	\$40,964
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$2,927,857

Notes:

- a. Increased unit price from \$12 to \$14 due to extensive amounts of existing copper flashing at higher walls that would need to be adjusted or replaced. Cost includes replacement with EPDM or TPO new roofing system.
- b. Increased unit price for removal of 2 layers of roof systems and copper flashing along gym.
- c. Team recommends replacement of this roof within 15 years.
- d. The varsity gymnasium, auditorium, natatorium, and the EPDM over the corridor are outside the 15 year recommended replacement.
- e. The assessment recommended adding gutters and downspouts to the metal roof walkway at the rear of the building and we agree but increased the unit price.
- f. Add 3 downspouts at Learning Center (West side).
- g. Installation of 1 overflow drain and piping for every existing roof drain. Team did not confirm that the number of existing drains were adequate. The unit price was increased to include drain and piping.
- h. Includes installing overflow drains and piping for main gym and administration corridor roofing areas that are not being replaced within this assessment.
- i.
- j.

Upper Arlington High School

10/9/2015

293,824 sq. ft.



C. Natatorium

	Item	5	10	15	Cost	Unit	Quantity	Sum	
a.	POOL: Pumps	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$10,000.00	lump sum	1	\$10,000
b.	POOL: RegROUT tile	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$12,500.00	years	5	\$62,500
c.	POOL: RegROUT tile	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$12,500.00	years	5	\$62,500
d.	POOL: RegROUT tile	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$12,500.00	years	5	\$62,500
e.	POOL: Replace filter tank	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$25,000.00	allowance	1	\$25,000
f.	POOL: Replace piping and fittings	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$50,000.00	allowance	1	\$50,000
g.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.	Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$272,500

Notes:

- a. Pool pumps were replaced last year and should not need to be replaced for 10 years
- b. Pool and deck tile is not an epoxy tile so it requires annual maintenance & repairs. Pool does not close long enough for proper epoxy grout. Assume continuation of this plan for next 15 years
- c. See b. above
- d. See b. above
- e. Filter tank requires routine patches and needs to be replaced. Size no longer standard; assume custom built-in place due to access constraints
- f. Inconsistent piping and fittings, some SCH 80- PVC, some galv. Pipe, some unknown. Assume comprehensive replacement within 5-10 years.
- g.
- h.
- i.
- j.

Upper Arlington High School

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293,824 sq. ft.



D. Electrical Systems

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Electrical System Replacement: Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$21.52	sq. ft.	293,824	\$6,323,092
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$6,323,092

Notes:

- a. The electrical system provided to the overall facility is a 13.2kV, 3-phase, 4W service, which is at end of life. Power is provided to the school by multiple school-owned, pad-mounted transformers located outdoors, many of which are in poor condition. Other than one new switch bay installed in 1996, the rest of the switchgear all needs replacement at next opportunity. The distribution equipment does not have TVSS. The panel system is in poor condition. Branch circuits and receptacles in parts of the building that are over 50 years old are at end of life. The overall electrical system does not meet OSDM requirements in supporting the current needs of the school, and will be inadequate to meet the facility's future needs. The electrical system should be replaced within 5 years preferably, but absolutely within 10 years. The unit price has been increased to reflect these system needs.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Upper Arlington High School

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293,824 sq. ft.



E. Plumbing and Fixtures

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Back Flow Preventer:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	1	\$5,000
b. Domestic Supply Piping:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.50	sq. ft.	130,644	\$457,254
c. Sanitary Waste Piping:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	130,644	\$522,576
d. Domestic Water Heater:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$9,500.00	unit	2	\$19,000
e. Toilet (remove/replace)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	43	\$86,000
f. Urinal (remove/replace)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,000.00	unit	22	\$44,000
g. Sink (remove/replace)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,500.00	unit	20	\$30,000
h. Grease Trap/Oil Interceptor	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$40,000.00	ea.	1	\$40,000
i. Domestic HW Storage Tank:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	ea.	1	\$5,000
j. Emergency eyewash/shower in Classroom Labs	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,100.00	ea.	6	\$6,600

Sum: \$1,215,430

Notes:

- a. There is no grease interceptor for the kitchen sinks, so one should be added. This could be located outside and then piped back into the building. The existing sanitary piping should be cleaned out thoroughly after the interceptor is in place and operational.
- b. Replace galvanized water supply piping in the original construction due to condition. Quantity adjusted to correct gross area.
- c. Replace sanitary waste piping in the original construction due to condition. Quantity adjusted to correct gross area.
- d. The two domestic water heaters should be replaced within the next 5 years based on their age.
- e. Increased unit price.
- f. Increased unit price.
- g.
- h. There is no grease interceptor for the kitchen sinks, so one should be added. This could be located outside and then piped back into the building. The existing sanitary piping should be cleaned out thoroughly after the interceptor is in place and operational. Increased unit price to include new system.
- i. The large domestic water storage tank should be replaced within the next 10 years based on its age. The replacement would likely be multiple smaller tanks. The unit price was increased to reflect this.
- j.

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293,824 sq. ft.



F. Windows

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Replace Glass Block With Windows	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$70.00	sq. ft.	648	\$45,376
b. Curtain Wall/Storefront System	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$65.00	sq. ft.	1,055	\$68,575
c. Crawl Space Window Replacement	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$400.00	ea.	27	\$10,800
d. Insect Screen Replacement	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$150.00	ea.	1	\$150
e. Louver Repair	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$25.00	sq. ft.	20	\$500
f. Window Replacement	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$70.00	sq. ft.	580	\$40,600
g. Window Replacement	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$70.00	sq. ft.	5,220	\$365,400
h. Skylights	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$150.00	sq. ft.	3,040	\$456,000
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$987,401

Notes:

- a. Replace glass block window systems in the original building, the 1971 addition and the 1983 addition with a new insulated window system to comply with Ohio School Design Manual requirements. Team reduced the quantity for the 1983 Freshman gym because there may be no way to replace these efficiently. The unit price was increased based on recent bid prices.
- b.
- c. Replace 1 in light well. Turner increased this to all of the windows in the light wells. District has replaced some with plexiglass. All are original to the building.
- d. Replace bird screen at 1971. Team could not confirm other locations referred to in 2014 OFCC Assessment, there seemed to be screens in good condition throughout.
- e. Increased unit price to cover complete replacement of louver.
- f. Replace 12 windows at 1964 east elevation (condensation). Replace 6 windows at 1971 west elevation (loose aluminum cladding).
- g. Team recommends that all of the aluminum clad wood windows should be replaced within the next 15 years due to veneer separation, weather stripping failure, and deteriorating wood due to moisture. Windows are not insulated glass.
- h. All of the existing bubble skylights appear aged and damaged throughout. Immediate replacement is recommended although could be replaced as adjacent roofing is replaced.
- i.
- j.

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293,824 sq. ft.



G. Structure: Foundations

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Basement Ground Water Solution	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$75,000.00	lump sum	1	\$75,000
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$75,000

Notes:

- a. The basement below the auditorium has standing 1" to 2" of ground water at all times. The allowance is to address the problem by removing some areas of floor slab, installing new floor drains, piping those drains to a sump pump and applying waterproofing to the walls to try to keep more water from infiltrating. This is only a temporary fix and doesn't address the permanent problem.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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293,824 sq. ft.



H. Structure Walls And Chimneys

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Tuckpointing	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.25	sq. ft.	1,700	\$8,925
b. Exterior Masonry Cleaning	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.50	sq. ft.	117,735	\$176,603
c. Exterior Masonry Sealing	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	117,735	\$117,735
d. Exterior Caulking	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5.50	ln. ft.	525	\$2,888
e. Pre-fin'd Alum. Coping Replacement	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$22.50	ln. ft.	980	\$22,050
f. Install Control Joints	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$60.00	ln. ft.	75	\$4,500
g. Paint EIFS	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	5,140	\$10,280
h. Remove overhang	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$20.00	sq. ft.	1,250	\$25,000
i. Repair Prime and Paint Coping	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$8.00	ln. ft.	700	\$5,600
j. Replace Exterior Soffit	Confirmed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$30.00	sq. ft.	150	\$4,500
k. Recondition entry canopies	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$7,500.00	sq. ft.	6	\$45,000
l. Scrape and Paint Lintels	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7.50	ln. ft.	1,714	\$12,855
m. Expansion joints	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10,000.00	lump sum	1	\$10,000
n. Precast pilaster damage at Natatorium	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$150.00	sq. ft.	5	\$750
o.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
p.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$446,685

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293,824 sq. ft.



H. Structure Walls And Chimneys (Continued)

Notes:

a.	
b.	Increased quantity to cover entire building.
c.	Increased quantity to cover entire building.
d.	
e.	
f.	
g.	
h.	
i.	
j.	
k.	6 of the entry canopies have exposed roof structure that is rusting and weathered. Project will scrape and paint the structure, reinforce if necessary, and ensure proper drainage and flashing.
l.	Lintels above the EIFS - rusted both first and second floor. Updated quantity per Turner takeoff.
m.	This allowance is to re-caulk and repair the existing expansion joints.
n.	
o.	
p.	

Upper Arlington High School

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293,824 sq. ft.



I. Structure: Floors and Roofs

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

Upper Arlington High School

10/9/2015

293,824 sq. ft.



J. General Finishes

Item		5	10	15	Cost	Unit	Quantity	Sum
a. General Finishes and Casework	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$17.70	sq. ft.	293,824	\$5,200,685
b. Kitchen Equipment Complete Replacement	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$190.00	sq. ft.	6,143	\$1,167,170
c. Toilet Partitions/Accessory Replacement	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.50	sq. ft.	293,824	\$146,912
d. Gym floor refinishing (freshman)	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$7.00	sq. ft.	10,435	\$73,045
e. Kitchen Exhaust Hood	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$56,000.00	ea.	1	\$56,000
f. Markerboards/tackboards	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.60	sq. ft.	293,824	\$176,294
g. Gym equipment	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$50,000.00	set	2	\$100,000
h. Theater chairs	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$300.00	ea	750	\$225,000
i. Lockers	Edited	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$1.73	sq.ft	293,824	\$508,316
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$7,653,422

Notes:

- a. 2014 OFCC assessment specifically listed each finish type for replacement. Team believes all finishes should be replaced and included in one line item. Quantity was adjusted to correct gross area.
- b. Kitchen equipment is original to building or aged past useful life.
- c. Toilet partitions are original to the building and need replacement.
- d. Toilet accessories are in varying conditions but need replacement throughout.
- e. The freshman gymnasium should be sanded, refinished and re-painted.
- f. Exhaust hoods are original to the building and need adequate fire protection.
- g. This cost is to replace standard fixed markerboards and tackboards throughout. Sliding markerboards would not be included.
- h. This allowance is to replace the basketball backstops in both gymnasiums.
- i. Some of the seats have been replaced but most have not. This would replace the remainder.
- j. Replace all. Increased quantity for corrected gross area.

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293,824 sq. ft.



K. Interior Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Complete Building Lighting Replacement:	Edited	x			\$7.00	sq. ft.	293,824	\$2,056,768
b. Exterior lighting allowance	Added	x			\$100,000.00	allowance	1	\$100,000
c. Other:								\$0
d. Other:								\$0
e. Other:								\$0
f. Other:								\$0
g. Other:								\$0
h. Other:								\$0
i. Other:								\$0
j. Other:								\$0
Sum:								\$2,156,768

Notes:

- a. The building and facilities consist of predominantly T8 fluorescent lighting with some metal-halide lamps (roof mechanical room and other mechanical spaces) and CFLs. Replace lighting fixtures with new LED lighting fixtures and meet Ohio School Design Manual guidelines. No occupancy sensors are installed for lighting controls. Add lighting controls to comply with current energy code. The auditorium does not have stage edge lighting and the dimming system is past the end of its life. Add stage edge lighting for safety and replace full theater dimming system. Increased unit cost to reflect LED lighting. Quantity adjusted to correct gross area.
- b. Exterior lighting is poor throughout especially for parking areas. The above allowance will need to be studied for use and coverage requirements and installation of additional lights as needed.
- c.
- d.
- e.
- f.
- g.
- h.

Upper Arlington High School

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293,824 sq. ft.



L. Security Systems

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Security System: Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.85	sq. ft.	293,824	\$543,574
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0

Sum: \$543,574

Notes:

- a. The building currently has very little security equipment installed. CCTV, access control, and duress alarms were not observed to be installed. Provide a new security system to meet Ohio School Design Manual guidelines. Quantity adjusted to correct gross area.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Upper Arlington High School

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293,824 sq. ft.



M. Emergency/Egress Lighting

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Emergency/Egress Lighting:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1.00	sq. ft.	293,824	\$293,824
b. Emergency generator and distribution	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.96	sq. ft.	293,824	\$282,071
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$575,895

Notes:

- a. Adjusted unit cost to include generator to meet Ohio School Design Manual guidelines. The existing generator is inadequately sized and only serves the auditorium. There is no emergency power to the elevator. Quantity adjusted to correct gross area.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Upper Arlington High School

10/9/2015

293,824 sq. ft.



N. Fire Alarm

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Fire Alarm System: Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	293,824	\$587,648
b. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
c. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
d. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
e. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
f. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
g. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
h. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
i. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
j. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0

Sum: \$587,648

Notes:

- a. Existing system is a Simplex 4020, circa 1998. Existing system is an outdated style that is not analog smoke sensing. Devices do not meet ADA mounting heights. Provide new fire alarm system to meet OBC, NFPA, and Ohio School Design Manual guidelines. Quantity adjusted to correct gross area.
- b.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

Upper Arlington High School

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293,824 sq. ft.



O. Handicapped Access

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Handicapped Hardware	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$350.00	set	458	\$160,300
b. Lifts	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	unit	1	\$15,000
c. ADA Drinking Fountains	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	unit	18	\$90,000
d. ADA Plumbing Fixtures	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3,800.00	unit	20	\$76,000
e. Toilet Partitions	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,400.00	stall	20	\$28,000
f. Replace Doors, Rework Opening	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	leaf	58	\$290,000
g. Remount RR Mirrors to Hdcp. Height	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$285.00	per room	20	\$5,700
h. Replace doors	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$1,000.00	leaf	400	\$400,000
i. Signage	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.20	sq. ft.	293,824	\$58,765
j. Elevator Modernization	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$120,000.00	lump sum	1	\$120,000

Sum: \$1,243,765

Notes:

- a. Increased quantity to include all doors throughout the school.
- b. Team to continue research throughout options phase on requirements.
- c. Increased unit price.
- d.
- e. Increased unit price for ADA partitions. Non-ADA partitions included in section J.
- f.
- g.
- h. Original assessment only identified a portion of the doors within the building needing to be replaced and included re-working the surrounding door to allow for ADA approach. Team added remainder of door replacement throughout.
- i.
- j.

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293,824 sq. ft.



P. Site Condition

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Replace Existing Asphalt Paving HD	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$30.60	sq. yd.	11,450	\$350,370
b. Asphalt Paving/New Wearing Course	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$19.00	sq. yd.	4,000	\$76,000
c. Concrete Sidewalk	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.69	sq. ft.	400	\$1,876
d. Exterior Hand/Guard Rails:	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$43.00	ln. ft.	69	\$2,967
e. Base Sitework Allowance for Unforeseen Circumstances	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$50,000.00	allowance	1	\$50,000
f. Base Sitework Allowance for Unforeseen Circumstances buildings >100,000 SF	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$150,000.00	allowance	1	\$150,000
g. Miscellaneous exterior patching/repair	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$15,000.00	allowance	1	\$15,000
h. Fire Protection - 6" Tap Fee	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$35,000.00	allowance	1	\$35,000
i.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$681,213

Notes:

a.	
b.	
c.	
d.	Replace 1 additional handrail at Original Building (1956)
e.	
f.	
g.	Level brick pavers, replace stairs at band room, repair window well grates, and perimeter insulation showing above pavement/grade.
h.	
i.	
j.	

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293,824 sq. ft.



Q. Sewage System

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
b. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
c. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
d. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
e. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
f. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
g. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
h. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
i. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
j. Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	\$0
Sum:							\$0

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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R. Water Supply

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Water Supply - provide new city water supply line	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$35,000.00	ea	1	\$35,000
b. Water Supply - provide new Back Flow Preventer	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$6,800.00	ea	1	\$6,800
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
Sum:								\$41,800

Notes:

- a. 2014 OFCC assessment notes that the water supply service to the building is not large enough to provide fire protection for the building. This line was added to provide new service line.
- b. The new service line above will need a backflow preventer.
- c.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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S. Exterior Doors

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Door Leaf/Frame and Hardware: (1956, 1971, 1983)	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3,000.00	per leaf	75	\$225,000
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0

Sum: \$225,000

Notes:

a.	All of the exterior doors are in poor shape and need to be replaced along with the hollow metal frame and glazing surrounding it. Increased unit price to cover sidelights and framing.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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293,824 sq. ft.



T. Hazardous Material

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Environmental Hazards Form	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	per form	\$0
b. Other: Boiler/Furnace Insul. Removal: (1956)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10.00	sq. ft.	1,276 \$12,760
c. Other: Breeching Insulation Removal: (1956)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10.00	sq. ft.	848 \$8,480
d. Other: Pipe Insulation Removal (1956, 1983)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$10.00	ln. ft.	47 \$470
e. Other: Pipe Fitting Insulation Removal (1983)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$20.00	ea.	2 \$40
f. Other: Pipe Fitting Insulation Removal (1956)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$30.00	ea.	3 \$90
g. Other: Cement Board Removal (1956, 1959, 1964)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$5.00	sq. ft.	3,719 \$18,595
h. Other: Resilient Flooring Removal, including Mastic: (1956, 1959, 1964, 1965, 1971)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$3.00	sq. ft.	63,791 \$191,373
i. Other: Carpet Mastic Removal (1956, 1959, 1965, 1971, 1983)	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2.00	sq. ft.	11,250 \$22,500
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.	\$0

Sum: \$254,308

Notes:

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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293,824 sq. ft.



U. Life Safety

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Sprinkler/Fire Suppression System:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$3.20	sq. ft.	293,824	\$940,237
b. Interior Stairwell Closure:	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$20,000.00	per level	8	\$160,000
c. Handrails	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$5,000.00	per level	21	\$105,000
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$1,205,237

Notes:

- a. Quantity adjusted to correct gross area.
- b. Updated quantity to reflect 4 stairways enclosed at top and bottom. Only 3 stairs are able to be updated with enclosures, may require variance with building department. Will explore in the options phase.
- c. Increased quantity to match number of flights of stairs. This includes stairs to basements as well.
- d.
- e.
- f.
- g.
- h.
- i.
- j.

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293,824 sq. ft.



V. Loose Furnishings

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Partial Furniture Replacement	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4.00	sq. ft.	293,824	\$1,175,296
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0

Sum: \$1,175,296

Notes:

a.	The original assessment rated the condition of the existing furnishings. Based on that rating, the cost per square foot is established. Quantity adjusted to correct gross area.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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293,824 sq. ft.



W. Building Technology

Item	5	10	15	Cost	Unit	Quantity	Sum
a. Replace all building technology	Edited	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7.25	sq. ft.	293,824	\$2,130,224
b. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	sq. ft.		\$0

Sum: \$2,130,224

Notes:

a.	Provide complete replacement of building technology systems to meet Ohio School Design Manual requirements. Unit price increased to reflect recent bid pricing. Quantity adjusted to correct gross area.
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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293,824 sq. ft.



X. General Requirements & Contingencies

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor		\$0
b. Construction Contingency	Confirmed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7%	percent	44,940,498	\$3,145,835
c. Design/Estimating Contingency	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10%	percent	40,854,998	\$4,085,500
d. Phasing, Gen. Requirements and Swing Space	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5%	percent	40,854,998	\$2,042,750
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
h. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
i. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
j. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$9,274,085

Notes:

a.	
b.	
c.	This line was recommended by the team to cover unknown conditions and scope not yet identified.
d.	The need for phasing and swing space was identified in the 2014 assessment and confirmed by this team as required to phase renovations and displace students during construction. These costs were not included in the 2014 OFCC assessment totals.
e.	
f.	
g.	
h.	
i.	
j.	

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Y. Other Project Related Costs

Item		5	10	15	Cost	Unit	Quantity	Sum
a. Regional Cost Factors	Confirmed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.00	factor		\$0
b. Other Project Related Costs	Edited	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18%	percent	50,129,082	\$9,023,235
c. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
d. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
e. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
f. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0
g. Other:		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				\$0

Sum: \$9,023,235

Notes:

a.	
b.	The total percentage was increased due to scope above being mostly complexed, phased renovations over time.
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

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0 sq. ft.

AA. Site and Athletics

Item	5	10	15	Cost	Unit	Quantity	Sum
a. HS Varsity Baseball Field Fence/Tarp	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$3,300.00	ls	1	\$3,300.00
b. HS Tennis Courts	Added	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	\$4,500.00	ls	1	\$4,500.00
c. Entry/Ticket Gate - Football Field	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$4,400.00	ls	1	\$4,400.00
d. Donor Plaza	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
e. HS Track	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$375,000.00	ls	1	\$375,000.00
f. HS Track Field Events	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$97,800.00	ls	1	\$97,800.00
g. HS Football Field	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
h. HS Football Field Equipment	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.00	ls	1	\$0.00
i. Site Equipment	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.00	ls	1	\$0.00
j. Site Walkways/Paths	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$23,500.00	ls	1	\$23,500.00
k. HS FB Scoreboard	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
l. Aluminum Bleachers	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$16,500.00	ls	1	\$16,500.00

Notes:

a	Rightfield fence is leaning outward due to the application of a \$5000 tarp. Wind pushed the tarp/fence outward creating the need for aluminum support columns to straighten fence. Correct displaced fence. Tarp is currently in storage.
b	Pre-existing crack transitioning both courts has been filled and painted. Court is not level at this location and should be corrected.
c	Right decorative wrought iron gate does not lock in place. Pin at bottom is bent and does not align with the recessed hole in the concrete. Replace or repair rod. Upgrade finishes inside each ticket booth (paint). Masonry repair and cleaning required.
d	Good condition.
e	Complete replacement. Start/Finish Pad on opposite side of field. No conduits for electronic/data timing equipment.
f	Shot put requires fence to replace construction fence for protection of spectators. Provide concrete curb and fence to match track fence. Discuss - good condition. Pole vault - fair condition. Replace (2) running surfaces and vault box. Long jump - fair condition. Repair/Replace running surfaces High Jump - good condition.
g	Excellent condition. Turf replaced 2 years ago (2013).
h	Fair condition. Field Goal Posts require paint. <i>Work scheduled at time of walk-through - assume complete.</i>
i	Trash cans adequate but inconsistent. No change.
j	Fair condition. Replace approximately 5% of concrete due to spalling/cracks. Replace steps at Visitor Band entry with concrete ramp(s) as required. Provide concrete/asphalt paving at NW entry for ADA access.
k	Fair condition. Scoreboard legs and back of unit require paint. <i>Work scheduled at time of walk-through - assume complete.</i>
l	Good condition. Tennis Courts - no work. Visitors FB - no ADA seating areas within stands. Limited site access. 5% deterioration of concrete bases. Electrical pull boxes behind the visitor stands were observed to be badly damaged, rusted, and have no covers with exposed wiring. Install coverplates immediately to prevent an unsafe condition from live wiring being exposed. This should be investigated to determine if wiring is active. Remove wiring if abandoned. Home bleachers no work. Baseball - no work. Softball - no work.

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0 sq. ft.

AA. Site and Athletics (Continued)

Item		5	10	15	Cost	Unit	Quantity	Sum
m. FB Storage Sheds	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$7,900.00	Is	1	\$7,900.00
n. Visitor Concessions	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$23,700.00	Is	1	\$23,700.00
o. North Entry Gates	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$500.00	Is	1	\$500.00
p. Site Security Fencing	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4,500.00	Is	1	\$4,500.00
q. Bus Parking Area	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.00	Is	1	\$0.00
r. Home Bleacher Concrete Wall Screen	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$2,800.00	Is	1	\$2,800.00
s. Maintenance Building	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$21,800.00	Is	1	\$21,800.00
t. Power Enclosure behind Home Stands	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$500.00	Is	1	\$500.00
u. Fieldhouse under Home Stands Lockers/Showers/Ice/Storage/Office	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$79,300.00	Is	1	\$79,300.00
v. Weight Room	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$12,800.00	Is	1	\$12,800.00
w. Home Concession Stand	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$1,800.00	Is	1	\$1,800.00

Notes:

m.	Good condition. Inadequate capacity.
n.	Good Condition. Replace missing downspout. Paint exterior. Roof in good condition. Upgrade finishes inside each ticket booth (paint). Provide general lighting for area. Visitor concession area and portable restrooms do not have any permanent lighting. Lighting is rented for each evening event. Install permanent lighting near visitor entrance for visitor concessions and portable restrooms. Currently rent portable lights and port-a-pots.
o.	Fair condition. Paint exterior. Upgrade finishes inside each ticket booth (paint).
p.	Fair condition. Replace 4-8 vertical supports at north end near entry gates. Replace 5% of existing chain-link fence. Replace 4-8 horizontal supports. Consider full height turnstile man gates at two north entries during options phase.
q.	Fair condition. Provide new concrete/asphalt surface.
r.	Poor condition. Cracking and movement present in entire wall. Tuckpoint/masonry repair. Consider replacing with Aluminum Screen provided by most aluminum bleacher suppliers during options phase.
s.	Fair condition. Cracks present in walls. Multiple roof leaks present. Garage doors work but are in fair condition. Power to lighting fixtures in maintenance building is often going out. Existing lighting fixtures are badly damaged, rusted, and should be replaced.
t.	Replace/Repair existing gate. Provide lockable gate.
u.	Fair condition. Visitor lockers do not meet Occupancy Code. Visitor Toilets - Good condition. Replace Toilet seat. Replace framed mirrors. General RR's in good condition. Replace one stall door in Men's RR. Replace framed mirrors. Coaches office, replace toilet and shower. Replace exhaust system in all Locker Rooms and Restrooms/Showers. Locker rooms ventilation does not bring in fresh air, so during times of non-occupation, there is no ventilation. Fresh air should be ducted in through an air handler(s). Remove/replace ACT tile in home lockers. Upgrade finishes (paint). Upgrade light fixtures. Provide additional electrical outlets to meet code. Electrical receptacle coverplates were observed to be disconnected from their backboxes in a couple of locations (e.g., the football coach's office). This should be secured immediately to prevent an unsafe condition from live wiring from being exposed. Minimal structural cracking present in walls. Minor leaks in roof and at one door lintel. Dirt/dust present on return air grilles.
v.	Good condition. Roof leaks present. Surface ground water enters building at all door thresholds. Broken electrical conduit on east wall. A horizontal branch-circuit conduit extending the length of the football stadium weight room was insufficiently supported and the fitting has disconnected, causing the two sections of conduit to put strain on the electrical wiring. The conduit and supports should be remedied immediately to fix this unsafe condition. Restrooms in good condition. <u>Replace one light fixture lens.</u>
w.	Good condition. Upgrade finishes (paint).

Upper Arlington High School

10/9/2015



0 sq. ft.

AA. Site and Athletics (Continued)

Item		5	10	15	Cost	Unit	Quantity	Sum
x. Pressbox	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$4,000.00	ls	1	\$4,000.00
y. HS Baseball Field	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$7,500.00	ls	1	\$7,500.00
z. HS Softball Field	Added	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$0.00	ls	1	\$0.00
aa. U.G. Sprinkler Systems BB/SB Field	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
bb. Freshman BB Field	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$12,000.00	ls	1	\$12,000.00
cc. All Dugouts/Attached Storage	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
dd. Landscape	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
ee. Practice Fields (Grass)	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
ff. Sport Venue Lighting	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$0.00	ls	1	\$0.00
gg. General/Security Lighting	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$129,500.00	ls	1	\$129,500.00
hh. Drainage and Utilities	Added	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$500,000.00	ls	1	\$500,000.00
ii. Keying/Locksets	Added	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$6,000.00	ls	1	\$6,000.00
jj.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	ls	1	\$0.00
kk.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0.00	ls	1	\$0.00

Notes:

x.	Fair condition. Upgrade finishes (paint). Windows taped. Repair connection step from stands to pressbox. Recommend a complete replacement.
y.	Excellent condition. Add access gate in foul territory of right field for batting cage. Replace pitching/batting cage(s). Pressbox in good condition.
z.	Good condition. Correct drainage ditch across left center field.
aa.	Good condition.
bb.	Good condition. Power to freshman baseball scoreboard does not work. Correct power issues to restore power to existing scoreboard.
cc.	Good condition.
dd.	Good condition.
ee.	Good condition.
ff.	Good condition.
gg.	Good condition. Site lighting is predominantly metal halide and is not full cutoff type. When given an opportunity, replace with LED full cutoff fixtures.
hh.	Good condition.
ii.	Poor condition. Replace all.
jj.	
kk.	

Upper Arlington High School

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
HVAC System Replacement	Single Ply Membrane - Caf� & Gym	Metal roof over learning center
Convert to Ducted System	Overflow Roof Drains and Piping	Gutters/Downspouts
Kiln Exhaust System	POOL: Regrout tile	POOL: Pumps
Single Ply Membrane - throughout	POOL: Replace piping and fittings	POOL: Regrout tile
Gutters/Downspouts	Tuckpointing	Window Replacement
Overflow Roof Drains and Piping	Exterior Masonry Cleaning	Gym equipment
POOL: Regrout tile	Exterior Masonry Sealing	Donor Plaza
POOL: Replace filter tank	Exterior Caulking	HS Football Field
Electrical System Replacement	Pre-fin'd Alum. Coping Replacement	Home Concession Stand
Back Flow Preventer	Install Control Joints	HS Baseball Field
Domestic Supply Piping	Paint EIFS	U.G. Sprinkler Systems
Sanitary Waste Piping	Remove overhang	Freshman BB Field
Domestic Water Heater	Repair Prime and Paint Coping	All Dugouts/Attached Storage
Toilet (remove/replace)	Replace Exterior Soffit	Landscape
Urinal (remove/replace)	Scrape and Paint Lintels	Practice Fields (Grass)
Sink (remove/replace)	Precast pilaster damage at Natatorium	Sport Venue Lighting
Grease Trap/Oil Interceptor	Markerboards/tackboards	General/Security Lighting
Domestic HW Storage Tank	Theater chairs	Drainage and Utilities
Emergency eyewash/shower in Classroom Labs	Lockers	
Replace Glass Block With Windows	HS Varsity Baseball Field Fence/Tarp	
Curtain Wall/Storefront System	HS Tennis Courts	
Crawl Space Window Replacement	HS Football Field Equipment	
Insect Screen Replacement	HS FB Scoreboard	
Louver Repair	Aluminum Bleachers	
Window Replacement	FB Storage Sheds	
Skylights	Bus Parking Area	
Basement Ground Water Solution	Maintenance Building	
Recondition entry canopies	HS Softball Field	
Expansion joints		
General Finishes and Casework		
Kitchen Equipment Complete Replacement		
Toilet Partitions/Accessory Replacement		
Gym floor refinishing (freshman)		
Kitchen Exhaust Hood		
Complete Building Lighting Replacement		
Exterior lighting allowance		
Security System		
Emergency/Egress Lighting		
Emergency generator and distribution		
Fire Alarm System		
Handicapped Hardware		
Lifts		
ADA Drinking Fountains		
ADA Plumbing Fixtures		
Toilet Partitions		
Replace Doors, Rework Opening		

Upper Arlington High School

Description of Scope by Timeline		
0-5 Years	5-10 Years	10-15 Years
Remount RR Mirrors to Hdcp. Height		
Replace doors		
Signage		
Elevator Modernization		
Replace Existing Asphalt Paving HD		
Asphalt Paving/New Wearing Course		
Concrete Sidewalk		
Exterior Hand/Guard Rails		
Base Sitework Allowance for Unforeseen Circumstances		
Base Sitework Allowance for Unforeseen Circumstances buildings >100,000 SF		
Miscellaneous exterior patching/repair		
Fire Protection - 6" Tap Fee		
Water Supply - provide new city water supply line		
Water Supply - provide new Back Flow Preventer		
Door Leaf/Frame and Hardware		
Environmental Hazards Form		
Other: Boiler/Furnace Insul. Removal		
Other: Breeching Insulation Removal		
Other: Pipe Insulation Removal		
Other: Pipe Fitting Insulation Removal		
Other: Pipe Fitting Insulation Removal		
Other: Cement Board Removal		
Other: Resilient Flooring Removal, including Mastic		
Other: Carpet Mastic Removal		
Sprinkler/Fire Suppression System		
Interior Stairwell Closure & Handrails		
Partial Furniture Replacement		
Replace all technology		
Entry/Ticket Gate - Football Field		
HS Track		
HS Track Field Events		
Site Equipment		
Site Walkways/Paths		
Visitor Concessions		
North Entry Gates		
Site Security Fencing		
Home Bleacher Concrete Wall Screen		
Power Enclosure behind Home Stands		
Fieldhouse under Home Stands		
Weight Room		
Pressbox		
Keying/Locksets		