Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety
Ag Building/Bus Barn	SiteCivil	01	Drainage	Bus Barn/West Side	Poor	2	Excavate sediment in and around pipe ends causing them to be plugged.	Excavate excess sediment material and clean culverts.	1	LS	$2,500.00	$2,500	$3,325	$3,400	No	No
Ag Building/Bus Barn	SiteCivil	01	Drainage	Drainage/High School Tennis Court/Maintenance Building	Poor	1	Poor drainage conditions.	Improve site drainage by removing concrete sidewalk, rerouting roof drains to connect to storm sewer, and installing area inlets to drain site to storm sewer.	1	LS	$61,000.00	$61,000	$81,130	$81,200		
Ag Building/Bus Barn	SiteCivil	03	VehicleRoutes	Bus Barn	Poor	2	Cracked concrete panels around underground structures.	Remove and replace concrete panels.	1	LS	$10,000.00	$10,000	$13,300	$13,300	No	No
Ag Building/Bus Barn	ArchitecturalStructural	07	ExteriorRoof	Roof	Fair	3	The pre-engineered metal building features a corrugated metal roof deck. It appears it has been coated with sprayed foam. The roof was not accessed during the assessment.	Perform regular maintenance.	15,000	SF	$0.00	$0	$0	$0		
Ag Building/Bus Barn	ArchitecturalStructural	07	ExteriorRoof	Roof/Maintenance Building	Poor	1	The wood framed metal building features a corrugated metal roof. The install date is unknown. Gutters are present on the north and south sides. Many downspouts are not connected to gutters. Several are damaged.	Replace damaged downspouts and reconnect to gutters. Consider redirecting water away from the tennis courts.	112	LF	$10.00	$1,120	$1,490	$1,500		
Ag Building/Bus Barn	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls	Fair	3	The corrugated metal wall panels are free from major damage. The is minor dents and corrosion throughout.	Perform regular maintenance.	1	LS	$0.00	$0	$0	$0		
Ag Building/Bus Barn	ArchitecturalStructural	08	ExteriorWalls	Exterior Wall/Maintenance Building	Fair	2	There is minor damage throughout to the metal wall panels. Heavier damage was observed at overhead door openings.	Replace damaged metal panels and install bollards.	1	LS	$4,000.00	$4,000	$5,320	$5,400		
Ag Building/Bus Barn	ArchitecturalStructural	09	ExteriorWindows	Windows	Fair	2	Windows on the northeast side appear to be original to construction. They are single pane glass with metal frames. Other windows have been replaced.	Replace original windows.	48	SF	$95.00	$4,560	$6,065	$6,100		
Ag Building/Bus Barn	ArchitecturalStructural	09	ExteriorWindows	Windows/Maintenance Building	Fair	2	The operable, sliding-style windows appear to be original and are leaking.	Replace windows.	2	Each	$500.00	$1,000	$1,330	$1,400		
Ag Building/Bus Barn	ArchitecturalStructural	10	ExteriorDoors	Overhead Doors	Fair	3	There are three electric overhead doors that serve the maintenance bays. The remaining ten doors are manually operated. A few of the doors have had lower panels replaced. No major damage was observed.	Perform regular maintenance.	13	Each	$0.00	$0	$0	$0		
Ag Building/Bus Barn	ArchitecturalStructural	10	ExteriorDoors	Overhead Doors/Maintenance Building	Fair	2	There are three overhead doors. All appear to be functioning. The south door has faded paint.	Perform regular maintenance.	3	Each	$0.00	$0	$0	$0		
Ag Building/Bus Barn	ArchitecturalStructural	10	ExteriorDoors	Exterior Doors	Fair	2	There are two entrance doors that are showing signs of corrosion.	Replace doors.	2	Each	$5,000.00	$10,000	$13,300	$13,300		
Ag Building/Bus Barn	ArchitecturalStructural	10	ExteriorDoors	Entrance Doors/Maintenance Building	Fair	2	There are two doors which are metal with metal frames. They are starting to rust.	Replace entrance doors.	2	Each	$3,500.00	$7,000	$9,310	$9,400		
Ag Building/Bus Barn	ArchitecturalStructural	15	InteriorDoors	Original Doors	Poor	1	some doors are damaged and have non-ADA hardware.	Replace doors and hardware.	10	Each	$2,500.00	$25,000	$33,250	$33,300		
Ag Building/Bus Barn	ArchitecturalStructural	18	InteriorOther	Drinking Fountain ADA	Poor	1	Drinking fountains (other than latest addition) are single height and not ADA compliant	Reconfigure drinking fountains and install bi-level fountains.	2	Each	$5,000.00	$10,000	$13,300	$13,300		
Ag Building/Bus Barn	ArchitecturalStructural	18	InteriorOther	Restroom ADA	Poor	1	Restrooms do not have proper ADA clear floor space	Remodel restrooms with new finishes and reconfigure to meet ADA requirements.	100	sf	$300.00	$30,000	$39,900	$39,900		
Ag Building/Bus Barn	MechanicalPlumbing	19	HeatingCooling	Classroom and Lab	Poor	1	There is not proper ventilation.	Add air Handlers	3,300	SF	$90.00	$297,000	$395,010	$396,000		
Ag Building/Bus Barn	MechanicalPlumbing	19	HeatingCooling	Bus Ban	Poor	1	There is no exhaust in this space.	Install exhaust fan and louvers	1	LS	$30,000.00	$30,000	$39,900	$39,900		YES
Ag Building/Bus Barn	MechanicalPlumbing	19	HeatingCooling	Maintenance Shop	Poor	1	There is no exhaust in this space. No heat. Storage of chemical supplies	Install exhaust fan and makeup air	1	LS	$65,000.00	$65,000	$86,450	$86,500		YES
Ag Building/Bus Barn	MechanicalPlumbing	19	HeatingCooling	Maintenance Shop	Poor	1	There is no ventilation in this office space	Provide ventilation	1	LS	$20,000.00	$20,000	$26,600	$26,600		
Ag Building/Bus Barn	ElectricalTechnology	26	PowerSupply	Main Panel/Bus Barn	Fair	2	Panels appear to be original to the building. Any remodel or addition to building may cause need for replacement.	Replace panels.	1	Each	$4,000.00	$4,000	$5,320	$5,400		
Ag Building/Bus Barn	ElectricalTechnology	26	PowerSupply	Branch Panels/Bus Barn	Fair	2	Branch panels appear to be original to the building and are rusting.	Replace panels.	2	Each	$4,000.00	$8,000	$10,640	$10,700		
Ag Building/Bus Barn	ElectricalTechnology	28	InteriorLighting	Lighting/Bus Barn	Fair	3	The majority of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	2,000	SF	$9.00	$18,000	$23,940	$24,000		
Ag Building/Bus Barn	ElectricalTechnology	29	LifeSafety	Fire Panel/Bus Barn	Good	1	Fire alarm panel was upgraded in 2014. Not voice evacuation capable. Current codes require the fire alarm system to be upgraded to a voice evacuation system. Any building modifications or additions could trigger the system to require immediate upgrade. Current system is not capable of being upgraded to a voice evacuation system.	Upgrade system to include voice evacuation.	2,000	SF	$3.75	$7,500	$9,975	$10,000		
Central Office	SiteCivil	01	Drainage	Parking Lot	Fair	3	Drainage features (curb cuts, inlets, pipe outlets) in need of cleaning and regrading as necessary.	Clean parking lot drainage features (curb cuts, culverts, inlets)	1	LS	$3,000.00	$3,000	$3,990	$4,000	No	No
Central Office	SiteCivil	01	Drainage	Ditch/South Approach	Poor	2	Invert clogged and in need of cleaning/regrading.	Improve site drainage.	1	LS	$1,000.00	$1,000	$1,330	$1,400	No	No
Central Office	SiteCivil	01	Drainage	Parking Lot	Fair	3	Water holding in NW corner. Poor pavement grading around area inlet as well.	Improve site drainage.	1	LS	$8,000.00	$8,000	$10,640	$10,700	No	No
Central Office	SiteCivil	03	VehicleRoutes	Parking Lot	Fair	2	Repair misc. broken/cracked concrete panels.	Remove and replace concrete panels.	1	LS	$25,000.00	$25,000	$33,250	$33,300	No	No
Central Office	SiteCivil	04	PedestrianRoutes	Railing/Southwest Corner Entrance	Poor	1	No railing for steps.	Install new compliant railing.	1	LS	$1,500.00	$1,500	$1,995	$2,000	Yes	No
Central Office	SiteCivil	04	PedestrianRoutes	Parking Lot	Poor	1	Insufficient ADA Parking stalls. 5 spaces needed for 101-150 parking stalls provided. Provide parking signs as well.	Provide additional ADA parking stalls as required.	1	LS	$30,000.00	$30,000	$39,900	$39,900	Yes	No
Central Office	SiteCivil	04	PedestrianRoutes	Parking Lot	Poor	1	Route from ADA parking stalls to building access are not compliant.	Replace concrete panels to provide ADA compliant access.	1	LS	$5,000.00	$5,000	$6,650	$6,700	Yes	No
Central Office	SiteCivil	06	OtherSiteCivil	Approach/Site Entrance	Fair	2	Cracked and uneven panels at entrance/approach.	Replace cracked/uneven panels at entrance.	1,800	SF	$12.00	$21,600	$28,728	$28,800	No	No
Central Office	SiteCivil	06	OtherSiteCivil	Site Turf + Landscaping	Fair	3	general landscape elements in disrepair including edging, mulch depth, turf seeding	Seed areas of poor turf establishment. Repair raised or damaged vinyl planting bed edging. Add rock mulch where needed or where it has migrated. Adjust grading at back of retaining walls to ensure proper drainage	1	LS	$2,000.00	$2,000	$2,660	$2,700		
Central Office	ArchitecturalStructural	07	ExteriorRoof	Roof	Fair	3	The roof consists of a thermoplastic polyolefin (TPO) membrane. There are two roof sections (upper and lower). The membrane was installed over an existing metal roof in approximately 2016. The average useful life is 20-25 years. There are two roof drain basins that are full of debris.	Ensure roof drain basins are kept clean. Perform regular maintenance.	17,800	SF	$0.00	$0	$0	$0		
Central Office	ArchitecturalStructural	07	ExteriorRoof	Roof Ladder	Poor	1	The ladder used to access the lower level is loose. It appears to be fastened to the wall with two screws.	Install addition fasteners to secure ladder.	1	LS	$0.00	$0	$0	$0		
Central Office	ArchitecturalStructural	07	ExteriorRoof	Fall Protection	Poor	1	The roof hatch is located within three feet of the roof edge. The demarcated walking path is next to the roof edge with no fall protection.	Install fall protection where walking path is next to the roof edge.	70	LF	$100.00	$7,000	$9,310	$9,400		
Central Office	ArchitecturalStructural	07	ExteriorRoof	Roof Hatch	Poor	1	The roof hatch lacks fall protection.	Install fall protection.	1	Each	$1,500.00	$1,500	$1,995	$2,000		
Central Office	ArchitecturalStructural	07	ExteriorRoof	Skylights	Poor	1	The skylights lack fall protection.	Install fall protection.	2	Each	$1,500.00	$3,000	$3,990	$4,000		
Central Office	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls	Fair	3	The exterior walls are a combination of metal panels, exposed aggregate wall panels, and brick. Materials are free from damage.	Perform regular maintenance.	1	LS	$0.00	$0	$0	$0		
Central Office	ArchitecturalStructural	09	ExteriorWindows	Windows/Throughout	Fair	2	The windows are an aluminum clad with wood frames. There have been a few windows that have been updated. There is evidence of moisture intrussion throughout.	Replace the windows.	70	Each	$750.00	$52,500	$69,825	$69,900		
Central Office	ArchitecturalStructural	10	ExteriorDoors	Exterior Doors	Fair	3	The exterior doors are a combination of metal and aluminum storefront assemblies. They are free from damage.	Perform regular maintenance.	6	Each	$0.00	$0	$0	$0		
Central Office	ArchitecturalStructural	12	InteriorCeiling	Suspended Ceilings	Poor	2	Ceilings are worn and some areas have water damage.	Replace ceiling tiles and grid.	5,000	sf	$12.00	$60,000	$79,800	$79,800		
Central Office	ArchitecturalStructural	15	InteriorDoors	Original Doors	Poor	1	some doors are damaged and have non-ADA hardware.	Replace doors and hardware.	56	Each	$2,500.00	$140,000	$186,200	$187,000		
Central Office	ArchitecturalStructural	16	InteriorFloors	Original flooring	Poor	2	Original flooring is worn and due for replacement	Replace carpet flooring.	5,000	SF	$10.00	$50,000	$66,500	$66,500		
Central Office	ArchitecturalStructural	17	InteriorCasework	Original Casework	Fair	2	Original casework is dated, but appears to be functioning well	Replace outdated and damaged casework.	200	LF	$400.00	$80,000	$106,400	$107,000		
Central Office	ArchitecturalStructural	18	InteriorOther	Second Floor Accessible Route	Poor	1	There is no accessible route to second floor	Install elevator for accessible route to second floor	900	sf	$500.00	$450,000	$598,500	$599,000		
Central Office	ArchitecturalStructural	18	InteriorOther	Drinking Fountain ADA	Poor	1	Drinking fountains (other than latest addition) are single height and not ADA compliant	Reconfigure drinking fountains and install bi-level fountains.	900	Each	$5,000.00	$4,500,000	$5,985,000	$6,000,000		
Central Office	ArchitecturalStructural	18	InteriorOther	Restroom ADA	Poor	1	restrooms do not have proper ADA clear floor space	Remodel restrooms with new finishes and reconfigure to meet ADA requirements.	600	sf	$300.00	$180,000	$239,400	$240,000		
Central Office	MechanicalPlumbing	19	HeatingCooling	HVAC	Poor	2	(2) Condensing Units replaced in 2022, (3) Condensing Units have been replaced but are past their average useful service life, (2) Condensing Units appear to be original	Replace condensing unit	5	SF	$7,000.00	$35,000	$46,550	$46,600		
Central Office	MechanicalPlumbing	19	HeatingCooling	HVAC	Poor	2	(2) Furnace replaced in 2022, (3) Furnaces have been replaced but are past their average useful service life, (2) Furnaces appear to be original	Replace furnaces and condensing unit	5	Each	$8,000.00	$40,000	$53,200	$53,200		
Central Office	MechanicalPlumbing	19	HeatingCooling	HVAC	Fair	2	1 Roof Top Unit tpast is average useful servcie life.	Replace Roof Top Unit	1	Each	$45,000.00	$45,000	$59,850	$59,900		
Central Office	ElectricalTechnology	26	PowerSupply	Branch Panels	Good	3	The branch panels in the electrical rooms are in good condition. The average useful life of a branch panel is 30 years.	Perform regular maintenance and testing.	10	Each	$0.00	$0	$0	$0		
Central Office	ElectricalTechnology	26	PowerSupply	Main Panel/Electrical Room	Good	3	The service entrance main panel appears to be in good condition, but has no capacity for future circuits.	Perform regular maintenance and testing.	1	Each	$0.00	$0	$0	$0		
Central Office	ElectricalTechnology	28	InteriorLighting	Lighting/Interior	Fair	3	The majority of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	5,000	SF	$9.00	$0	$0	$0		
Central Office	ElectricalTechnology	29	LifeSafety	Fire Alarm Panel/Electrical Room	Good	2	The fire alarm system was upgraded in 2013 and is in good condition. The average useful life of a fire alarm system is 15 years.	Perform regular maintenance and testing.	5,000	SF	$0.00	$0	$0	$0		
Central Office	ElectricalTechnology	30	OtherElectrical	Receptacles	Poor	1	Code requires GFCI protection for all kitchen countertops, bathrooms, and areas with sinks.	Replace Receptacles with GFCI protected receptacles.	200	SF	$1.00	$0	$0	$0		
Central Office	ElectricalTechnology	33	DataNetwork	IT Equipment/Server Room	Good	3	The equipment in the server room appears to be in good condition.	Perform regular maintenance.	1	Each	$0.00	$0	$0	$0		
Clark Elementary	SiteCivil	01	Drainage	Playground/Field	Fair	3	Grading appears to hold water in some areas; and has eroded adjacent to hardscape. however, minimal standing water was on site during inspection after a rain event. Some areas had no vegetation.	Perform regular maintenance. Add soil where necessary and re-seed	1	LS	$1,000.00	$1,000	$1,330	$1,400	No	No
Clark Elementary	SiteCivil	02	GroundsTurf	Elementary Retaining Wall	Fair	3	Retaining wall separating at corner and exhibiting failure. Caps in disrepair and shifter	Reconstruct wall where damaged repair and reset caps	1	LS	$2,000.00	$2,000	$2,660	$2,700	No	NO
Clark Elementary	SiteCivil	02	GroundsTurf	Chain-link Fencing	Fair	3	Perimeter chain link fencing in disrepair. Fabric has dislodged from poles and has holes. Various perimeter poles have move out of plumb.	remove and replace chain link fencing poles and fabric where applicable.	1	LS	$2,000.00	$2,000	$2,660	$2,700		
Clark Elementary	SiteCivil	03	VehicleRoutes	Ingress/Egress	Poor	3	Ingress/egress for drop-offs is only provided on street. This requires students or parents to park and walk across the street/streets.	Coordinate with City if any other traffic-related improvements are warrented for this area (one-way streets, traffic signals, etc.)	1	LS	$0.00	$0	$0	$0	No	No
Clark Elementary	SiteCivil	04	PedestrianRoutes	Parking Area	Poor	1	Non-compliant ADA parking stall.	Replace concrete panels.	1	LS	$2,000.00	$2,000	$2,660	$2,700	Yes	No
Clark Elementary	SiteCivil	04	PedestrianRoutes	Entire Site/ Entrance	Poor	1	Non-compliant ADA building access and other pedestrian routes around school.	Replace concrete sidewalk.	1	LS	$15,000.00	$15,000	$19,950	$20,000	Yes	No
Clark Elementary	SiteCivil	04	PedestrianRoutes	Entrance A	Poor	1	6" drop out of door.	Replace concrete sidewalk.	500	SF	$12.00	$6,000	$7,980	$8,000	Yes	No
Clark Elementary	SiteCivil	05	AthleticRecreation	Elementary Play Surfacing	Fair	1	Play surfacing includes padded tiles and mulching.	Perform safety testing to ensure surfacing materials are meeting fall ratings. Add mulching material and increase padding as needed.	1	LS	$2,000.00	$2,000	$2,660	$2,700		
Clark Elementary	SiteCivil	05	AthleticRecreation	Elementary Play Surfacing Edging	Fair	2	Edging around play surfacing has lifted in areas and is exposed around perimeter.	reset/lower edging or adjust grade surrounding perimeter of playground to allow for edging to be flush with grade.	1	LS		$0	$0	$0		
Clark Elementary	SiteCivil	06	OtherSiteCivil	Pavement/West Entrance A	Poor	1	Asphalt pavement severely cracked. Pavement separating from building.	Pour concrete adjacent to building and replace asphalt pavement.	1	LS	$10,000.00	$10,000	$13,300	$13,300	No	No
Clark Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof Ladder	Poor	1	There are no fixed ladders to provide access to different roof elevations.	Install a ladder between roof sections.	3	Each	$1,500.00	$4,500	$5,985	$6,000		
Clark Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof Hatch	Poor	1	The roof hatch lacks fall protection.	Install fall protection.	1	Each	$1,500.00	$1,500	$1,995	$2,000		
Clark Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof/Ballasted Section	Fair	2	The 2002 addition to the north appears to have the original ballasted ethylene propylene diene terpolymer (EPDM) roof. There was evidence of ponding water. In addition, the roof over the teacher's lounge is a ballasted EPDM. This roof section shows 'tenting' around the perimeter. The average useful life is 20-25 years.	Replace EPDM roof sections.	12,000	SF	$30.00	$360,000	$478,800	$479,000		
Clark Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof	Fair	2	The remaining building consists of a fully adhered TPO membrane. It was installed in 2008. The average useful life is 20-25 years.	Replace roof.	19,200	SF	$30.00	$576,000	$766,080	$767,000		
Clark Elementary	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/Original Building	Fair	2	The original building features running course brick bond. There appears to be repairs made to mortar in select locations with sealant. The mortar is deteriorating above window openings on the west side.	Perform exterior masonry repairs including repointing.	750	SF	$40.00	$30,000	$39,900	$39,900		
Clark Elementary	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/2002 Addition	Good	3	A running course brick bond is present on this section of the building. Drainage weeps have been installed. The brick and mortar are free of damage.	Perform regular maintenance.	7,400	SF	$0.00	$0	$0	$0		
Clark Elementary	ArchitecturalStructural	08	ExteriorWalls	Masonry Sealants/Throughout	Poor	1	Masonry control joints have failed and are missing in locations.	Remove and replace sealants.	1,000	LF	$9.00	$9,000	$11,970	$12,000		
Clark Elementary	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/Gym Addition	Fair	2	The gym addition features running course brick bond. There is minor brick damage at corners due to snow remove equipment. For the most part, the brick and mortar are free from damage.	Repair damaged bricks and repoint.	25	SF	$40.00	$1,000	$1,330	$1,400		
Clark Elementary	ArchitecturalStructural	09	ExteriorWindows	Windows/2002 Addition	Good	3	The operable, sliding-style, windows are double pane glass with aluminum frames. Caulking around the windows is flexible and free from damage.	Perform regular maintenance.	1,150	SF	$0.00	$0	$0	$0		
Clark Elementary	ArchitecturalStructural	09	ExteriorWindows	Windows/Original Building	Fair	2	The operable, sliding-style, windows are single pane glass with aluminum frames. Insulated metal panels have been added to the window openings. The boiler room windows appear to be original. One opening in the boiler rooms has been filled with plywood.	Replace windows for energy efficiency.	1,550	SF	$95.00	$147,250	$195,843	$196,000		
Clark Elementary	ArchitecturalStructural	10	ExteriorDoors	Exterior Doors/Throughout	Fair	2	The doors are a combination of metal and aluminum storefront assemblies at entrances. In addition, there are metal hollow core doors with metal frames at secondary exit doors. Doors A and F have rusted frames. The main entrance features single pane mesh glass.	Replace two storefront entrance doors.	2	Each	$10,000.00	$20,000	$26,600	$26,600		

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety
Clark Elementary	ArchitecturalStructural	11	ExteriorOther	Window Lintels/Original Building	Poor	1	The window lintels on the original building are showing signs of corrosion. A few have began to sag.	Prepare and repaint rusted lintels. Replace lintels that have failed.	24	Each	$200.00	$4,800	$6,384	$6,400		
Clark Elementary	ArchitecturalStructural	12	InteriorCeiling	Mechanical Room	Poor	1	Ceiling damage caused from water intrusion from outdoor space above.	Repair ceiling/ roof assembly above mechanical space.	600	SF	$8.00	$4,800	$6,384	$6,400		
Clark Elementary	ArchitecturalStructural	12	InteriorCeiling	Corridors, Classrooms, and Public Spaces	Poor	2	Ceilings are worn and sagging.	Replace with new suspended acoustical tile ceilings.	16,200	SF	$10.00	$162,000	$215,460	$216,000		
Clark Elementary	ArchitecturalStructural	13	InteriorWalls	Corridors	Fair	2	Corridor walls are dated, worn, and damaged.	Replace corridor wall finishes. Bottom two-thirds of wall should be tile and repaint top one-third. Incorporate graphics/ branding in to wall treatments.	7,800	SF	$10.00	$78,000	$103,740	$104,000		
Clark Elementary	ArchitecturalStructural	15	InteriorDoors	Classroom + Corridor Doors	Fair	2	Interior doors are worn and due for replacement. Doors in high-traffic areas show the most signs of damage.	Replace wood doors.	40	Each	$2,500.00	$100,000	$133,000	$133,000		
Clark Elementary	ArchitecturalStructural	16	InteriorFloors	2001 Carpet	Fair	2	Flooring is worn and damaged.	Replace carpet flooring.	10,500	SF	$12.00	$126,000	$167,580	$168,000		
Clark Elementary	ArchitecturalStructural	16	InteriorFloors	1939 Classrooms + Public Spaces	Poor	1	Classroom flooring has high and low spots due to original sub-floor below.	Replace flooring and subfloor below for level surface.	16,200	SF	$20.00	$324,000	$430,920	$431,000		
Clark Elementary	ArchitecturalStructural	16	InteriorFloors	Gym	Fair	2	Gym flooring is showing signs of aging.	Replace with rubberized sports floor.	4,900	SF	$20.00	$98,000	$130,340	$131,000		
Clark Elementary	ArchitecturalStructural	17	InteriorCasework	1939 Classrooms	Poor	2	Existing classroom casework is dated, worn, and damaged.	Replace classroom casework and increase amount of casework for sufficient storage.	150	LF	$400.00	$60,000	$79,800	$79,800		
Clark Elementary	ArchitecturalStructural	17	InteriorCasework	Pre-K Area	Poor	1	Hooks and shelf are not preferred for keeping separation between students belongings.	Replace with cubbies with dividers.	300	Each	$400.00	$120,000	$159,600	$160,000		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Art Room	Poor	1	Art room is a shared space with special education, and lacks proper storage and natural light.	Create dedicated art room with storage space.				$0	$0	$0		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Space Use	Poor	1	Elementary wing lacks breakout spaces to support student learning.	Provide breakout spaces in the elementary portion of the building.				$0	$0	$0		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Kitchen	Poor	1	The kitchen equipment has normal wear; however, the overall kitchen space is undersized and lacks proper flow.	Reconfigure and increase kitchen area to accommodate dishwasher and other basic equipment.				$0	$0	$0		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	1939 Area Classrooms	Poor	1	Classroom entrances do not have proper side clearance to meet ADA Standards.	Reconfigure classroom entrances for proper ADA clearance.	9	Each	$20,000.00	$180,000	$239,400	$240,000		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Drinking Fountains	Poor	1	Drinking fountains do not have dual height to meetin Americans with Disabilities Act (ADA) Standards.	Reconfigure drinking fountains and install bi-level fountains.	4	Each	$5,000.00	$20,000	$26,600	$26,600		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Gym Area Restrooms	Poor	1	Restrooms do not have proper stall width to meet ADA requirements and finishes are worn.	Remodel restrooms with new finishes and reconfigure.	600	SF	$350.00	$210,000	$279,300	$280,000		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Gym Tables	Poor	1	Only a few of the folding tables are operable.	Replace folding tables.	8	Each	$5,000.00	$40,000	$53,200	$53,200		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Window Treatments	Poor	1	Window treatments are horizontal blinds and do not work well and are easily damaged.	Replace with manual fabric roller shades.	1500	SF	$15.00	$22,500	$29,925	$30,000		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Furniture	Fair	2	Existing classroom furniture is not flexible for changing educational configurations.	Replace with modern furniture that can be easily re-configured for different leering styles.	18	Each	$15,000.00	$270,000	$359,100	$360,000		
Clark Elementary	ArchitecturalStructural	18	InteriorOther	Lockers	Poor	1	Lockers are original and District is experiencing some maintenance issues, especially in elementary wing.	Replace with new lockers.	300	Each	$400.00	$120,000	$159,600	$160,000		
Clark Elementary	MechanicalPlumbing	19	HeatingCooling	Gym	Fair	2	Abandon Air Handler	Remove	1	Each	$10,000.00	$10,000	$13,300	$13,300		
Clark Elementary	MechanicalPlumbing	19	HeatingCooling	Classrooms AHU	Poor	1	existing mechanical equipment that is no longer used can be removed	remove abandon equipment	10	Each	$1,800.00	$18,000	$23,940	$24,000		
Clark Elementary	MechanicalPlumbing	19	HeatingCooling	Gym	Fair	2	Roof Top Unit is at half life.	Replace Air Handler and VAV	4,800	SF	$80.00	$384,000	$510,720	$511,000		
Clark Elementary	MechanicalPlumbing	19	HeatingCooling	Classrooms	Poor	1	Air Handler is pass its expected useful life	Replace Air Handler and VAV	14,600	Each	$90.00	$1,314,000	$1,747,620	$1,800,000		
Clark Elementary	MechanicalPlumbing	19	HeatingCooling	Boiler Room	Poor	1	Boiler is well pass its expected useful life	Replace Boiler and all components	1	LS	$550,000.00	$550,000	$731,500	$732,000		
Clark Elementary	MechanicalPlumbing	19	HeatingCooling	Chiller	Poor	1	Chiller is wellpast is average useful servcie life.	Replace Chiller Pumps and piping to make a 4 pipe system	31,500	SF	$18.00	$567,000	$754,110	$755,000		
Clark Elementary	MechanicalPlumbing	19	HeatingCooling	Entire Building	Poor	1	Controls should be updated to provide proper ventilation and dehumidification	Update controls to have only one BMS system for the entire school.	31,500	SF	$6.00	$189,000	$251,370	$252,000		
Clark Elementary	MechanicalPlumbing	22	PlumbingWater	Entire Building	Poor	1	Plumbing systems are original to the building	replace plumbing systems	31,500	SF	$21.00	$661,500	$879,795	$880,000		
Clark Elementary	ElectricalTechnology	26	PowerSupply	Branch Panels	Poor	1	Branch panels located in the original building are a replacement panel in the original enclosure. Some have gaps exposing conductors. Replace deadfront covers in panels with gaps to exposed conductors.	Ensure all panel covers properly prevent access to live conductors.	2	Each	$4,000.00	$8,000	$10,640	$10,700		
Clark Elementary	ElectricalTechnology	26	PowerSupply	Branch Panels	Good	3	Branch Panels added or replaced during the 2001 building addition are in good condition.	Perform regular maintenance and testing.	3	Each	$0.00	$0	$0	$0		
Clark Elementary	ElectricalTechnology	26	PowerSupply	Main Panel/Basement	Fair	2	The Service Entrance Main Panel is original to the building. The average useful life a panel is 30 years.	Replace original General Electric brand panel.	1	Each	$42,000.00	$42,000	$55,860	$55,900		
Clark Elementary	ElectricalTechnology	27	ExteriorLighting	Lighting/Exterior	Fair	3	The Majority of the existing exterior lighting is comprised of fluorescent light fixtures with daylight switching. Code requirements and energy efficiencies such as LED light fixtures will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures.	9	Each	$400.00	$3,600	$4,788	$4,800		
Clark Elementary	ElectricalTechnology	28	InteriorLighting	Lighting/Interior	Fair	3	The majority of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	31,500	SF	$9.00	$283,500	$377,055	$378,000		
Clark Elementary	ElectricalTechnology	29	LifeSafety	Fire Alarm Panel/Entry A	Good	1	Fire Alarm panel was upgraded in 2013. Not voice evacuation capable. Current codes require the fire alarm system to be upgraded to a voice evacuation system. Any building modifications or additions could trigger the system to require immediate upgrade. Current system is not capable of being upgraded to a voice evacuation system.	Upgrade to system to include voice evacuation.	31,500	SF	$3.75	$118,125	$157,106	$158,000		
Clark Elementary	ElectricalTechnology	30	OtherElectrical	Receptacle/Kitchen	Poor	1	Code requires GFCI protection for all kitchen countertops, bathrooms, and areas with sinks.	Replace receptacles with GFCI protected receptacles.	1,000	SF	$2.00	$2,000	$2,660	$2,700		
Clark Elementary	ElectricalTechnology	30	OtherElectrical	Receptacles	Good	3	Code requires tamper resistant receptacles for all Group E occupancy buildings.	Replace receptacles with tamper resistant receptacles.	31,500	SF	$0.50	$15,750	$20,948	$21,000		
Clark Elementary	SiteCivil		AthleticRecreation	Asphalt Surfacing	Poor	1	Asphalt surfacing in disrepair with significant cracking and movement	replace asphalt surfacing	5,500	SF	$8.00	$44,000	$58,520	$58,600		
Franklin Elementary	SiteCivil	01	Drainage	Roof Drain Spout/Northwest	Poor	2	Inlets are not connected to roof drain and ground has settled around inlets causing ponding.	Re-grade and reset drains for positive drainage.	1	LS	$1,000.00	$1,000	$1,330	$1,400	No	No
Franklin Elementary	SiteCivil	01	Drainage	East Ball/Play Field	Fair	2	Poor drainage in NE corner due to turf wear.	Re-grade field and re-seed.	1	LS	$3,000.00	$3,000	$3,990	$4,000	No	No
Franklin Elementary	SiteCivil	01	Drainage	Near Entrance H	Poor	2	Poor drainage across sidewalk/pavement.	Replace damaged concrete and construct valley gutter for surface drainage.	1	LS	$20,000.00	$20,000	$26,600	$26,600	No	No
Franklin Elementary	SiteCivil	03	VehicleRoutes	Ingress/Egress	Fair	3	Ingress/egress for drop-offs is only provided on street. This requires students or parents to park and walk across the street/streets.	Coordinate with City if any other traffic-related improvements are warrented for this area (one-way streets, traffic signals, etc.)	1	LS	$0.00	$0	$0	$0	No	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	Ramp Near Entrance H	Poor	1	Ramp too steep along retaining wall to playground.	Install accessible ramp.	1	LS	$5,000.00	$5,000	$6,650	$6,700	Yes	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	Entrance A	Poor	1	No railing for steps.	Install new compliant railing.	1	LS	$1,000.00	$1,000	$1,330	$1,400	Yes	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	Entrance B	Poor	1	No railing for steps.	Install new compliant railing.	1	LS	$2,000.00	$2,000	$2,660	$2,700	Yes	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	Entrance D	Poor	1	No railing for steps.	Install new compliant railing.	1	LS	$1,000.00	$1,000	$1,330	$1,400	Yes	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	Entrance H	Poor	1	No railing for steps.	Install new compliant railing.	1	LS	$2,000.00	$2,000	$2,660	$2,700	Yes	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	North Parking Lot	Poor	1	Non-ADA compliant access from parking stall.	Replace concrete panels.	625	SF	$12.00	$7,500	$9,975	$10,000	Yes	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	Accessibility/North Entrance	Poor	1	ADA entrance is not ADA compliant.	Replace concrete sidewalk.	720	SF	$12.00	$8,640	$11,491	$11,500	Yes	No
Franklin Elementary	SiteCivil	04	PedestrianRoutes	Access/South Parking	Poor	1	Non-compliant access from ADA accessible space.	Replace concrete sidewalk.	250	SF	$12.00	$3,000	$3,990	$4,000	Yes	No
Franklin Elementary	SiteCivil	05	AthleticRecreation	Elementary Play Surfacing	Fair	1	Play surfacing includes padded tiles and mulching.	Perform safety testing to ensure surfacing materials are meeting fall ratings. Add mulching material and increase padding as needed.	1	LS	$2,000.00	$2,000	$2,660	$2,700		
Franklin Elementary	SiteCivil	05	AthleticRecreation	Asphalt Surfacing at Basketball	Poor	1	Asphalt surfacing in disrepair with significant cracking and movement	replace asphalt surfacing	9,500	SF	$8.00	$76,000	$101,080	$102,000		
Franklin Elementary	SiteCivil	05	AthleticRecreation	Elementary Play Surfacing Edging	Fair	2	Edging around play surfacing has lifted in areas and is exposed around perimeter.	reset/lower edging or adjust grade surrounding perimeter of playground to allow for edging to be flush with grade.	292	LF	$5.00	$1,460	$1,942	$2,000		
Franklin Elementary	SiteCivil	06	OtherSiteCivil	Asphalt Pavement/East	Poor	1	Large, wide cracks in asphalt pavement and separating from main building causing drainage concerns.	Remove and replace asphalt pavement.	5,200	SF	$8.00	$41,600	$55,328	$55,400	No	No
Franklin Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof Ladder	Poor	1	There are no fixed ladders to provide access to different roof elevations. There is a step ladder stored on the roof which is used to access the south roof.	Install a ladder between roof sections.	4	Each	$1,500.00	$6,000	$7,980	$8,000		
Franklin Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof Hatch	Poor	1	The roof hatch lacks fall protection.	Install fall protection.	1	Each	$1,500.00	$1,500	$1,995	$2,000		
Franklin Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof	Fair	2	The roof consists of a fully adhered TPO membrane. It was installed in 2009. The average useful life is 20-25 years.	Replace roof.	28,375	SF	$30.00	$851,250	$1,132,163	$1,200,000		
Franklin Elementary	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/Throughout	Poor	1	The building features a running course brick bond with soldier course accents in all three vintages. Portions of the original building's brick are showing signs of moisture intrusion. There is stair-step cracking in a few locations. Repairs have been made with sealants. Brick staining was observed throughout.	Perform exterior masonry repairs including repointing. Wash exterior brick with applicable methods.	2,600	SF	$40.00	$104,000	$138,320	$139,000		
Franklin Elementary	ArchitecturalStructural	08	ExteriorWalls	Masonry Sealants/Throughout	Poor	1	Masonry control joints have failed and are missing in locations.	Remove and replace sealants.	1,000	LF	$9.00	$9,000	$11,970	$12,000		
Franklin Elementary	ArchitecturalStructural	09	ExteriorWindows	Windows/Throughout	Fair	2	The operable, sliding-style, windows are single pane glass with aluminum frames. Insulated metal panels have been added to the window openings. The boiler room windows appear to be original. One opening in the boiler rooms has been filled with plywood. There is plastic on the south addition windows.	Replace windows for energy efficiency.	2,050	SF	$95.00	$194,750	$259,018	$260,000		
Franklin Elementary	ArchitecturalStructural	10	ExteriorDoors	Exterior Doors/Throughout	Fair	2	The doors are a combination of metal and aluminum storefront assemblies at entrances. In addition, there are metal hollow core doors with metal frames at secondary exit doors. Doors A, I, and H have rusted frames. The entrance doors in the 1962 addition have single pane mesh glass.	Replace three entrance door assemblies. Repair rusted frames on secondary exit doors.	1	LS	$30,050.00	$30,050	$39,967	$40,000		
Franklin Elementary	ArchitecturalStructural	12	InteriorCeiling	Corridors, Classrooms, and Public Spaces	Poor	2	Ceilings are worn and sagging	Replace with new suspended acoustical tile ceilings.	28,500	SF	$10.00	$285,000	$379,050	$380,000		
Franklin Elementary	ArchitecturalStructural	13	InteriorWalls	Corridors	Fair	2	Corridor walls are dated, worn, and damaged.	Replace corridor wall finishes. Bottom two-thirds of wall should be tile, and repaint the top one-third. Incorporate graphics and branding into wall treatments.	8,400	SF	$8.00	$67,200	$89,376	$89,400		
Franklin Elementary	ArchitecturalStructural	15	InteriorDoors	Classroom + Corridor Doors	Fair	2	Interior doors are worn and due for replacement. Doors in high-traffic areas show the most signs of damage.	Replace with new wood doors.	50	Each	$2,500.00	$125,000	$166,250	$167,000		
Franklin Elementary	ArchitecturalStructural	16	InteriorFloors	2001 Carpet	Fair	2	Flooring is worn.	Replace carpet flooring.	5,200	SF	$10.00	$52,000	$69,160	$69,200		
Franklin Elementary	ArchitecturalStructural	16	InteriorFloors	1939 Classrooms + Public Spaces	Poor	1	Classroom flooring has high and low spots due to original sub-floor below. Repair damaged terrazzo areas in corridor.	Replace flooring and subfloor below for level surface. Repair terrazzo areas in corridors.	16,200	SF	$20.00	$324,000	$430,920	$431,000		
Franklin Elementary	ArchitecturalStructural	16	InteriorFloors	Addition (Vinyl Composite Tile) VCT	Fair	2	VCT flooring is worn	Replace flooring surfaces.	5,000	SF	$10.00	$50,000	$66,500	$66,500		
Franklin Elementary	ArchitecturalStructural	16	InteriorFloors	Kitchen	Poor	1	Kitchen floor is worn.	Replace with epoxy flooring and base.	350	SF	$16.00	$5,600	$7,448	$7,500		
Franklin Elementary	ArchitecturalStructural	16	InteriorFloors	Floor/Gym Toilet Rooms	Poor	1	Flooring in gym are toilet rooms is cracking.	Replace with floor tile and base	600	SF	$10.00	$6,000	$7,980	$8,000		
Franklin Elementary	ArchitecturalStructural	16	InteriorFloors	Gym	Fair	2	Gym flooring is worn and damage.	Replace with rubberized sports floor.	5,000	SF	$20.00	$100,000	$133,000	$133,000		
Franklin Elementary	ArchitecturalStructural	17	InteriorCasework	Addition	Fair	2	Casework is dated, worn, and damaged.	Plan for replacement of casework	120	LF	$400.00	$48,000	$63,840	$63,900		
Franklin Elementary	ArchitecturalStructural	17	InteriorCasework	1939 Classrooms	Poor	2	Existing classroom casework is worn and due for replacement.	replace classroom casework and increase amount of casework for sufficient storage.	300	LF	$400.00	$120,000	$159,600	$160,000		
Franklin Elementary	ArchitecturalStructural	17	InteriorCasework	Pre-K Area Corridor Coat Hook + Shelf	Poor	1	Student belongings storage is comprised of hooks and shelf, which lacks sufficient space for items.	Replace hooks and shelve with cubbies with dividers.	300	Each	$400.00	$120,000	$159,600	$160,000		
Franklin Elementary	ArchitecturalStructural	18	InteriorOther	Accessibility/Drinking Fountains	Poor	1	Drinking fountains do not have dual height for accessibility to meet ADA Standards.	Reconfigure drinking fountains and install bi-level fountains.	4	Each	$5,000.00	$20,000	$26,600	$26,600		
Franklin Elementary	ArchitecturalStructural	18	InteriorOther	Gym Toilet Rooms	Poor	1	Gym area toilet rooms do not have proper ADA clear floor space	Remodel restrooms with new finishes and reconfigure to meet ADA requirements.	600	SF	$300.00	$180,000	$239,400	$240,000		
Franklin Elementary	ArchitecturalStructural	18	InteriorOther	Gym Tables	Poor	1	Only a few of the folding tables are operable.	Replace tables.	8	Each	$5,000.00	$40,000	$53,200	$53,200		
Franklin Elementary	ArchitecturalStructural	18	InteriorOther	Window Treatments	Poor	1	Window treatments are horizontal blinds and do not work well and are easily damaged.	replace with manual fabric roller shades	1,750	SF	$15.00	$26,250	$34,913	$35,000		
Franklin Elementary	ArchitecturalStructural	18	InteriorOther	Furniture	Fair	2	Classroom furniture is not flexible to changing educational configurations.	replace with modern furniture that can be easily re-configured for different learning styles.	16	Each	$15,000.00	$240,000	$319,200	$320,000		
Franklin Elementary	MechanicalPlumbing	19	HeatingCooling	Gym	Poor	2	Abandon Air Handler	Remove	1	LS	$10,000.00	$10,000	$13,300	$13,300		
Franklin Elementary	MechanicalPlumbing	19	HeatingCooling	Classrooms	Fair	2	Abandoned mechanical equipment is still in place.	Remove abandoned equipment.	15	Each	$1,800.00	$27,000	$35,910	$36,000		
Franklin Elementary	MechanicalPlumbing	19	HeatingCooling	Classrooms	Poor	1	Air Handler is pass its expected useful life	Replace Air Handler and VAV	24,200	SF	$90.00	$2,178,000	$2,896,740	$2,900,000		
Franklin Elementary	MechanicalPlumbing	19	HeatingCooling	Boiler Room	Poor	1	Boiler is well pass its expect useful life	Replace Boiler and all components	1	LS	$550,000.00	$550,000	$731,500	$732,000		
Franklin Elementary	MechanicalPlumbing	19	HeatingCooling	Boiler Room	Poor	1	Chilled water pump are pass its expected useful life and the chilled water run through the hot water piping in the summer	Replace Chilled water pumps and add chilled water piping throughout School	29,000	SF	$8.00	$232,000	$308,560	$309,000		
Franklin Elementary	MechanicalPlumbing	19	HeatingCooling	Gym	Fair	2	Roof Top Unit is at half life.	Replace Roof To Unit in a few years	4,900	SF	$80.00	$392,000	$521,360	$522,000		

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety
Franklin Elementary	MechanicalPlumbing	19	HeatingCooling	Entire Building	Poor	2	Controls should be updated to provide proper ventilation and dehumidification.	Update controls to have only one BMS system for the entire school.	29,000	SF	$6.00	$174,000	$231,420	$232,000		
Franklin Elementary	MechanicalPlumbing	22	PlumbingWater	Entire Building	Poor	2	Plumbing systems are original to the building	replace plumbing systems	29,000	SF	$21.00	$609,000	$809,970	$810,000		
Franklin Elementary	ElectricalTechnology	26	PowerSupply	Branch Panels	Good	3	GE branch panels appear to be in good condition.	Perform regular maintenance.	2	Each	$0.00	$0	$0	$0		
Franklin Elementary	ElectricalTechnology	26	PowerSupply	Main Panel/Basement	Fair	2	The service entrance main panel is original to the building. The average useful life a panel is 30 years.	Replace original General Electric brand panel.	1	Each	$42,000.00	$42,000	$55,860	$55,900		
Franklin Elementary	ElectricalTechnology	27	ExteriorLighting	Lighting/Exterior	Fair	3	The Majority of the existing exterior lighting is comprised of fluorescent light fixtures with daylight switching. Code requirements and energy efficiencies such as LED light fixtures will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures.	9	Each	$400.00	$3,600	$4,788	$4,800		
Franklin Elementary	ElectricalTechnology	28	InteriorLighting	Lighting/Interior	Fair	3	The 2011 addition is fluorescent light fixtures with occupancy sensors. Two classrooms have LED lighting with occupancy sensors. The rest of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	29,000	SF	$9.00	$261,000	$347,130	$348,000		
Franklin Elementary	ElectricalTechnology	29	LifeSafety	Fire Panel/Entrance A	Good	1	Fire Alarm panel was upgraded in 2013. Not voice evacuation capable. Current codes require the fire alarm system to be upgraded to a voice evacuation system. Any building modifications or additions could trigger the system to require immediate upgrade. Current system is not capable of being upgraded to a voice evacuation system.	Upgrade to system to include voice evacuation.	29,000	SF	$3.75	$108,750	$144,638	$145,000		
Franklin Elementary	ElectricalTechnology	30	OtherElectrical	Receptacle/Kitchen	Poor	1	Code requires GFCI protection for all kitchen countertops, bathrooms, and areas with sinks.	Replace Receptacles with GFCI protected receptacles.	1,000	SF	$2.00	$2,000	$2,660	$2,700		
Franklin Elementary	ElectricalTechnology	30	OtherElectrical	Receptacles	Good	3	Code requires tamper resistant receptacles for all Group E occupancy buildings.	Replace receptacles with tamper resistant receptacles.	28,000	SF	$0.50	$14,000	$18,620	$18,700		
Franklin Elementary	SiteCivil		OtherSiteCivil	Bicycle Furnishing	Fair	3	Bicycle furnishing located within lawn	provide concrete surfacing under rack with access to sidewalk to all for greater accessibility and maintenance around furnishing	240	SF	$7.50	$1,800	$2,394	$2,400		
Franklin Elementary	ArchitecturalStructural		InteriorOther	Accessibility/1939 Area Classrooms	Poor	1	Classroom entrances do not have proper side clearance to meet ADA Standards.	Reconfigure classroom entrances.	16	Each	$20,000.00	$320,000	$425,600	$426,000		
High School	SiteCivil	01	Drainage	Roof Drains/North	Poor	2	Poor drainage from roof drains (1 downspout, 1 roof drain). Runoff is washing away topsoil and creating ponding areas that hold water.	Provide gutter for roof drain and landscape area with rock or other non-erosive material.	1	LS	$2,000.00	$2,000	$2,660	$2,700	No	No
High School	SiteCivil	01	Drainage	Baseball Field/ Parking Lot	Fair	3	Parking lot ponding in some areas due to gravel surfacing.	Regrade and add additional surfacing as needed.	1	LS	$2,000.00	$2,000	$2,660	$2,700	No	No
High School	SiteCivil	01	Drainage	Roof Downspouts/Southeast High School	Poor	1	Drain outlets to low area causing ponding water that does not drain away from building.	Re-grade area for proper drainage away from building.	1	LS	$4,000.00	$4,000	$5,320	$5,400	No	No
High School	SiteCivil	01	Drainage	Practice Track/Football Field	Poor	2	Drainage swale not draining runoff from lot.	Regrade drainage swale and remove excess material.	1	LS	$3,000.00	$3,000	$3,990	$4,000	No	No
High School	SiteCivil	02	GroundsTurf	Seeding/Site	Fair	3	Various locations across site have poor seed establishment/erosion issues	adjust grade to effect positive drainage, re-seed areas across site as needed	1	LS	$12,000.00	$12,000	$15,960	$16,000		
High School	SiteCivil	02	GroundsTurf	Mechanical Enclosure	Fair	3	Mechanical area is gravel and is migrating onto paved surfacing. Fencing in disrepair	provide paved space for trash area, clean gravel/pave mechanical area. Complete fence with full access gate.	3,800	SF	$7.50	$28,500	$37,905	$38,000		
High School	SiteCivil	03	VehicleRoutes	East Parking	Fair	3	Inadequate paved parking along eastern side of school. Cars currently parked on makeshift gravel	Add additional parking and paved surfacing	4,500	SF	$11.00	$49,500	$65,835	$65,900		
High School	SiteCivil	03	VehicleRoutes	Baseball/Softball Parking	Fair	3	Baseball/Softball parking currently gravel	Add paved surfacing with handicap accessible parking and signage	17,500	SF	$8.50	$148,750	$197,838	$198,000		
High School	SiteCivil	04	PedestrianRoutes	Parking Lot/High School	Poor	2	Pedestrian ramps and landings are not ADA compliant.	Install accessible ramp.	1	LS	$4,500.00	$4,500	$5,985	$6,000	Yes	No
High School	SiteCivil	04	PedestrianRoutes	Parking Lot/High School	Fair	1	Non-compliant ADA parking stalls.	Replace concrete panels.	1	LS	$8,000.00	$8,000	$10,640	$10,700	Yes	No
High School	SiteCivil	04	PedestrianRoutes	Concrete/ High School North Entrance	Poor	2	Cracked concrete panels at main entrance. 1/2 inch vertical separation in some locations.	Replace concrete sidewalk.	1	LS	$2,000.00	$2,000	$2,660	$2,700	Yes	No
High School	SiteCivil	04	PedestrianRoutes	Acces/High School Entrance	Poor	1	Non-compliant sidewalk for ADA entrance.	Replace concrete sidewalk.	1	LS	$15,000.00	$15,000	$19,950	$20,000	Yes	No
High School	SiteCivil	05	AthleticRecreation	Baseball Field Equipment	Poor	3	current baseball field does not have backstop netting, foul poles. Dugout flooring concrete with added secondary floor material	Add backstop netting and foul poles. Upgrade flooring at dugouts to match.	1	LS	$40,000.00	$40,000	$53,200	$53,200		
High School	SiteCivil	05	AthleticRecreation	Track + Field Throwing Events	Good	3	Track and field throwing events do not have throwing cages/netting	Add throwing cages and netting to increase spectator and participant safety.	1	LS	$5,000.00	$5,000	$6,650	$6,700		
High School	SiteCivil	05	AthleticRecreation	Surfacing/Secondary Track	Fair	3	Secondary track is gravel surfacing and does not have positive drainage	regrade and reestablish crown across track to correct drainage	27,000	SF	$1.25	$33,750	$44,888	$44,900		
High School	SiteCivil	05	AthleticRecreation	Tennis Courts	Poor	1	Tennis courts in significant disrepair with surfacing cracked and separating. Significant heaving in asphalt and surfacing. Drainage issues draining onto court.	Remove and replace all tennis courts with new asphalt and surfacing. Correct drainage to ensure proper drainage around courts	35,500	SF	$13.00	$461,500	$613,795	$614,000		
High School	SiteCivil	05	AthleticRecreation	Baseball Pedestrian Pavement	Fair	3	Pavement at baseball softball is cracking and mix of both concrete and gravel. Not providing full accessibility.	replace and extend concrete pavement to ensure accessible movement around entire baseball and softball plaza.	5,500	SF	$8.50	$46,750	$62,178	$62,200		
High School	SiteCivil	05	AthleticRecreation	Concrete Surfacing/Basketball	Fair	3	Concrete panels are cracking	replace cracked concrete panels	400	SF	$12.00	$4,800	$6,384	$6,400		
High School	SiteCivil	05	AthleticRecreation	Baseball Softball Bleachers	Fair	3	Current bleacher stands do not offer ADA accessible seating	Replace or modify bleachers to provide ADA accessible seating.	2	Each	$25,000.00	$50,000	$66,500	$66,500		
High School	SiteCivil	06	OtherSiteCivil	Fitness Center/High School	Poor	2	Poor asphalt pavement in parking area of fitness center.	Remove asphalt and replace with concrete pavement.	1	LS	$18,000.00	$18,000	$23,940	$24,000	No	No
High School	SiteCivil	06	OtherSiteCivil	Parking Lot/High School	Poor	2	Cracked concrete panels around structures. Damaged to structures may result if not addressed.	Replace concrete panels	1	LS	$10,000.00	$10,000	$13,300	$13,300	No	No
High School	SiteCivil	06	OtherSiteCivil	Parking Lot/High School	Fair	3	Cracked panels in parking lot (misc. locations).	Replace concrete panels.	1	LS	$10,000.00	$10,000	$13,300	$13,300	No	No
High School	SiteCivil	06	OtherSiteCivil	Athletic Complex	Poor	2	Cracked concrete panels around base of light poles. This is likely due to pavement heaving around pole base.	Replace concrete panels.	1	LS	$8,000.00	$8,000	$10,640	$10,700	No	No
High School	SiteCivil	06	OtherSiteCivil	Athletic Complex	Fair	3	Cracked concrete panels (misc. around site)	Replace concrete panels.	1	LS	$15,000.00	$15,000	$19,950	$20,000	No	No
High School	SiteCivil	06	OtherSiteCivil	Site Signage	Poor	2	Site handicap signage in disrepair	replace signage	1	Each	$275.00	$275	$366	$370		
High School	ArchitecturalStructural	07	ExteriorRoof	Roof Ladder	Poor	1	There are no fixed ladders to provide access to different roof elevations.	Install ladders between roof sections.	3	Each	$4,500.00	$13,500	$17,955	$18,000		
High School	ArchitecturalStructural	07	ExteriorRoof	Roof/Throughout High School	Fair	2	The roof sections of the high school are TPO. They were installed in both 2008 and 2011 (addition). The average useful life is 20-25 years.	Replace 2008 roofing.	87,500	SF	$30.00	$2,625,000	$3,491,250	$3,500,000		
High School	ArchitecturalStructural	07	ExteriorRoof	Roof/1956 Gym	Poor	1	The original gym is a standing seam metal roof. The age is unknown, but appears to be a least 20 years old. The average useful life is 40 years. The perimeter flashing does not extend down the wall enough to protect from moisture intrusion. The gutters are leaking and damaged in locations.	Replace gutters and perimeter flashing.	375	LF	$20.00	$7,500	$9,975	$10,000		
High School	ArchitecturalStructural	07	ExteriorRoof	Skylights	Poor	1	The skylights appear very dirty and worn. They also lack fall protection.	Replace skylights and install fall protection.	1	LS	$100,000.00	$100,000	$133,000	$133,000		
High School	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/1956 Gym	Poor	1	There is evidence of moisture intrusion throughout the original gym walls. Spalled bricks were observed. The mortar is degraded throughout.	Perform exterior masonry repairs including repointing.	7,550	SF	$35.00	$264,250	$351,453	$352,000		
High School	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/1963 Addition	Poor	1	There is evidence of moisture intrusion throughout. Spalled bricks were observed. The mortar is degraded throughout. The vertical decorative columns are damaged on the west side of the building.	Perform exterior masonry repairs including repointing.	4,000	SF	$35.00	$140,000	$186,200	$187,000		
High School	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/2012 Addition	Good	3	This section of the building consists of metal wall panels and pre-cast concrete panels in addition to brick. No damage was observed.	Perform regular maintenance.	1	LS	$0.00	$0	$0	$0		
High School	ArchitecturalStructural	08	ExteriorWalls	Masonry Sealants/Throughout	Poor	1	Masonry control joints have failed and are missing in locations.	Remove and replace sealants.	2,000	LF	$9.00	$18,000	$23,940	$24,000		
High School	ArchitecturalStructural	09	ExteriorWindows	Windows/1963 Addition	Poor	1	Windows have failed throughout the 1963 original building. They appear to be original to construction. Natural light could be improved by replacing with larger windows. The glazing and caulking has failed.	Replace windows.	500	SF	$95.00	$47,500	$63,175	$63,200		
High School	ArchitecturalStructural	10	ExteriorDoors	Exterior Doors/Throughout	Fair	2	New entrance doors have been installed on the east side of the building. However, an original entrance door assembly is still present on the west side. This assembly is single pane wire glass. The doors have been replaced. Doors leading to HS boiler room are damaged and rusted.	Replace entrance door assembly and exit door next to loading dock.	1	LS	$20,000.00	$20,000	$26,600	$26,600		
High School	ArchitecturalStructural	12	InteriorCeiling	1962 Area	Poor	2	Suspended ceilings are worn, sagging or have some water damage	Replace ceiling tiles and grid.	60,000	SF	$10.00	$600,000	$798,000	$798,000		
High School	ArchitecturalStructural	13	InteriorWalls	Restrooms	Poor	1	Restrooms have some damage to wall tile	replace restroom wall tile	600	sf	$10.00	$6,000	$7,980	$8,000		
High School	ArchitecturalStructural	13	InteriorWalls	Corridor Wall Tile	Poor	2	Some of the corridor wall tile has damaged joints	replace/ repair tile joints	4,000	sf	$10.00	$40,000	$53,200	$53,200		
High School	ArchitecturalStructural	15	InteriorDoors	Original Doors	Poor	1	Many doors are damaged and have non-ADA hardware. Also, some doors have wire glass which should be replaced with tempered glass.	Replace doors and hardware. Replace wire glass with tempered glass.	100	Each	$2,500.00	$250,000	$332,500	$333,000		
High School	ArchitecturalStructural	16	InteriorFloors	Remaining Areas not updated	Poor	2	Some areas of the high school have carpet that is worn and due for replacement	Replace carpet flooring.	18,500	SF	$10.00	$185,000	$246,050	$247,000		
High School	ArchitecturalStructural	16	InteriorFloors	Kitchen	Poor	1	The kitchen floor appears to be quarry tile and is worn/ due for replacement	replace with epoxy type flooring and base	1,500	SF	$20.00	$30,000	$39,900	$39,900		
High School	ArchitecturalStructural	17	InteriorCasework	Classrooms and Support Spaces	Poor	2	Casework is worn and due for replacement.	Replace casework and increase amount of casework for sufficient storage.	690	LF	$400.00	$276,000	$367,080	$368,000		
High School	ArchitecturalStructural	18	InteriorOther	Ramp ADA	Poor	1	Ramp only has one handrail.	add second handrail for ADA compliance	50	LF	$100.00	$5,000	$6,650	$6,700		
High School	ArchitecturalStructural	18	InteriorOther	Drinking Fountain	Poor	1	Drinking fountains (other than latest addition) are single height and not ADA compliant	Reconfigure drinking fountains and install bi-level fountains.	6	Each	$5,000.00	$30,000	$39,900	$39,900		
High School	ArchitecturalStructural	18	InteriorOther	Secure Entrance	Poor	1	The office is located across corridor from main entrance	Reconfigure office to be access directly from main entrance	3,500	sf	$300.00	$1,050,000	$1,396,500	$1,400,000		
High School	ArchitecturalStructural	18	InteriorOther	Restroom Accessibility	Poor	1	Some restrooms do not have proper ADA clear floor space	Remodel restrooms with new finishes and reconfigure to meet ADA requirements.	1,800	SF	$300.00	$540,000	$718,200	$719,000		
High School	MechanicalPlumbing	19	HeatingCooling	Mezzanine Level Mechanical Room/Little Theater	Poor	1	Unit is noisy	Add sound attenuation. Build walls around unit to make mechanical room to also help with sound.	6,800	SF	$25.00	$170,000	$226,100	$227,000		
High School	MechanicalPlumbing	19	HeatingCooling	Roof	Fair	2	Not fastened down to roof. Should be moved over to ducts up through roof	Fasten unit to roof	1	Each	$25,000.00	$25,000	$33,250	$33,300		
High School	MechanicalPlumbing	19	HeatingCooling	Upper Mechanical Level Serviing Band, Art, and Lab	Good	1	AHU-1 serving band, art, and lab space. Hot water and chilled water coils are backwards on all 3 air handling units. This coil configuration allows for no dehumidification.	Fix coil configuration.	1	Each	$20,000.00	$20,000	$26,600	$26,600		
High School	MechanicalPlumbing	19	HeatingCooling	Old and outdated Equipment/Carry Gym Lobby	Poor	1	Old and outdated equipment, system is not currently serving the full lobby area.	Install new HVAC system.	3,700	SF	$90.00	$333,000	$442,890	$443,000		
High School	MechanicalPlumbing	19	HeatingCooling	AHU/Mechanical Room Serving Library	Poor	1	AHU-2, original unit, serves library, commons, classrooms and foods room. Coils backwards for dehumidification. Library a bit noisy in the space.	Replace AHU and Add sound attenuation	21,700	SF	$90.00	$1,953,000	$2,597,490	$2,600,000		
High School	MechanicalPlumbing	19	HeatingCooling	Upper Level Mechanical Room Service High School Entry	Poor	1	High school lobby area air handler was installed around 1994. Hot water and chilled water coils are backwards on all 3 air handling units. This coil configuration allows for no dehumidification. Supplies through the floor currently. Replace supply grilles and return the air up high.	Replace air handling unit.	6,500	SF	$90.00	$585,000	$778,050	$779,000		
High School	MechanicalPlumbing	19	HeatingCooling	Freshman Hallway	Poor	1	AHU-1 serves freshman hallway is pass its expected useful life	Replace air handling unit.	25,400	SF	$90.00	$2,286,000	$3,040,380	$3,100,000		
High School	MechanicalPlumbing	19	HeatingCooling	High School Lobby + Vestibule	Poor	3	No heat provided in vestibule	Replace floor heat, add heat to vestibule	1	LS	$15,000.00	$15,000	$19,950	$20,000		
High School	MechanicalPlumbing	19	HeatingCooling	Front Classrooms	Fair	3	Upright Unit Ventilator will be up for replacement in about 10 years	Replace HVAC	6,800	SF	$90.00	$612,000	$813,960	$814,000		
High School	MechanicalPlumbing	19	HeatingCooling	Kitchen	Poor	1	Unit Ventilator, Hoods, and exhaust system are pass their expected useful life	Replace HVAC System	1	LS	$250,000.00	$250,000	$332,500	$333,000		
High School	MechanicalPlumbing	19	HeatingCooling	Air Handling Units/Upper Level Mechanical Room/Over Carry Gym	Poor	1	Carry gym air handler fans and system are original to gym and locker room, the coils of possibly been replaced. This is not a clean environment and has severally outdated equipment. Filters need to be updated.	Update air handling system and remove all existing equipment.	26,000	SF	$85.00	$2,210,000	$2,939,300	$3,000,000		
High School	MechanicalPlumbing	20	PipingHeatingCooling	Mezzanine Level Mechanical Room/Siserving New Gym	Poor	1	Hot water and chilled water coils are backwards on all 3 air handling units. This coil configuration does not allow for dehumidification. AHU-2 serves the locker rooms, AHU-3 serves the new gym, AHU-4 serves the multipurpose space	Fix coil configuration.	3	Each	$20,000.00	$60,000	$79,800	$79,800	NA	NA
High School	MechanicalPlumbing	21	OtherMechanical	Roof	Poor	3	Units, duct, and piping are supported by wood blocks.	Replace wood blocking	1	LS	$35,000.00	$35,000	$46,550	$46,600		
High School	MechanicalPlumbing	22	PlumbingWater	Water Service Room For New Gym	Poor	2	The back flow prevent is not connected to any system. This can be removed to avoid unnecessary inspections, and maintenance.	Remove plumbing and backflow flow preventor.	1	LS	$500.00	$500	$665	$670	NA	NA
High School	MechanicalPlumbing	22	PlumbingWater	Outside New Gym Lobby	Poor	1	Primary storm drain is discharging on grade. This is causing sever ice problems.	Repipe underground.	2	LS	$25,000.00	$50,000	$66,500	$66,500		
High School	MechanicalPlumbing	22	PlumbingWater	Boiler Room	Poor	1	Sanitary sewer system is original to building. This should be replaced or jetted and lined.	Replace sanitary sewer system main	1	LS	$350,000.00	$350,000	$465,500	$466,000		
High School	MechanicalPlumbing	22	PlumbingWater	Original Building Areas + Lab Spaces	Poor	1	Plumbing system within walls is having issues. School is having to fill sinks all at once and drain together to flush system.	Replace sanitary system	1	LS	$250,000.00	$250,000	$332,500	$333,000		
High School	MechanicalPlumbing	22	PlumbingWater	Boiler Room	Poor	1	Ruud water heater unit leaks	Replace water heater	1	Each	$12,000.00	$12,000	$15,960	$16,000		
High School	ElectricalTechnology	26	PowerSupply	Branch Panels	Good	3	Branch Panels Installed with the 2011 addition appear to be in good condition.	Perform regular maintenance.	11	Each	$0.00	$0	$0	$0		
High School	ElectricalTechnology	26	PowerSupply	Main Panel	Good	3	The 480v main distribution switchboard was installed in 2011 and appears to be in good condition.	Perform regular maintenance.	1	Each	$0.00	$0	$0	$0		
High School	ElectricalTechnology	26	PowerSupply	Branch Panels	Good	3	The Square D panels appear to be in good condition.	Perform regular maintenance.	6	Each	$0.00	$0	$0	$0		
High School	ElectricalTechnology	26	PowerSupply	Old Main Panel/Boiler Room	Poor	1	The boiler room main panel appears original to building. Average useful life of a panel is 30 years. Any remodel or addition to building may cause need for replacement of gear.	Replace original main gear.	1	Each	$26,000.00	$26,000	$34,580	$34,600		
High School	ElectricalTechnology	26	PowerSupply	Branch Panels/Hallway	Fair	2	The Square D Hallway panels are original to the building. The average useful life of a panel is 30 years.	Replace original Square D panels.	8	Each	$4,000.00	$32,000	$42,560	$42,600		

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety
High School	ElectricalTechnology	27	ExteriorLighting	Lighting/Exterior	Fair	3	The majority of exterior lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures.	35	Each	$400.00	$14,000	$18,620	$18,700		
High School	ElectricalTechnology	28	InteriorLighting	Lighting/Interior	Fair	3	The majority of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	60,000	SF	$9.00	$540,000	$718,200	$719,000		
High School	ElectricalTechnology	29	LifeSafety	Fire Panel/2011 Addition Electrical Room	Good	1	The fire alarm system was installed in 2011 and is voice evacuation capable. System is currently a horn strobe system. Current codes require the fire alarm system to be upgraded to a voice evacuation system. Any building modifications or additions could trigger the system to require immediate upgrade. Current system is not capable of being upgraded to a voice evacuation system.	Upgrade system to include voice evacuation.	60,000	SF	$3.75	$225,000	$299,250	$300,000		
High School	ElectricalTechnology	30	OtherElectrical	Receptacle	Good	3	Code requires GFCI protection for all kitchen countertops, bathrooms, and areas with sinks.	Perform regular maintenance.	1,500	SF	$1.00	$1,500	$1,995	$2,000		
High School	ElectricalTechnology	30	OtherElectrical	Receptacles	Good	3	Code requires tamper resistant receptacles for all Group E occupancy buildings.	Replace receptacles with tamper resistant receptacles.	60,000	SF	$0.50	$30,000	$39,900	$39,900		
High School	ElectricalTechnology	31	Security	Camera system	Good	3	New camera system installed in summer 2023 appears to be in good condition.	Perform regular maintenance.	60,000	SF	$0.00	$0	$0	$0		
Kluckhohn Elementary	SiteCivil	01	Drainage	Roof Downspouts/Door 4	Fair	3	Roof drain across or under sidewalk with metal frame crossing. These should be routed to drains installed underground.	Improve site drainage.	1	LS	$10,000.00	$10,000	$13,300	$13,300	No	No
Kluckhohn Elementary	SiteCivil	01	Drainage	South Entrance	Poor	2	Roof drain draining across sidewalk and eroding pavement.	Reroute roof drain and replace concrete panels.	1	LS	$30,000.00	$30,000	$39,900	$39,900	No	No
Kluckhohn Elementary	SiteCivil	02	GroundsTurf	Turf/Southeast Addition	Fair	3	Turf not established along the SE building addition.	Establish turf to prevent future erosion	1	LS	$500.00	$500	$665	$670	No	No
Kluckhohn Elementary	SiteCivil	03	VehicleRoutes	Ingress/Egress	Poor	3	Poor traffic flow from Central Ave through drop off/pick up lot. Traffic was backed up in both directions (NB and SB) during review.	Coordinate with City if any other traffic-related improvements are warrented for this area (one-way streets, traffic signals, etc.)	1	LS	$0.00	$0	$0	$0	No	No
Kluckhohn Elementary	SiteCivil	03	VehicleRoutes	Parking Lot/Playground	Poor	1	Drop-off parking lot and asphalt pavement adjacent to playground. Severely cracked asphalt pavement. Condition will continue to degrade faster as water is able to infiltrate further.	Replace asphalt.	6,250	SF	$8.00	$50,000	$66,500	$66,500	No	No
Kluckhohn Elementary	SiteCivil	04	PedestrianRoutes	Parking Lot	Poor	1	Non-ADA compliant parking stalls. Slope is too steep.	Provide ADA parking along north side off of Prospect Street. Slopes are too steep in parking lot to comply.	1	LS	$5,000.00	$5,000	$6,650	$6,700	No	No
Kluckhohn Elementary	SiteCivil	04	PedestrianRoutes	Concrete	Poor	1	Miscellaneous crack concrete panels in need of replacement.	Replace concrete panels.	100	SF	$12.00	$1,200	$1,596	$1,600	Yes	No
Kluckhohn Elementary	SiteCivil	04	PedestrianRoutes	Parking Lot + North Entrance	Fair	2	Non-compliant pedestrian crossings. Pavement is in fair condition at drop off/parking entrance. Pavement recently replaced where truncated domes are located. Location of truncated domes should be curbside.	Replace concrete sidewalk.	750	SF	$12.00	$9,000	$11,970	$12,000	Yes	No
Kluckhohn Elementary	SiteCivil	05	AthleticRecreation	Basketball Hoops	Fair	3	Basketball hoops in need of maintenance - exposed metal susceptible to rusting - backboards in disrepair	General maintenance - paint poles and backboards - replace as needed	1	LS	$1,500.00	$1,500	$1,995	$2,000		
Kluckhohn Elementary	SiteCivil	05	AthleticRecreation	Elementary Play Surfacing	Fair	1	Play surfacing includes padded tiles and mulching.	Perform safety testing to ensure surfacing materials are meeting fall ratings. Add mulching material and increase padding as needed.	1	LS	$2,000.00	$2,000	$2,660	$2,700		
Kluckhohn Elementary	SiteCivil	05	AthleticRecreation	Backstop Chain-Link Fencing	Fair	3	Chain link Backstop fencing in poor condition	Remove and replace chain link fencing	1	LS	$4,500.00	$4,500	$5,985	$6,000		
Kluckhohn Elementary	SiteCivil	05	AthleticRecreation	Elementary Play Surfacing Edging	Fair	2	Edging around play surfacing has lifted in areas and is exposed around perimeter.	reset/lower edging or adjust grade surrounding perimeter of playground to allow for edging to be flush with grade.	420	LF	$5.00	$2,100	$2,793	$2,800		
Kluckhohn Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof Hatch	Poor	1	The roof hatch lacks fall protection.	Install fall protection.	1	Each	$1,500.00	$1,500	$1,995	$2,000		
Kluckhohn Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof/2001 Addition	Good	3	The TPO roof on the kindergarten addition was installed in approximately 2018. The membrane was free from damage. The average useful life is 20-25 years.	Perform regular maintenance.	6,600	SF	$0.00	$0	$0	$0		
Kluckhohn Elementary	ArchitecturalStructural	07	ExteriorRoof	Roof/Original Building	Fair	2	The roof consists of a fully adhered TPO membrane. It was installed in 2008. The average useful life is 20-25 years.	Replace roof.	31,700	SF	$30.00	$951,000	$1,264,830	$1,300,000		
Kluckhohn Elementary	ArchitecturalStructural	07	ExteriorRoof	Skylights	Poor	1	There is one skylight located on the two-story section of the building. The outer material appears to be letting in moisture. There is no fall protection.	Replace skylight and install fall protection.	1	Each	$5,000.00	$5,000	$6,650	$6,700		
Kluckhohn Elementary	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/Gym Section	Poor	1	The gym section of the building has a running Couse brick bond with cast in place concrete at the parapet walls. There are cracks in brick throughout with failed mortar.	Perform exterior masonry repairs including repointing and brick replacement.	1,900	SF	$35.00	$66,500	$88,445	$88,500		
Kluckhohn Elementary	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/Academic Section	Poor	1	The circular portion of the building has the same appearance as the gym. There are damaged bricks and deteriorated mortar throughout.	Perform exterior masonry repairs including repointing and brick replacement.	2600	SF	$35.00	$91,000	$121,030	$122,000		
Kluckhohn Elementary	ArchitecturalStructural	08	ExteriorWalls	Masonry Sealants/Throughout	Poor	1	Masonry control joints have failed and are missing in locations.	Remove and replace sealants.	2,000	LF	$9.00	$18,000	$23,940	$24,000		
Kluckhohn Elementary	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/2001 Addition	Good	3	Minor staining was observed on the brick. Overall the mortar and bricks are free from damage.	Wash exterior brick with applicable methods.	3,200	SF	$2.00	$6,400	$8,512	$8,600		
Kluckhohn Elementary	ArchitecturalStructural	09	ExteriorWindows	Windows/2001 Addition	Fair	3	The operable, sliding-style, windows are double pane glass with aluminum frames. Caulking around the windows is flexible and free from damage.	Perform regular maintenance.	1	LS	$0.00	$0	$0	$0		
Kluckhohn Elementary	ArchitecturalStructural	09	ExteriorWindows	Windows/Original Building	Fair	2	The windows are an operable casement-style. They have double pane glass with aluminum frames. Insulated metal panels have been installed under each window with a few having damage. Frames have chipping paint. The glazing has failed on several.	Replace windows.	450	SF	$95.00	$42,750	$56,858	$56,900		
Kluckhohn Elementary	ArchitecturalStructural	10	ExteriorDoors	Entrance Doors/2001 Addition	Fair	3	Minor paint damage was observed on the bronze anodized aluminum doors.	Perform regular maintenance.	4	Each	$0.00	$0	$0	$0		
Kluckhohn Elementary	ArchitecturalStructural	10	ExteriorDoors	Exit Doors/2001 Addition	Fair	2	Rust is visible on the painted metal exit doors in this section. The metal frames appear to be free from damage.	Prepare and repaint doors and frames.	4	Each	$300.00	$1,200	$1,596	$1,600		
Kluckhohn Elementary	ArchitecturalStructural	10	ExteriorDoors	Exit Doors/Original Building	Fair	2	There are two exits doors in the gym section. They are metal with metal frames. Both doors are worn and have rusted frames.	Replace doors.	2	Each	$5,000.00	$10,000	$13,300	$13,300		
Kluckhohn Elementary	ArchitecturalStructural	10	ExteriorDoors	Storefront Doors/Original Building	Fair	2	There are two storefront doors in the link between the gym and classrooms along with door D. The windows are single pane glass with aluminum frames. The doors have been replaced.	Replace storefront assemblies.	525	SF	$100.00	$52,500	$69,825	$69,900		
Kluckhohn Elementary	ArchitecturalStructural	12	InteriorCeiling	Original Building	Poor	2	Ceilings are dated and have some water stains.	Replace ceiling tiles and grid.	24,500	SF	$10.00	$245,000	$325,850	$326,000		
Kluckhohn Elementary	ArchitecturalStructural	13	InteriorWalls	Corridor to Classrooms	Poor	1	There is no sound separation from corridor to classrooms.	Construct walls between corridor and classrooms.	510	LF	$250.00	$127,500	$169,575	$170,000		
Kluckhohn Elementary	ArchitecturalStructural	13	InteriorWalls	Operable Walls	Poor	1	Operable walls do not appear to be functioning .	Replace with permanent wall for better sound control.	400	LF	$250.00	$100,000	$133,000	$133,000		
Kluckhohn Elementary	ArchitecturalStructural	15	InteriorDoors	Accessibility/Hardware/Original Area	Poor	1	Interior doors are worn and due for replacement. Doors in high-traffic areas show the most signs of damage. Doors lack accessible lever hardware to meet ADA Standards.	Replace with new wood doors and hardware.	40	Each	$2,500.00	$100,000	$133,000	$133,000		
Kluckhohn Elementary	ArchitecturalStructural	16	InteriorFloors	2001 Addition Corridor	Poor	1	The corridor terrazzo flooring is cracked where it transitions to the terrazzo base.	Repair terrazzo flooring and base.	800	SF	$20.00	$16,000	$21,280	$21,300		
Kluckhohn Elementary	ArchitecturalStructural	16	InteriorFloors	Classrooms	Poor	2	Classroom carpeting is worn, dated, and damaged.	Replace carpet flooring.	18,000	SF	$10.00	$180,000	$239,400	$240,000		
Kluckhohn Elementary	ArchitecturalStructural	16	InteriorFloors	Gym	Poor	2	Gym flooring is showing signs of aging.	Replace flooring with rubberized sports material.	4,000	SF	$20.00	$80,000	$106,400	$107,000		
Kluckhohn Elementary	ArchitecturalStructural	16	InteriorFloors	Kitchen	Poor	1	Kitchen floor is worn, dated, and damaged.	Replace with epoxy flooring and base.	350	SF	$20.00	$7,000	$9,310	$9,400		
Kluckhohn Elementary	ArchitecturalStructural	16	InteriorFloors	Entrances	Poor	1	Entrances have rugs which are trip hazards.	Replace with walk-off carpet in entries.	400	SF	$15.00	$6,000	$7,980	$8,000		
Kluckhohn Elementary	ArchitecturalStructural	17	InteriorCasework	Original Casework	Poor	2	Casework is dated, worn, and damaged.	replace existing casework and increase amount of casework for sufficient storage.	510	LF	$400.00	$204,000	$271,320	$272,000		
Kluckhohn Elementary	ArchitecturalStructural	18	InteriorOther	Drinking Fountains	Poor	1	Drinking fountains do not have accessible dual heights to meet ADA Standards.	Reconfigure drinking fountains and install bi-level fountains.	4	Each	$5,000.00	$20,000	$26,600	$26,600		
Kluckhohn Elementary	ArchitecturalStructural	18	InteriorOther	Accessibility/Restrooms	Poor	1	Original toilet rooms do not have accessible floor clearance to meet ADA Standards.	Remodel restrooms with new finishes and reconfigure.	1,100	SF	$300.00	$330,000	$438,900	$439,000		
Kluckhohn Elementary	ArchitecturalStructural	18	InteriorOther	Accessibility/Route to Music	Poor	1	Music rooms are located on second floor above the kitchen area. There is one stair to access this space with no accessible route.	Renovate or create addition for elevator to second floor, or build music addition on main level.	900	SF	$500.00	$450,000	$598,500	$599,000		
Kluckhohn Elementary	ArchitecturalStructural	18	InteriorOther	Coat Hooks + Shelves	Poor	1	Student belongings storage is comprised of hooks and shelf, which lacks sufficient space for items	Replace hooks and shelve with cubbies with dividers.	500	Each	$400.00	$200,000	$266,000	$266,000		
Kluckhohn Elementary	ArchitecturalStructural	18	InteriorOther	Window Treatments	Poor	2	Horizontal window treatments do not work well and are damaged.	Replace with manual fabric roller shades.	550	SF	$15.00	$8,250	$10,973	$11,000		
Kluckhohn Elementary	ArchitecturalStructural	18	InteriorOther	Furniture	Poor	2	Existing classroom furniture is not flexible to accommodate changing educational configurations.	Replace with modern furniture that can be easily re-configured for different learning styles.	18	Each	$15,000.00	$270,000	$359,100	$360,000		
Kluckhohn Elementary	MechanicalPlumbing	19	HeatingCooling	Music Room	Poor	1	Music room air provided by rooftop unit installed original to building (~1988)	Demo and replace all equipment and associated components	1,800	SF	$85.00	$153,000	$203,490	$204,000		
Kluckhohn Elementary	MechanicalPlumbing	19	HeatingCooling	Music Room	Poor	1	Roof Top Unit is wellpast is average useful servcie life.	Replace RTU.	1,850	SF	$90.00	$166,500	$221,445	$222,000		
Kluckhohn Elementary	MechanicalPlumbing	19	HeatingCooling	Gym	Poor	2	Roof Top Unit is wellpast is average useful servcie life.	Replace RTU.	5,500	SF	$85.00	$467,500	$621,775	$622,000		
Kluckhohn Elementary	MechanicalPlumbing	19	HeatingCooling	Roof	Fair	2	Rooftop units for classroom wing. Approximate install dates are 2008, 2023, 2008, and 2000	Replace soon. But the 2000 year RTU should be replaced.	1,700	SF	$90.00	$153,000	$203,490	$204,000		
Kluckhohn Elementary	ElectricalTechnology	26	PowerSupply	Branch Panels/Throughout	Good	3	Branch panels appear to be in good condition.	Perform regular maintenance.	5	Each	$0.00	$0	$0	$0		
Kluckhohn Elementary	ElectricalTechnology	26	PowerSupply	Main Panel	Fair	2	Gear appears in fair condition but nearing end of useful life. any remodel or addition to building may cause need for replacement of gear	Replace existing QMB.	1	Each	$94,000.00	$94,000	$125,020	$126,000		
Kluckhohn Elementary	ElectricalTechnology	27	ExteriorLighting	Lighting/Exterior	Fair	3	The Majority of the existing exterior lighting is comprised of fluorescent light fixtures with daylight switching. Code requirements and energy efficiencies such as LED light fixtures will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures.	23	Each	$400.00	$9,200	$12,236	$12,300		
Kluckhohn Elementary	ElectricalTechnology	28	InteriorLighting	Lighting/Throughout	Fair	3	The majority of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	24,500	SF	$9.00	$220,500	$293,265	$294,000		
Kluckhohn Elementary	ElectricalTechnology	29	LifeSafety	Fire Panel	Good	1	Fire Alarm panel was upgraded in 2013. Not voice evacuation capable. Current codes require the fire alarm system to be upgraded to a voice evacuation system. Any building modifications or additions could trigger the system to require immediate upgrade. Current system is not capable of being upgraded to a voice evacuation system.	Upgrade to system to include voice evacuation.	24,500	SF	$3.75	$91,875	$122,194	$123,000		
Kluckhohn Elementary	ElectricalTechnology	30	OtherElectrical	Receptacles/Kitchen	Poor	1	Code requires GFCI protection for all kitchen countertops, bathrooms, and areas with sinks.	Replace Receptacles with GFCI protected receptacles.	350	SF	$2.50	$875	$1,164	$1,200		
Kluckhohn Elementary	ElectricalTechnology	30	OtherElectrical	Receptacles/Throughout	Good	2	Code requires tamper resistant receptacles for all Group E occupancy buildings.	Replace receptacles with tamper resistant receptacles.	24,500	SF	$0.50	$12,250	$16,293	$16,300		
Middle School	SiteCivil	03	VehicleRoutes	Panels/Callahan Drive	Poor	2	Concrete panels are cracking and joints are separating. Joints have previously been filled with aggregate/asphalt material.	Replace cracked concrete panels. Sawcut around separating joints and replace with concrete and rebar as necessary.	1	LS	$75,000.00	$75,000	$99,750	$99,800	No	No
Middle School	SiteCivil	04	PedestrianRoutes	Pedestrian Ramp	Poor	1	Noncompliant ramp to 3rd Ave.	Install accessible ramp.	1	LS	$20,000.00	$20,000	$26,600	$26,600	Yes	No
Middle School	SiteCivil	04	PedestrianRoutes	Panels/Callahan Drive	Poor	1	Noncompliant ramps and non-compliant sidewalk (greater than 2% cross slope).	Replace concrete ramps for ADA compliance. Sidewalk should be replaced with road (Callahan Dr) project or large sidewalk/ADA project.	1	LS	$15,000.00	$15,000	$19,950	$20,000	Yes	No
Middle School	SiteCivil	06	OtherSiteCivil	Sidewalk/Middle School	Fair	2	Cracked concrete panels. Some separations and other joints are non-compliant for ADA requirements.	Replace concrete panels.	1	LS	$8,000.00	$8,000	$10,640	$10,700	No	No
Middle School	ArchitecturalStructural	07	ExteriorRoof	Roof Ladder	Poor	1	There are no fixed ladders to provide access to different roof elevations. An extension ladder is used to access the 2008 gym.	Install a ladder between roof sections.	2	Each	$4,500.00	$9,000	$11,970	$12,000		
Middle School	ArchitecturalStructural	07	ExteriorRoof	Roof/2008 Additions	Fair	2	The roof consists of a fully adhered TPO membrane. It was installed in 2008. The average useful life is 20-25 years.	Replace roof.	15,675	SF	$30.00	$470,250	$625,433	$626,000		
Middle School	ArchitecturalStructural	07	ExteriorRoof	Skylights	Poor	1	There is damage to many of the skylights. Several have broken acrylic material. Moisture is present inside. There is no fall protection.	Replace skylights and install fall protection.	12	Each	$5,000.00	$60,000	$79,800	$79,800		
Middle School	ArchitecturalStructural	07	ExteriorRoof	Roof/Original Building	Fair	2	The roof consists of a fully adhered TPO membrane. It was installed in 2006. The average useful life is 20-25 years.	Replace the TPO roof.	124,000	SF	$30.00	$3,720,000	$4,947,600	$5,000,000		
Middle School	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/1970 Original Building	Poor	1	The original portion of the middle school has a running Couse brick bond on the lower half and soldier course brick bond on the upper half. There is damage to bricks in a few locations. The mortar has failed in several locations on the lower and upper walls.	Perform exterior masonry repairs including repointing.	3,700	SF	$35.00	$129,500	$172,235	$173,000		
Middle School	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/2008 Additions	Good	3	The 2008 additions feature a running course brick bond and corrugated metal panels. No damage was observed.	Perform regular maintenance.	1	LS	$0.00	$0	$0	$0		
Middle School	ArchitecturalStructural	08	ExteriorWalls	Masonry Sealants/Throughout	Poor	1	Masonry control joints have failed and are missing in locations.	Remove and replace sealants.	2,000	LF	$9.00	$18,000	$23,940	$24,000		
Middle School	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls/EIFS	Poor	1	There is damage to the exterior insulated finishing system (EIFS) on the south wall, adjacent to middle school gym entry.	Repair and paint EFIS.	40	SF	$30.00	$1,200	$1,596	$1,600		
Middle School	ArchitecturalStructural	09	ExteriorWindows	Windows/1970 Original Building	Poor	1	Windows have failed throughout the 1970 original building. They appear to be original to construction. Natural light could be improved by replacing with larger windows.	Replace windows.	415	SF	$95.00	$39,425	$52,435	$52,500		
Middle School	ArchitecturalStructural	09	ExteriorWindows	Windows/1991 Addition	Fair		The operable, sliding-style, windows are double pane glass with aluminum frames. The frames are faded. They were installed in 1991, making them 32 years old. The average useful life is 30 years.	Replace windows.	189	SF	$95.00	$17,955	$23,880	$23,900		
Middle School	ArchitecturalStructural	10	ExteriorDoors	Entrance Doors/Throughout	Fair	2	New entrance doors have been installed on the east side of the building. However, original entrance door assemblies are still present on the south side, east side, and boiler room. These assemblies are single pane wire glass. The doors and frames are rusted.	Replace entrance door assemblies.	567	SF	$100.00	$56,700	$75,411	$75,500		
Middle School	ArchitecturalStructural	12	InteriorCeiling	Tiles + Grids	Poor	1	Areas where ceilings have not been replaced recently have worn, damaged or stained ceiling tiles and grids	Replace ceiling tiles and grid.	89,000	SF	$10.00	$890,000	$1,183,700	$1,200,000		
Middle School	ArchitecturalStructural	13	InteriorWalls	Classroom Area	Poor	2	Walls do not extend to roof deck allowing sound to easily transfer from adjacent spaces	extend walls to roof deck for better sound control	1,500	LF	$250.00	$375,000	$498,750	$499,000		
Middle School	ArchitecturalStructural	13	InteriorWalls	Gym	Poor	1	Gym walls do not have acoustical treatments for sound control	repaint walls and add acoustical panels to walls	9,000	SF	$8.00	$72,000	$95,760	$95,800		

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety
Middle School	ArchitecturalStructural	13	InteriorWalls	Corridors	Poor	1	Corridor tile has damage in various area	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	5,000	SF	$8.00	$40,000	$53,200	$53,200		
Middle School	ArchitecturalStructural	13	InteriorWalls	Classrooms	Poor	2	De-mountable partitions between classrooms are not functioning	replace with permanent wall assembly	450	LF	$250.00	$112,500	$149,625	$150,000		
Middle School	ArchitecturalStructural	15	InteriorDoors	Interior Doors	Poor	1	Many doors are damaged and have non-ADA hardware	Replace doors and hardware.	80	Each	$2,500.00	$200,000	$266,000	$266,000		
Middle School	ArchitecturalStructural	16	InteriorFloors	Gym	Fair	2	Gym floor appears to be original.	The floor has been sanded once, and is due again. The floor should have 10-15 years of useful life.	1	LS	$0.00	$0	$0	$0		
Middle School	ArchitecturalStructural	16	InteriorFloors	Auditorium	Fair	3	Flooring appears to be performing well	Perform regular maintenance.	1	LS	$0.00	$0	$0	$0		
Middle School	ArchitecturalStructural	16	InteriorFloors	Carpet	Poor	2	Areas where flooring has not been updated have worn, dated or stained carpeting	Replace carpet flooring.	24,000	SF	$10.00	$240,000	$319,200	$320,000		
Middle School	ArchitecturalStructural	16	InteriorFloors	Office Area	Poor	1	Office area flooring is worn/ dated	Replace carpet flooring.	3,300	SF	$10.00	$33,000	$43,890	$43,900		
Middle School	ArchitecturalStructural	16	InteriorFloors	Restrooms	Poor	1	Restroom floor to base is cracking and breaking apart	replace floor and wall tile	600	SF	$20.00	$12,000	$15,960	$16,000		
Middle School	ArchitecturalStructural	16	InteriorFloors	Kitchen	Poor	1	Kitchen flooring is dated, worn, and damaged.	Replace with epoxy flooring and base	500	SF	$20.00	$10,000	$13,300	$13,300		
Middle School	ArchitecturalStructural	16	InteriorFloors	Floor Mats/Entrances	Poor	1	floor mats in entrances are trip hazards	Replace with walk off carpet tile in entry area	1,500	SF	$20.00	$30,000	$39,900	$39,900		
Middle School	ArchitecturalStructural	17	InteriorCasework	Classrooms	Poor	2	Casework is worn and due for replacement.	Replace casework and increase amount of casework for sufficient storage.	540	LF	$400.00	$216,000	$287,280	$288,000		
Middle School	ArchitecturalStructural	17	InteriorCasework	Support Spaces (kitchen, work room, office)	Poor	2	Existing casework is worn and due for replacement.	Replace casework.	300	LF	$400.00	$120,000	$159,600	$160,000		
Middle School	ArchitecturalStructural	17	InteriorCasework	Science Rooms	Fair	2	Casework is worn and due for replacement.	Replace science room casework	90	LF	$500.00	$45,000	$59,850	$59,900		
Middle School	ArchitecturalStructural	18	InteriorOther	Lockers	Fair	2	Lockers are original, worn, and damaged.	Replace lockers.	600	Each	$400.00	$240,000	$319,200	$320,000		
Middle School	ArchitecturalStructural	18	InteriorOther	Art Room Kiln	Poor	1	Art room kiln is not within a 1 hour rated separate room per code requirements	reconfigure Art room to provide kiln in rated room	100	SF	$300.00	$30,000	$39,900	$39,900		
Middle School	ArchitecturalStructural	18	InteriorOther	Corridor Doors to Ramp Area	Poor	1	The clear floor space before the ramp starts is not enough per code requirements	Reconfigure door/ wall location to provide proper landing at top of ramp	100	SF	$300.00	$30,000	$39,900	$39,900		
Middle School	ArchitecturalStructural	18	InteriorOther	Accessibility/ Drinking Fountains	Poor	1	Drinking fountains do not have dual height for ADA	Reconfigure drinking fountains and install bi-level fountains.	6	Each	$5,000.00	$30,000	$39,900	$39,900		
Middle School	ArchitecturalStructural	18	InteriorOther	Accessibility/ Restrooms	Poor	1	Restroom does not have proper clear floor space for wheel chair access. Also, restrooms do not have ADA wheelchair accessible stall.	Remodel restrooms with new finishes and reconfigure to meet ADA requirements.	1,600	SF	$300.00	$480,000	$638,400	$639,000		
Middle School	ArchitecturalStructural	18	InteriorOther	Gym Mezzanine Door	Poor	1	Upper level mezzanine door access into gym is a safety concern	Remove door and infill	1	Each	$8,500.00	$8,500	$11,305	$11,400		
Middle School	ArchitecturalStructural	18	InteriorOther	Accessibility/Art Sink	Poor	1	No accessible sink in art room per Americans with Disabilities Act (ADA) requirements.	Replace with forward approach at proper ADA height	10	LF	$500.00	$5,000	$6,650	$6,700		
Middle School	ArchitecturalStructural	18	InteriorOther	Furniture	Fair	2	Classroom furniture is not flexible for changing educational needs.	replace with modern furniture that can be easily re-configured for different learning styles.	25	Each	$15,000.00	$375,000	$498,750	$499,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	Shop Areas	Poor	1	Original mechanical units. Currently no cooling in these spaces	Replace air handling units (x3) due to age	9,300	SF	$90.00	$837,000	$1,113,210	$1,200,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	Mechanical Room South Gym	Poor	1	Hot water and chilled water coils are backwards on air handling unit. This coil configuration allows for no dehumidification. AHU-2 serves new middle school gym	Fix coil configuration.	1	Each	$20,000.00	$20,000	$26,600	$26,600		
Middle School	MechanicalPlumbing	19	HeatingCooling	Air Handling Unit/Mechanical Room/Band/Choir/Home Economics	Poor	1	Hot water and chilled water coils are backwards on air handling unit. This coil configuration allows for no dehumidification. AHU-1 serves band, choir, and home etc.	Fix coil configuration.	1	Each	$20,000.00	$20,000	$26,600	$26,600		
Middle School	MechanicalPlumbing	19	HeatingCooling	Wrestling	Poor	1	The Air Handler is original to the space	Replace air handling unit.	8,000	SF	$85.00	$680,000	$904,400	$905,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	East Administrative Areas	Poor	1	Single small diffuser in each office space. Limited zones to provide code	Replace all duct, grilles, registers and diffusers. Replace furnace system with air handler	4,400	SF	$90.00	$396,000	$526,680	$527,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	Shop	Poor	1	Original dust collection equipment is original.	Replace full dust collection system and hoods due to age and conditions	1	Each	$75,000.00	$75,000	$99,750	$99,800		
Middle School	MechanicalPlumbing	19	HeatingCooling	Looker rooms, storage, classroom between gym and music area	Poor	1	RTUs and unit ventilator are pass their expected useful life	Replace HVAC systems	14,800	SF	$90.00	$1,332,000	$1,771,560	$1,800,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	Auditorium	Poor	1	The Roof top unit is past its expected useful life	Replace Roof Top Unit	15,000	SF	$85.00	$1,275,000	$1,695,750	$1,700,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	2008 Science Rooms	Fair	2	The RTU are near their expected useful life	Replace Roof Top Unit	7,500	SF	$85.00	$637,500	$847,875	$848,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	Gym	Poor	1	The Roof top unit is pass its expected useful life	Replace Roof Top Unit.	11,700	SF	$85.00	$994,500	$1,322,685	$1,400,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	Circle Classrooms	Poor	2	Multiple furnace system with poor zoning and limited control, no dehumidification, poor ventilation capabilities.	Replace with handler system with proper controls	25,800	Each	$90.00	$2,322,000	$3,088,260	$3,100,000		
Middle School	MechanicalPlumbing	19	HeatingCooling	Classroom Area	Poor	1	Multiple furnace system with poor zoning and limited control, no dehumidification, poor ventilation capabilities.	Replace with handler system with proper controls	72,000	SF	$90.00	$6,480,000	$8,618,400	$8,700,000		
Middle School	MechanicalPlumbing	21	OtherMechanical	Old South Boiler Room	Poor	3	Original steam boiler disconnected and abandoned in space. Takes up a lot of potential storage/useable space. Pumps still look good.	Remove all equipment and associated components	1	LS	$15,000.00	$15,000	$19,950	$20,000		
Middle School	MechanicalPlumbing	22	PlumbingWater	North Gym	Poor	2	Storm roof drain piping is leaking.	Replace pipe and insulation	1	LS	$8,000.00	$8,000	$10,640	$10,700		
Middle School	ElectricalTechnology	26	PowerSupply	Main Panel/Mechanical-Storage	Good	3	The service entrance main panel appears to be in good condition.	Perform regular maintenance.	1	Each	$0.00	$0	$0	$0		
Middle School	ElectricalTechnology	26	PowerSupply	Branch Panels/Throughout	Good	3	The branch panels throughout appear to be in good condition.	Perform regular maintenance.	23	Each	$0.00	$0	$0	$0		
Middle School	ElectricalTechnology	26	PowerSupply	QMB Power Distribution	Fair	2	Gear appears to be in fair condition.	Perform regular maintenance.	2	Each	$0.00	$0	$0	$0		
Middle School	ElectricalTechnology	27	ExteriorLighting	Lighting/Exterior	Fair	3	The majority of exterior lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures.	36	Each	$400.00	$14,400	$19,152	$19,200		
Middle School	ElectricalTechnology	28	InteriorLighting	Dimming System/Second Floor Electrical Room	Fair	2	Dimming systems infrequently gets damaged by surges.	Furnish surge suppressor upstream.	1	Each	$4,500.00	$4,500	$5,985	$6,000		
Middle School	ElectricalTechnology	28	InteriorLighting	Lighting/Interior	Fair	3	The majority of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	84,000	SF	$9.00	$756,000	$1,005,480	$1,100,000		
Middle School	ElectricalTechnology	28	InteriorLighting	Lighting	Fair	2	Existing lighting in the wrestling room, workshop, room C-43, and room C-44 is comprised of metal halide fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	5,000	SF	$9.00	$45,000	$59,850	$59,900		
Middle School	ElectricalTechnology	28	InteriorLighting	Lighting/Theater	Fair	2	Existing lighting is comprised of incandescent and fluorescent fixtures. Energy efficiencies of LED fixtures with improve performance, save electrical costs, and allow for easier replacement.	Upgrade lighting to LED light fixtures.	20	Each	$400.00	$8,000	$10,640	$10,700		
Middle School	ElectricalTechnology	29	LifeSafety	Expander Panel/Mechanical-Storage	Good	1	The remote expander panel appears to be in good condition. System is currently a horn strobe system. Current codes require the fire alarm system to be upgraded to a voice evacuation system. Any building modifications or additions could trigger the system to require immediate upgrade. Current system is not capable of being upgraded to a voice evacuation system.	Upgrade system to include voice evacuation.	89,000	SF	$3.75	$333,750	$443,888	$444,000		
Middle School	ElectricalTechnology	30	OtherElectrical	Receptacles/Throughout	Good	3	Code requires tamper resistant receptacles for all Group E occupancy buildings.	Replace receptacles with tamper resistant receptacles.	60,000	SF	$0.50	$30,000	$39,900	$39,900		
T & I Building	ElectricalTechnology	26	PowerSupply	Main Panel/Boiler Room	Good	3	The main service entrance panels was replaced in 2010 and appears to be in good condition.	Perform regular maintenance.	1	Each	$0.00	$0	$0	$0		
T & I Building	ElectricalTechnology	26	PowerSupply	Branch Panel/Automotive Shop	Poor	1	Panel has exposed conductors.	Repair panel and provide dead fronts.	1	Each	$4,000.00	$4,000	$5,320	$5,400		
T & I Building	ElectricalTechnology	26	PowerSupply	Power Distribution	Fair	2	Disconnects and panel appear to be original to building. The average useful life of a panel is 30 years.	Replace existing shop disconnects and branch panel.	1	LS	$7,500.00	$7,500	$9,975	$10,000		
T & I Building	ElectricalTechnology	28	InteriorLighting	Lighting/Throughout	Fair	3	The majority of the existing lighting is comprised of fluorescent light fixtures with manual switching. Code requirements and energy efficiencies such as LED light fixtures, occupancy sensors, daylight harvesting, and dimming control will improve building performance and save electrical costs.	Upgrade lighting to LED light fixtures, incorporate occupancy sensors, daylight harvesting, and dimming controls.	7,800	SF	$9.00	$70,200	$93,366	$93,400		
T & I Building	ElectricalTechnology	29	LifeSafety	Fire Panel/Boiler Room	Good	1	Fire Alarm panel was upgraded in 2013. Not voice evacuation capable. Current codes require the fire alarm system to be upgraded to a voice evacuation system. Any building modifications or additions could trigger the system to require immediate upgrade. Current system is not capable of being upgraded to a voice evacuation system.	Upgrade to system to include voice evacuation.	7,800	SF	$3.75	$29,250	$38,903	$39,000		
T and I Building	SiteCivil	01	Drainage	Slopes/West	Poor	2	Slopes drain towards building. Soil/turf along west and north building edges eroded.	Improve site drainage with proper landscaping to prevent washout.	1	LS	$8,000.00	$8,000	$10,640	$10,700	No	No
T and I Building	SiteCivil	03	VehicleRoutes	Entrance B/Alley	Fair	2	Raise pavement to match entrance and provide bollard to avoid conflict with parked vehicles.	Install bollards.	1	LS	$2,500.00	$2,500	$3,325	$3,400	No	No
T and I Building	SiteCivil	03	VehicleRoutes	Concrete/Alley	Fair	2	Cracked concrete panels and eroded pavement from roof drain.	Replace concrete panels.	1	LS	$30,000.00	$30,000	$39,900	$39,900	No	No
T and I Building	SiteCivil	04	PedestrianRoutes	Acces/Entrance A	Poor	1	Non-compliant ADA entrance access.	Install accessible ramp.	1	LS	$3,500.00	$3,500	$4,655	$4,700	Yes	No
T and I Building	SiteCivil	06	OtherSiteCivil	Turf/Building Perimeter	Poor	3	Turf not established along perimeter of building - eroding away	Install edging and gravel along building perimeter to provide easier maintenance and reduce erosion around building	1	LS	$2,750.00	$2,750	$3,658	$3,700		
T and I Building	ArchitecturalStructural	07	ExteriorRoof	Roof	Fair	3	The roof consists of a fully adhered TPO membrane. The install date is unknown, but appears to be a least 10 years old. The average useful life is 20-25 years.	Perform regular maintenance.	10,000	SF	$0.00	$0	$0	$0		
T and I Building	ArchitecturalStructural	08	ExteriorWalls	Masonry Sealants/Throughout	Poor	1	The sky facing joints on stone accents has failed or is missing in several locations.	Remove and replace sky facing joints.	200	LF	$9.00	$1,800	$2,394	$2,400		
T and I Building	ArchitecturalStructural	08	ExteriorWalls	Exterior Walls	Fair	2	The building features a running course brick bond. There is minor cracking above the east overhead door. Staining was observed throughout.	Repair cracked bricks and wash exterior brick.	4,800	SF	$3.00	$14,400	$19,152	$19,200		
T and I Building	ArchitecturalStructural	09	ExteriorWindows	Windows/Throughout	Poor	1	The windows on the south side of the building are original. The caulking and glazing has failed. The remaining windows are vinyl. The original window openings have been infilled with wood.	Replace the windows. The wood infills should be replaced with a non-combustible material.	900	SF	$95.00	$85,500	$113,715	$114,000		
T and I Building	ArchitecturalStructural	10	ExteriorDoors	Entrance Doors	Fair	2	There are three entrance doors. They are worn and dated.	Replace doors.	3	Each	$5,000.00	$15,000	$19,950	$20,000		
T and I Building	ArchitecturalStructural	10	ExteriorDoors	Overhead Doors	Fair	2	The two overhead doors are located on the east side of the building. The trim and weather seals are damaged.	Replace trim on doors.	1	LS	$900.00	$900	$1,197	$1,200		
T and I Building	ArchitecturalStructural	12	InteriorCeiling	Non-Lab Areas	Poor	1	Ceilings are worn/ damage and some spots falling off structure above	Replace ceiling tiles and grid.	7,800	sf	$12.00	$93,600	$124,488	$125,000		
T and I Building	ArchitecturalStructural	15	InteriorDoors	Original Doors	Poor	1	some doors are damaged and have non-ADA hardware.	Replace doors and hardware.	16	Each	$2,500.00	$40,000	$53,200	$53,200		
T and I Building	ArchitecturalStructural	16	InteriorFloors	Non-Lab Areas	Poor	1	Flooring is worn/ dated and should be replaced	Replace flooring surfaces.	7,800	sf	$10.00	$78,000	$103,740	$104,000		
T and I Building	ArchitecturalStructural	17	InteriorCasework	Original Casework	Poor	1	Casework is worn/ damaged	Replace outdated and damaged casework.	100	lf	$400.00	$40,000	$53,200	$53,200		
T and I Building	ArchitecturalStructural	18	InteriorOther	Access to Lab Area	Poor	1	No accessible route to woods and metals area from classroom area	create accessible route	250	sf	$300.00	$75,000	$99,750	$99,800		
T and I Building	ArchitecturalStructural	18	InteriorOther	Restroom ADA	Poor	1	restrooms do not have proper ADA clear floor space	Remodel restrooms with new finishes and reconfigure to meet ADA requirements.	600	sf	$300.00	$180,000	$239,400	$240,000		
T and I Building	MechanicalPlumbing	19	HeatingCooling	Classroom	Poor	1	There is not any ventilation of cooling in the classrooms	Add air handler	2,600	SF	$90.00	$234,000	$311,220	$312,000		
T and I Building	MechanicalPlumbing	19	HeatingCooling	Shops	Poor	1	There is not any make-up for the exhaust system present	Add make-up air unit	7,600	SF	$80.00	$608,000	$808,640	$809,000		
T and I Building	MechanicalPlumbing	19	HeatingCooling	Exhaust	Poor	2	Exhaust fan are well pass their expected useful life	replace exhaust fans	5	Each	$7,500.00	$37,500	$49,875	$49,900		
T and I Building	MechanicalPlumbing	19	HeatingCooling	Entire Building	Poor	2	Controls should be updated to provide proper ventilation and dehumidification	Update controls to have only one BMS system for the entire school.	10,200	SF	$7.50	$76,500	$101,745	$102,000		
T and I Building	MechanicalPlumbing	21	OtherMechanical	Air Compressor	Poor	2	Air Compressor is wellpast is average useful servcie life.	replace air compressor and piping	1	Each	$12,000.00	$12,000	$15,960	$16,000		
T and I Building	MechanicalPlumbing	22	PlumbingWater	Entire Building	Poor	2	Plumbing systems are original to the building	replace plumbing systems	10,200	SF	$21.00	$214,200	$284,886	$285,000		
Clark Elementary	ElectricalTechnology	29	LifeSafety	PA System	Fair	2	The PA system install date is unknown. It appears antiquated and past it's useful life.	Replace PA system.	31,500	SF	$1.25	$39,375	$52,369	$52,400		
Franklin Elementary	ElectricalTechnology	29	LifeSafety	PA System	Fair	2	The PA system install date is unknown. It appears antiquated and past it's useful life.	Replace PA system.	29,000	SF	$1.25	$36,337	$48,328	$48,400		
Kluckhohn Elementary	ElectricalTechnology	29	LifeSafety	PA System	Fair	2	The PA system install date is unknown. It appears antiquated and past it's useful life.	Replace PA system.	38,300	SF	$1.25	$47,875	$63,674	$63,700		
Middle School	ElectricalTechnology	29	LifeSafety	PA System	Fair	2	The PA system install date is unknown. It appears antiquated and past it's useful life.	Replace PA system.	140,000	SF	$1.25	$175,000	$232,750	$233,000		
High School	ElectricalTechnology	29	LifeSafety	PA System	Fair	2	The PA system install date is unknown. It appears antiquated and past it's useful life.	Replace PA system.	100,000	SF	$1.25	$125,000	$166,250	$167,000		
High School	ElectricalTechnology	31	Security	Security Cameras	Fair	2	A new camera system was installed in 2021. Additional cameras are needed for better coverage.	Install additional cameras.	1	LS	$10,000.00	$10,000	$13,300	$13,300		
Middle School	ElectricalTechnology	31	Security	Security Cameras	Fair	2	A new camera system was installed in 2021. Additional cameras are needed for better coverage.	Install additional cameras.	1	LS	$10,000.00	$10,000	$13,300	$13,300		
Clark Elementary	ElectricalTechnology	31	Security	Security Cameras	Poor	1	There are no security cameras in place on the interior or exterior.	Install security cameras.	31,500	SF	$1.00	$31,500	$41,895	$41,900		
Franklin Elementary	ElectricalTechnology	31	Security	Security Cameras	Poor	1	There are no security cameras in place on the interior or exterior.	Install security cameras.	29,000	SF	$1.00	$29,000	$38,570	$38,600		
Kluckhohn Elementary	ElectricalTechnology	31	Security	Security Cameras	Poor	1	There are no security cameras in place on the interior or exterior.	Install security cameras.	38,300	SF	$1.00	$38,300	$50,939	$51,000		

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
T and I Building	ElectricalTechnology	29	LifeSafety	PA System	Poor	1	There is not a PA system installed in the building.	Install PA system.	10,200	SF	$1.25	$12,750	$16,958	$17,000							
T and I Building	ElectricalTechnology	31	Security	Security Cameras	Poor	1	There are no security cameras in place on the interior or exterior.	Install security cameras.	10,200	SF	$1.00	$10,200	$13,566	$13,600							
		FALSE										$0	$0	$0

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
		FALSE										$0	$0	$0							

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
		FALSE										$0	$0	$0							

8/25/2025

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
												$0	$0	$0							

8/25/2025

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
												$0	$0	$0							

8/25/2025

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
												$0	$0	$0							

8/25/2025

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
												$0	$0	$0							

Building	Category	Order	Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Quantity	Unit	Unit Price	Net Total	With soft costs added	Estimated Cost	ADA	Life Safety					
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							
												$0	$0	$0							