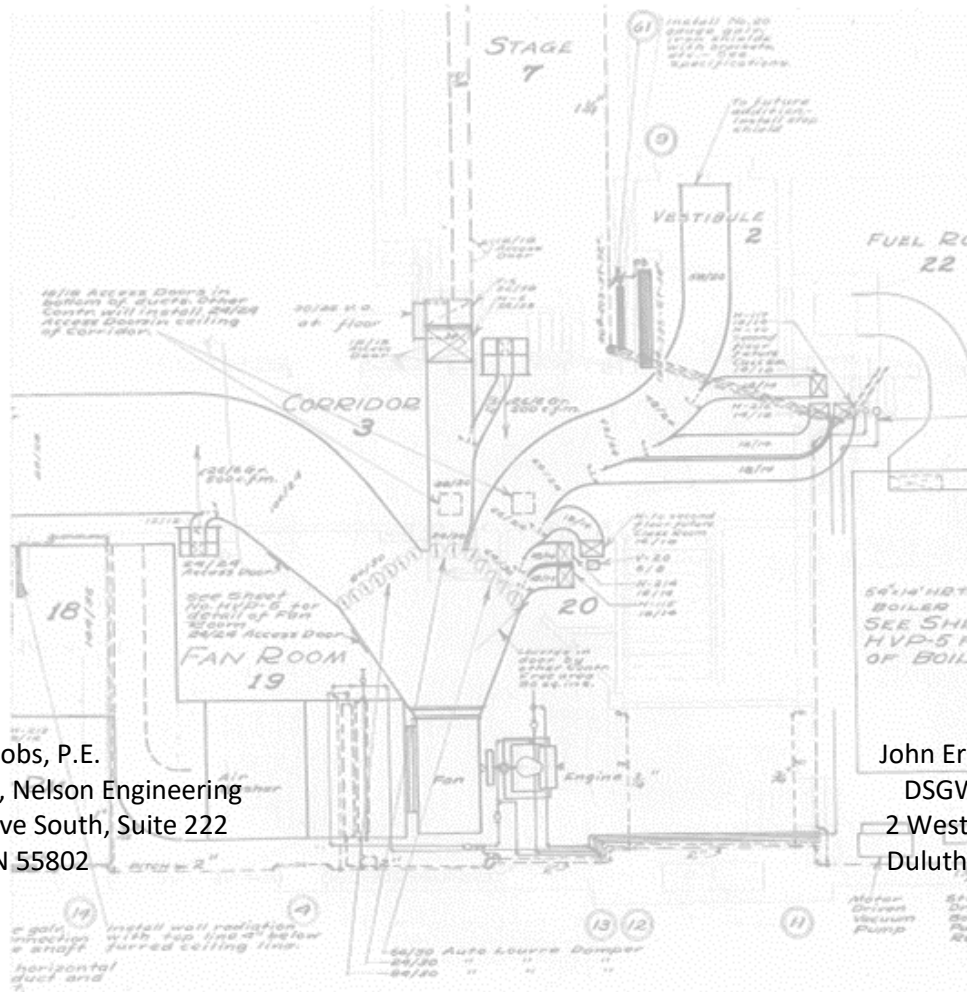


Historic Old Central High School Independent School District 709 Facility Assessment

June 12th 2019



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SUMMARY

Major Construction Timeline

- 1892 - Original Construction
- 1926 – Gymnasium Addition
- 1925 – Garage Addition
- 1926 – Ventilation Renovation
- 1938 – Corridor Reconstruction
- 1958 – Acoustical Ceilings/lighting
- 1973 – Central Administration Remodeling, Heating, Plumbing & Fire Protection
- 1976 – Window Replacement
- 1984 – Roof Replacement
- 1993 – Central Admin Renewal
- 1996 – Window Replacement – Gym Addition

Square Footage*

Basement Area:	40,500 sq. ft.
Leased:	(3,050 sq. ft.)
Mechanical:	(6,830 sq. ft.)
Garage:	(2,080 sq. ft.)
Receiving:	(4,910 sq. ft.)
Storage:	(5,780 sq. ft.)
Circulation:	(5,580 sq. ft.)
First Floor Area:	40,000 sq. ft.
Circulation:	11,150 sq. ft.
Second Floor Area:	37,800 sq. ft.
Circulation:	6,300 sq. ft.
Third Floor Area:	26,260 sq. ft.
Circulation:	8,890 sq. ft.
Attic Floor Area:	N/A sq. ft.
Mechanical:	(1,550 sq. ft.)

*- Square footage is gross interior

Executive Summary

This report presents the findings of our assessment of condition of the interior finishes, accessibility, mechanical and electrical systems, found within Historic Old Central High School. In addition to the current conditions, the report goes on to contrast these conditions with work and scope required to bring the facility up to current building code and occupancy standards. No change in use, occupancy or space planning was considered in this evaluation.

ARCHITETURAL FINIHES: The existing floor finishes are a variety of finishes and conditions.

- Terrazzo – in fair to good condition relative to the age (117 years). There are areas of cracking and patching / repairs not unexpected in terrazzo of this age. Most circulation (halls and stairs) and original bathrooms.
- Wood – Where exposed i.e. gymnasium floor in fair condition and upper balcony in board room in poor condition due to areas of water damage. It is assumed most classrooms have the original wood floor under either newer carpet or VCT. These locations were not exposed for examination.
- Ceramic / Porcelain Tile – Fair to good condition. Miscellaneous locations.
- VCT (Vinyl Composition Tile)- Condition ranges from poor to good. Most in ‘public’ areas were in good condition while poor conditions were observed in ‘nonpublic’ areas where maintenance priorities are lower. Most locations are likely 30 years old with some newer areas that had some miscellaneous improvements as spaces were revised and / or refreshed.
- Carpet - Condition ranges from Fair to good. Most in ‘public’ areas were in good condition while poor conditions were observed in ‘nonpublic’ areas where maintenance priorities are lower. Most locations are likely 30 years old with some newer areas that had some miscellaneous improvements as spaces were revised and / or refreshed.
- Wall Finishes - Conditions range from fair to good while type of finishes range from (predominately) paint on various wall substrates, ceramic / porcelain tile (restroom walls) wood paneling / trim (either original or replicated in the 1970’s) and painted wall panels (demountable partitions).
- Ceilings – Range from poor to good. Older ceiling systems consisting of concealed spline acoustical tile and older suspended ceiling systems. Tile sagging / staining from humidity / moisture and or other type leaks are evident. Size of the suspended acoustical tile is nonstandard and would be difficult to replace. Some areas of plaster or gypsum board ceilings exist in various conditions.

ACCESSIBILITY: Within the context of the historic property, evaluation of accessibility takes on an approach that is based on barrier removal within the historic context. In addition, understanding Primary spaces (within the historic context and use such as the board room) and secondary spaces (typically support spaces such as storage, restrooms etc.) The strategy becomes further defined and is somewhat dependent on the potential for other work related to finish upgrades as well as use modifications related to modifications of the existing building HVAC and electrical systems.

- Generally the approach looks at building and site entrances; surface textures, widths and slopes of walkways; parking; grade changes; size, weight and configuration of doorways; interior corridors and path of travel restrictions; elevators; and public toilets and amenities. Recent exterior parking and accessible entry revisions have greatly improved access to the building. The balance of the following information is based on identifying potential concern areas that would require further evaluation and would potentially be addressed as part of a larger project.
- Overall accessibility is poor to fair as summarized below.
 - The existing elevator, while adequate in car size will eventually need updating to meet requirements of controls etc. The majority of the ‘public’ areas of the building is accessible by the one elevator but there are areas that are not served by an accessible

route such as the gymnasium and upper locker room areas and men's room in the 1926 gym addition and the space currently used as a music room.

- None of the existing stairs meet current MN Accessibility codes for handrails and guardrails. Historic factors may limit what would be 'required' modifications.
- Most existing restrooms do not meet current MN Accessibility codes for toilet stall size and configuration as well as access clearances at entry doors.
- In addition to the restroom door clearances, there are various locations that do not meet current door clearance requirements.

SYSTEMS

- Fire Protection: The existing system is fully functional but requires some modification to be fully compliant. With current standards. HVAC, ceiling, lighting and partition work would trigger replacement of approximately 80% of the existing system.
- Plumbing: Piping systems in much of the building are at or beyond their expected service life. If significant interior work is undertaken, it would be recommended that piping and plumbing fixtures are replaced at that time.
- HVAC: Ventilation and heating systems are 46 to 90 years old. They are inefficient, inadequate and difficult to control. It is recommended that the majority of them be fully replaced with new and cooling be added to appropriate spaces. New temperature controls would be installed as part of this scope.
- Power: Existing electrical service is 120/208 3PH, with a 3000A switchboard. Most panels are in good cosmetic condition; actual functionality of the breakers was not tested. At least one panel may need to be replaced due to age and lack of replacement parts. Replacement of HVAC systems will require service upgrades due to additional motors and potential for more cooling. A new 480/277 volt service (in addition to the existing) would be suggested to power new mechanical equipment, especially if adding cooling. Some panelboards are full and have no room for expansion. Standby power for the building IT infrastructure is handled by an 85KW Natural Gas generator. Standby power upgrades would also incorporate VOIP phone system equipment and egress and exit lighting. Receptacles throughout the building are either wall mounted, or in surface raceway. Some surface raceway could be eliminated if walls are furred out. Some of these receptacles are broken, and due to age and repeated use should be replaced as spaces are remodeled.
- Lighting: Most lighting was installed in 1973 with some areas from the mid 1990's as HVAC improvements were made, if new ceilings are to be installed, new LED lighting and lighting controls should be installed at that time, covering all public spaces with new ceilings. Exterior pole mounted and gymnasium fixtures have been upgraded to LED lighting. Building mounted fixtures, facade lighting and flag pole lighting should be upgraded to LED.
- Communications: A\V, Paging, Fire alarm, phone systems, access control, IT Infrastructure and cameras were understood to be outside of the scope of this evaluation as some systems are either adequate, new or scheduled for replacement shortly. Wired Clock system is aged and should be replaced with a wireless clock system, which is a district standard in all schools.

ARCHITECTURAL - FINISHES

Terrazzo - Fair to Good Condition

Typical example of
cracking



Wood - Poor to Fair Condition

Typical example of original wood floor in fair condition. Wood flooring likely continues under new carpet / VCT in many areas



Water damaged wood floor at balcony



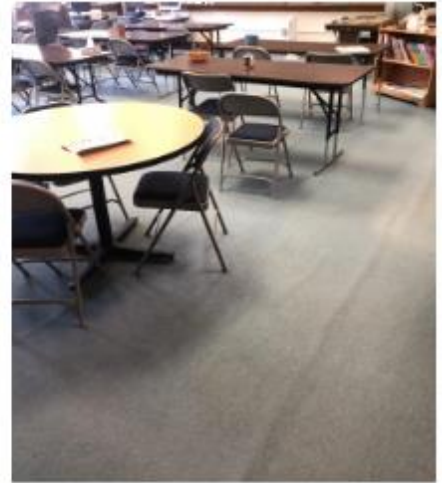
Ceramic / Porcelain Tile – Fair to Good Condition



VCT (Vinyl Composition Tile) - Poor to Good Condition



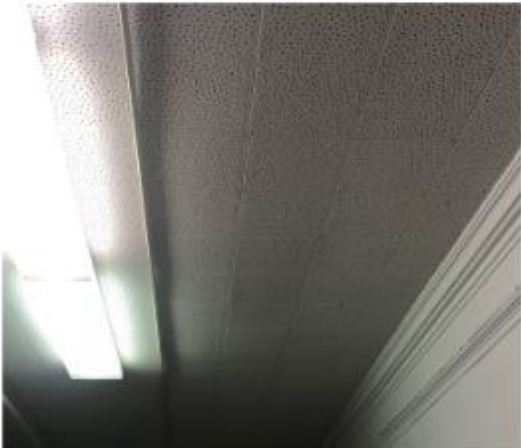
Carpet- Fair to Good Condition



Wall Finishes - Fair to Good Condition



Ceilings - Poor to Good Condition



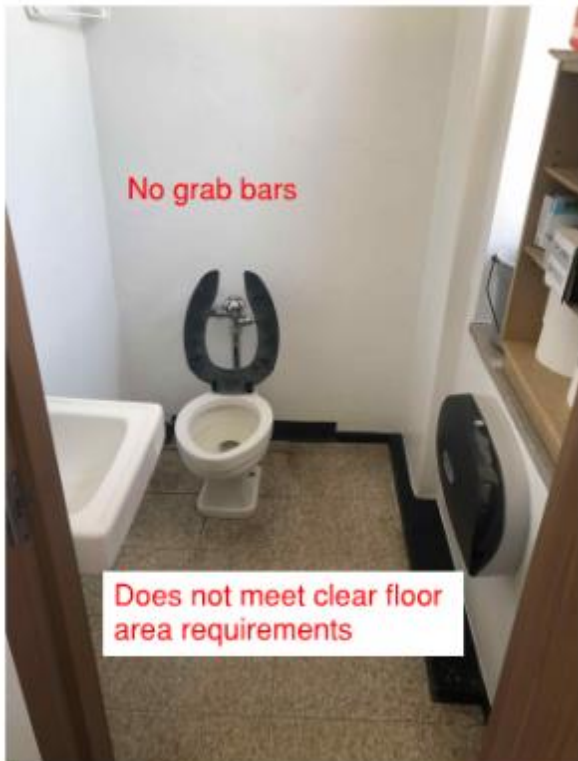
ARCHITECTURAL – ACCESSIBILITY

Accessible Route- Lack of access to music room, men's restroom at gym and gym locker rooms.

Stair handrails and guardrails – Lack of extensions at top and bottom of stair runs.



Restrooms- Non-compliant stalls and grab bar configurations and room clearances



Door Entrances – Non-compliant clearances on push and pull side of doors.



MECHANICAL SYSTEMS - DETAIL

FIRE PROTECTION

The existing building is fully sprinkled (1973) and includes a 50 horsepower, electric pressure booster pump as well as various dry sprinkler zones serving the attic spaces. The system is fully functional as it stands however work by other trades will require removal and reinstallation of the majority of the ceilings relocation of most of the existing runout piping.

It would be advisable to consider placing the fire booster pump on standby power if it becomes available.



FIRE PUMP



DRY SPRINKLER VALVE

There are also areas that will require additional coverage that are not currently protected with due to relocation of partitions or changes in NFPA 13 requirements.

PLUMBING

Underground drain piping is largely original from 1892 and 1926. It can be presumed to be in very poor condition. As new plumbing is added, consideration should be given to abandoning the existing underground wherever possible and replacing with more overhead piping to avoid having to excavate inside the building.

Perimeter foundation drainage and waterproofing on the northwest side of the building have failed. As a result, ground water is leaking into the basement and crawl spaces causing building and systems damage as well as creating a health hazard due to potential mold growth.



GROUND WATER



1920's PLUMBING FIXTURES

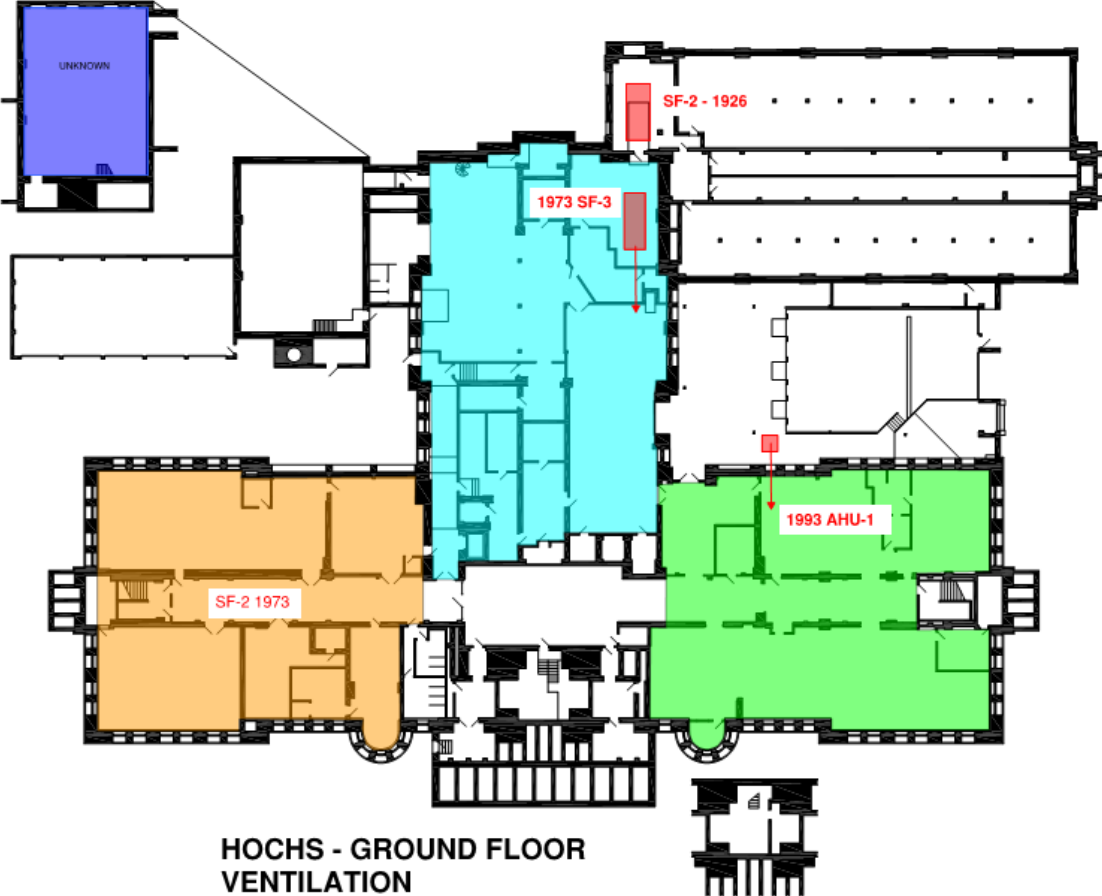
VENTILATION

Most of the ventilation equipment was installed when the building was converted from a high school to the central administration building in 1973. Modification were made under the 1993 administration area renovation, reusing existing equipment and ductwork. The 1926 addition (gym wing) still retains much of its original ventilation system. Cooling exists only on a local basis in some office areas but does not existing in central air handling equipment.

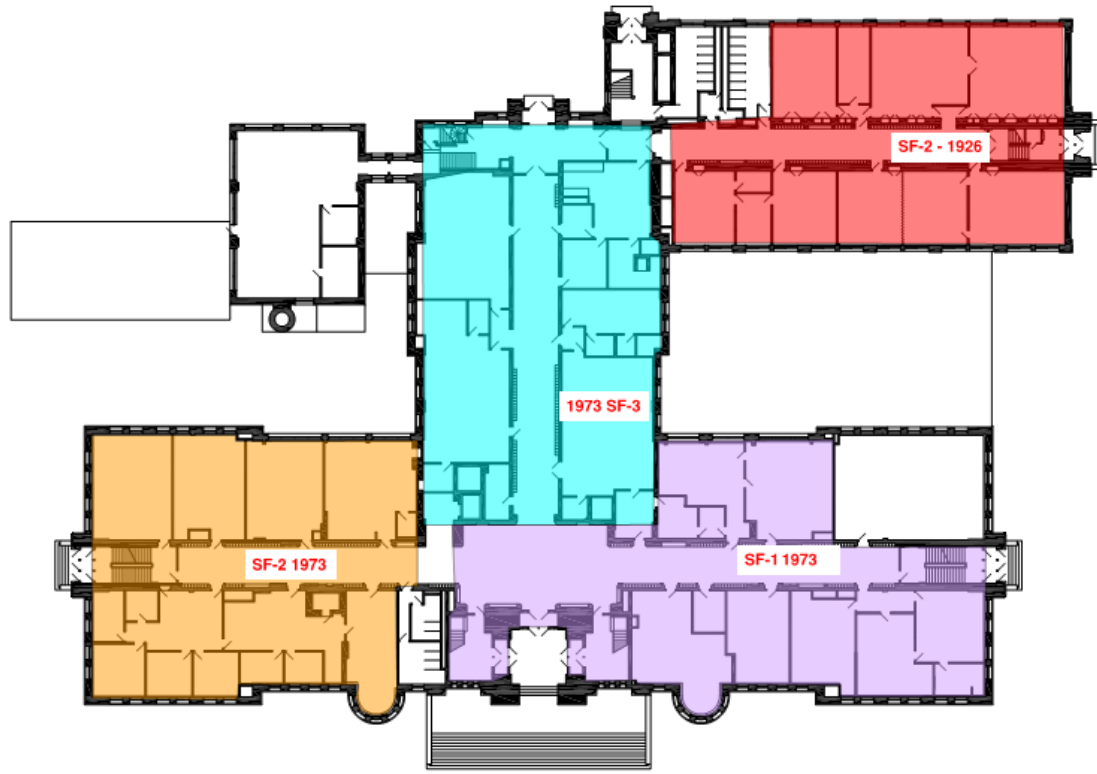


SUPPLY FAN SF-3 (1973) 1

See the following ventilation maps identify the equipment vintage and service areas:

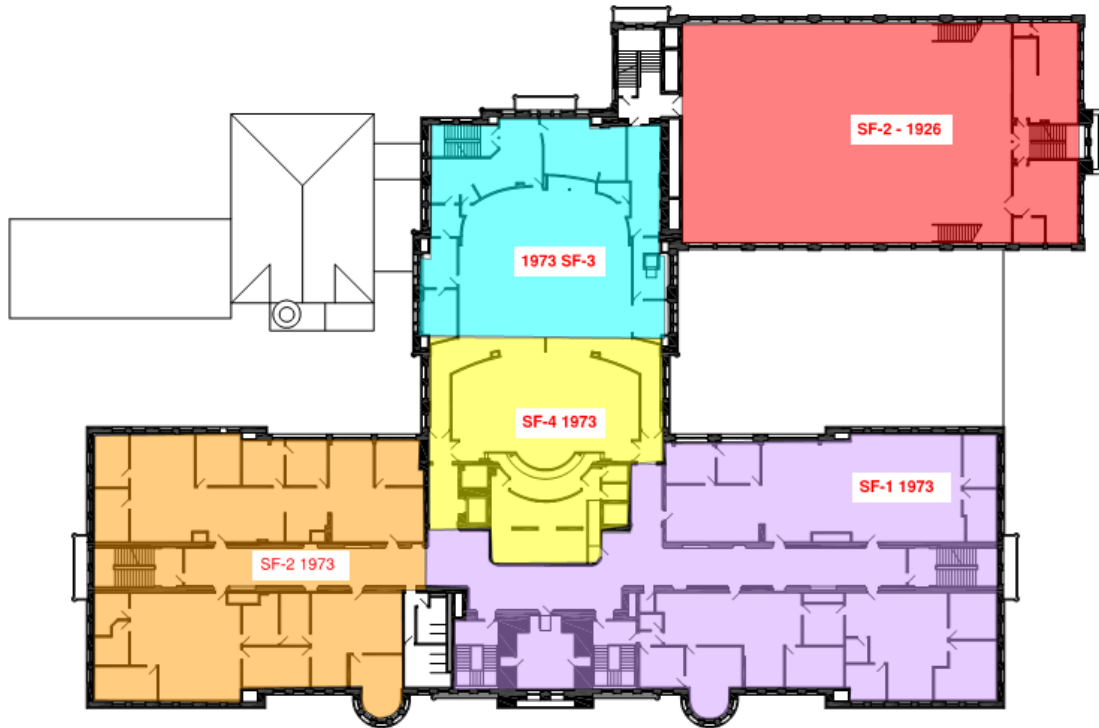


The red boxes indicate the equipment location.
The text boxes indicate the equipment tag, vintage and shaded areas indicate the extent of areas served.



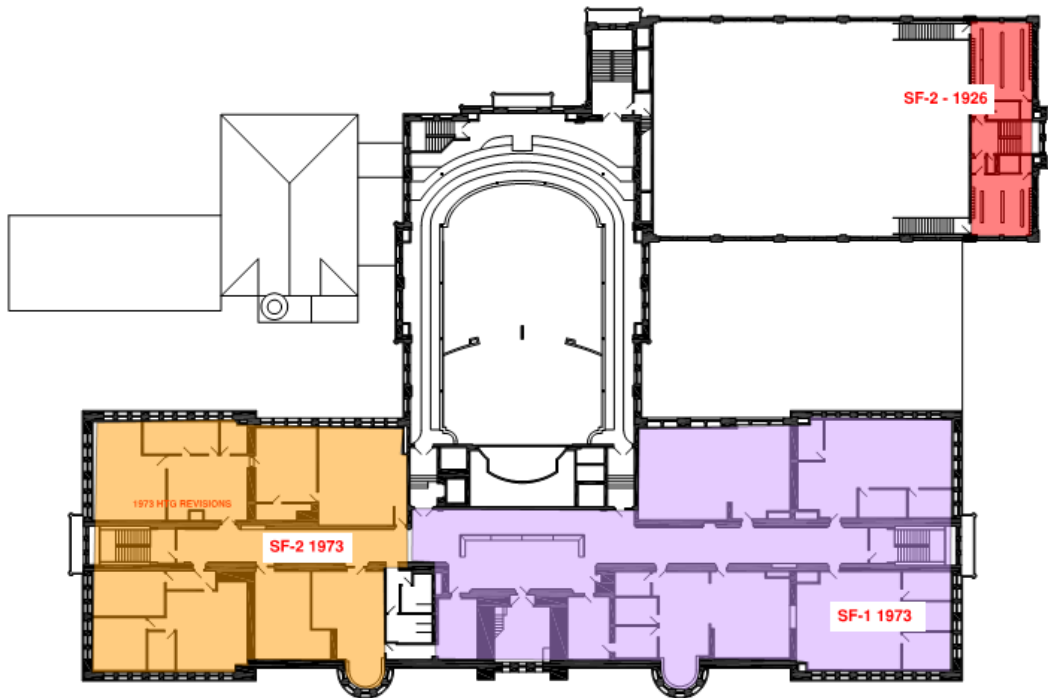
**HOCHS - FIRST FLOOR
VENTILATION**

The red boxes indicate the equipment location.
The text boxes indicate the equipment tag, vintage and shaded areas indicate the extent of areas served.



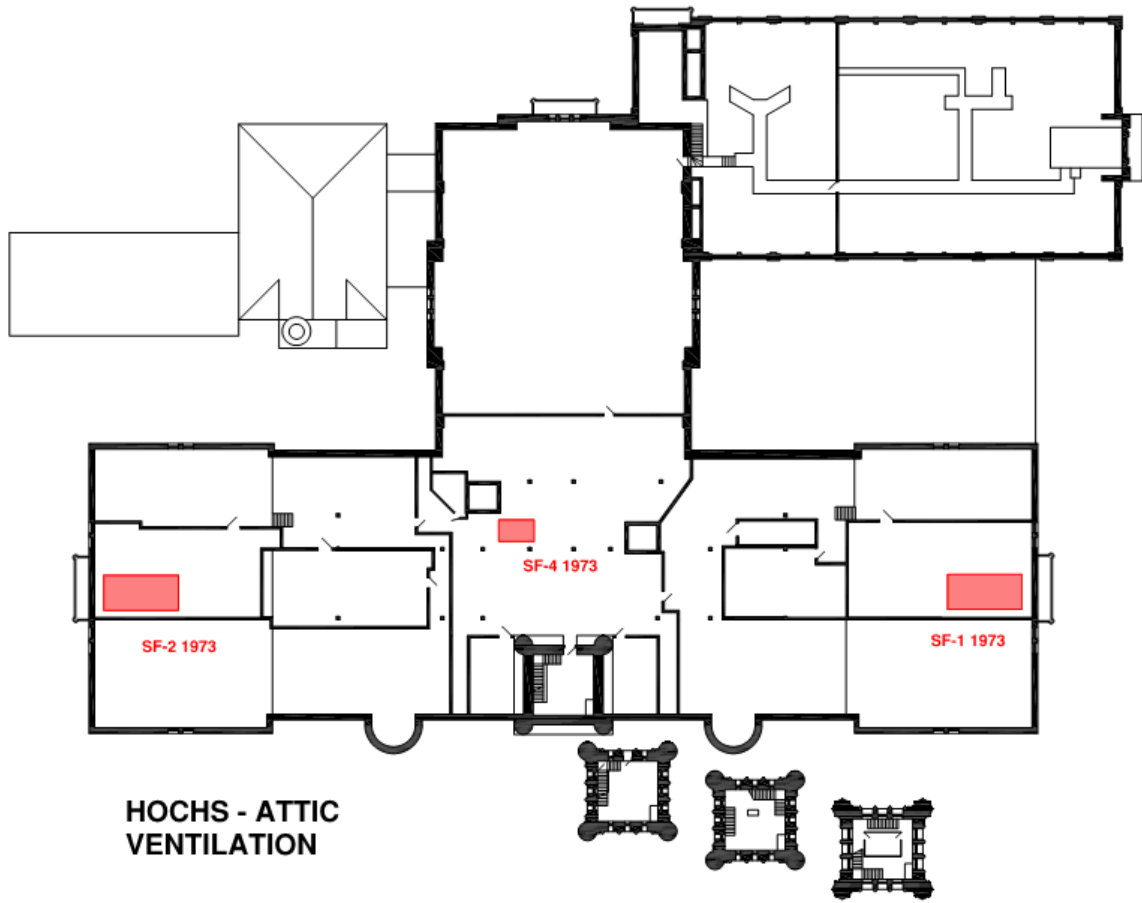
HOCHS - SECOND FLOOR VENTILATION

The red boxes indicate the equipment location.
The text boxes indicate the equipment tag, vintage and shaded areas indicate the extent of areas served.



HOCHS - THIRD FLOOR VENTILATION

The red boxes indicate the equipment location.
The text boxes indicate the equipment tag, vintage and shaded areas indicate the extent of areas served.



**HOCHS - ATTIC
VENTILATION**

The red boxes indicate the equipment location.

HEATING

The building heating plant has not been operational for many years and is not in a condition from which it could be put back into service. Since that time, the building has been operating on low pressure steam supplied by the Duluth Energy Systems.

During the 1973 remodel, much of the steam runout piping was replaced while portions of the heating system date back to the 1920. Steam and condensate are very corrosive due to the combination of elevated oxygen concentration and temperature. To compensate for this, piping used for condensate is thicker than standard. Despite this, pipe failure begins to appear at approximately 50 years. (see condensate piping photo below:



FAILED CONDENSATE LINE

Terminal heating devices (radiation) were largely replaced during the 1973 remodel, with small areas having later updates. This radiation however is approaching 46 years old and at or beyond its expected life. Devices in the gym addition are largely original from the 1920's. This radiation is the traditional sectional cast iron. Multiple styles are shown below:



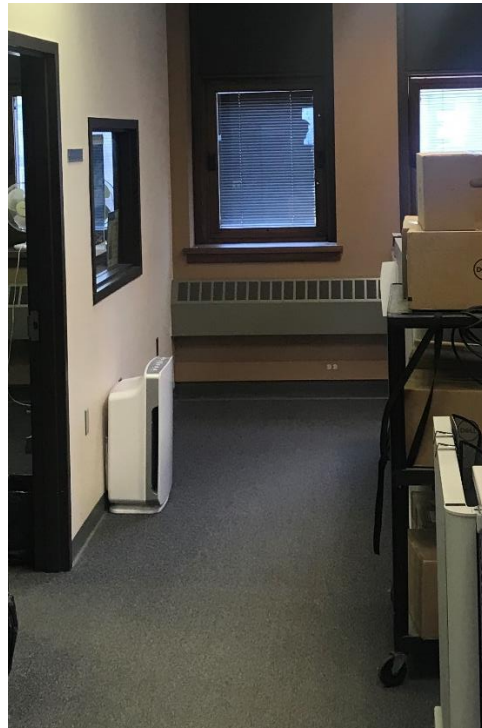
1970'S RADIATION



1920'S RADIATION



1920'S RADIATION



RECENT INSTALLATION

TEMPERATURE CONTROLS

Much of the building's temperature controls still use pneumatic actuation to move dampers and valves. Pneumatic controls have virtually been eliminated in modern HVAC systems, have been replaced with electric/digital control systems. Service and parts for pneumatic controls are becoming quite scarce.



PNEUMATIC RADIATION VALVE



PNEUMATIC DAMPER ACTUATION

ELECTRICAL SYSTEMS - DETAIL

POWER



EXISTING 120/208V 3000A FUSED SWITCHGEAR

Power: Existing electrical service is 120/208 3PH, with a 3000A switchboard. If additional capacity is needed at this switchboard, another section would need to be added, as this appears to be fully utilized. This could be accomplished by adding another section to the right side, which would also require modifications to the floor drain and a new concrete pad for the new section.

Most panelboards are in good cosmetic condition; actual functionality of the breakers was not tested. New circuit breakers are still available for most of the panels if modifications are needed. A couple may need to be replaced due to age and lack of replacement parts. Replacement of HVAC systems may require service upgrades due to additional motors and potential for more cooling. A new 480/277 volt service would be suggested to power new mechanical equipment, especially if adding dehumidification or cooling.



GENERAL ELECTRIC BOILER PANEL

This panel feeds the old boilers that are not in use. If this panel is needed for future modifications to HVAC systems, it should be replaced due to age and availability of replacement parts.



FULL PANELS

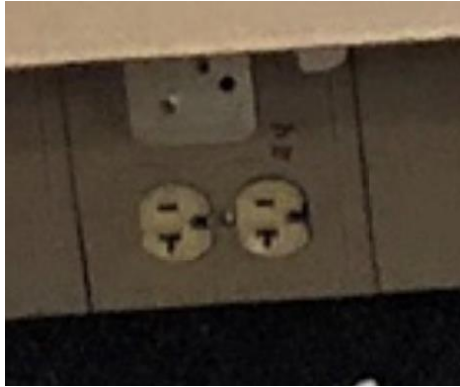
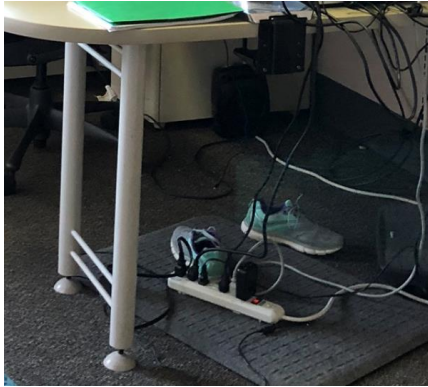
Some panels appear to be full and no spare breakers or circuits are available. Some of these 42 space panels could be replaced with a 54, which may fit in the same space as the 42. Some spares may become available during a remodel, especially with lighting being much less of a load, some circuits may be combined if designed in such a way. Panels that do have space can still be expanded with new circuit breakers that are still being manufactured.



GENERATOR AND TRANSFER SWITCH

The existing natural gas generator and transfer switch appear to be recently replaced. An upgrade of these systems would only be needed if additional loads are added to the standby system that it wouldn't have capacity for. Standby power for the building IT infrastructure is handled by this 85KW Natural Gas generator. Standby power upgrades would also incorporate VOIP phone system equipment, and potentially egress and exit lighting.





RECEPTACLES

The replacement of most receptacles should be done, especially if from the 1970's or older. These tend to wear out over time and parts break. Some rooms do have newer receptacles installed and wouldn't need to be replaced if still in working condition and not damaged. Some spaces will require additional receptacles to curtail the use of power strips.



SURFACE RACEWAY

With HVAC upgrades and modifications to existing fin tube, walls with fin tube may need to be furred out, thus removing surface raceway. If this happens receptacles could then be recessed in the new walls.

LIGHTING

Most lighting was installed in 1973 with some areas from the mid 1990's as HVAC improvements were made. If new ceilings are to be installed, new LED lighting and lighting controls should be installed at that time, covering all public spaces with new ceilings.



EXISTING FLUORESCENT FIXTURES AND CONTROLS.

Currently fluorescent fixtures are installed throughout the building. With other renovations recommended in these spaces to the ceilings and HVAC, it would be recommended to replace these fixtures with LED fixtures to take advantage of reduced maintenance and energy savings. Further energy savings are required by the MN Energy Code with lighting controls. Dimming, Occupancy Sensors and Daylight sensors would be necessary in most spaces as required by the MN Energy Code.

Gymnasium lighting has been upgraded to LED, along with pole mounted exterior fixtures. Building mounted fixtures, facade lighting and flag pole lighting should be upgraded to LED.



EXISTING EGRESS LIGHT FIXTURE AND EXIT SIGN.

Existing egress lights and exist signs are self-powered with internal batteries. Additional egress lighting may be required to provide the proper level of footcandles for egress. As part of a remodel, the new Egress and Exit lighting could be powered by the existing generator (assuming capacity exists) and a new emergency transfer switch. This would eliminate the need for batteries (and associated maintenance) in these fixtures. In lieu of wall mounted egress lighting, specific ceiling fixtures could be connected to an emergency circuit, providing the lighting needed in an emergency.

COMMUNICATIONS



CLOCK SYSTEM



The existing clock system is a wired clock system. The recommendation would be to upgrade to the district standard wireless clock system and standardize the clocks throughout the building.

OTHER COMMUNICATIONS SYSTEMS

A\V, Paging, Fire alarm, phone systems, access control, IT Infrastructure and cameras were understood to be outside of the scope of this evaluation as some systems are either adequate, new or scheduled for replacement shortly. Some of these systems may need to be taken down and reinstalled if there are modifications to walls and ceilings, but major modifications would not be necessary.

Conceptual Budget

Interior Finishes and Accessibility Upgrades

Assumed Finish Upgrades			\$7,753,945
Accessibility Upgrades			\$1,045,000
Accessible signage allowance			\$10,000
	Subtotal		\$8,808,945
Soft Costs	26%		\$2,290,326
	TOTAL		\$11,099,271

Mechanical Systems

Fire Protection			\$550,000
Plumbing			\$723,000
Heating and Ventilating			\$7,328,000
	Subtotal		\$8,601,000
Soft Costs	26%		\$2,236,260
	TOTAL		\$10,837,260

Electrical Systems

Power			\$486,942
Lighting			\$1,460,826
Communications			\$30,000
	Subtotal		\$1,977,768
Soft Costs	26%		\$514,219
	TOTAL		\$2,491,988

Appendix

- A. Interior Finish and Accessibility Assessment Log
- B. Architectural Key Plan

HISTORIC OLD CENTRAL HIGH SCHOOL (HOCHS)
 Finish and accessibility Assessment Log
 DSGW Architects
 5/27/19

ROOM	Net SF	Unit	Finishes TOTAL \$	Access. TOTAL \$	FLOOR FINISH	North Wall	South Wall	East Wall	West Wall	Ceiling	Condition	Occ	COMMENTS
BASEMENT FLOOR PLAN													
Rm B1 Text Book	1,437				F1	W1	W1	W1	W1	C1	2	1	Staff: 1
Space	139				F2	W1	W1	W1	W1	C1/open	2		ACT is not in good condition
Space Hallway left side					F1	W3	W1	W3	W1	C2	2		
Rm B2 Print Shop	2,082				F1	W1	W1	W1	W1	C1	2		requires additional ventilation
B2 Office	76				F1	W1	W1	W1	W1	C1	2	2	Staff: 2
B3 Storage	525				F4	W1	W1	W1	W1	C1	2		
B3 Vault	67				F4	W1	W1	W1	W1	C2	3		
B3 Storage	269												inaccessible
B4 Print Shop	820				F1	W1	W4	W1	W1	C1	2	2	Staff: 2
B4 Toilet	26												inaccessible
B5 Storage	538				F1	W1	W1	W1	W1	C1	3		
Space Hallway to the right					F1								
Men	117			\$35,000	F3	W5	W5	W5	W5	C3	2		
Women	170			\$35,000	F3	W5	W5	W5	W5	C3	2		
Storage	202				F4	W1	W1	W1	W1	C2	3		
Space off storage room	191				F4	W2	W2	W2	W2	C2	4		
Upper Storage													inaccessible
Platform	184												inaccessible
Janitor	53												inaccessible
Storage	207				F4	W1	W1	W1	W1	C2	3		
Space off storage room	187				F4	W2	W2	W2	W2	C2	4		
Room B19 Storage	2,958				F1/F2	W3	W1	W1	W1	C1	2		
Space off room B19	94				F1	W1	W1	W1	W1	C1	3		Water damage
unused											3		
Space endof hallway	132				F2	W8	W12	W1	W12	C1	3		
Storage off room B19	219				F2	W1	W1	W1	W1	C3/open	3		
Space	612				F1	W1	W1	W4	W1	C1	2		
unused													Elevator car size 7'8" X 49"
Elevator Equip. Rm.	54				F4	W6	W6	W6	W6	C4	2		
Storage	465				F4	W4	W1	W3	W4	C4	2		ceiling is unpainted
Storage	172				F4	W4	W4	W4	W4	C2	2		substantial crack in the concrete floor
Storage	331				F2	W7	W4	W8		C2	2		
Vault	80												inaccessible
Phone Room	155												inaccessible
Storage	2,014				F4	W7	W2/W8/W1	W2/W8/W1	W1	C2	2		ceiling is unpainted
Storage	67												inaccessible
Storage	94												inaccessible
Receiving	669				F2/F5	W1	W1	W4	W1	C2	2		
B18 Mail Room	179				F5	W1	W1	W1	W1	C2	2		
Room B20 Storage	1,149				F5	W3	W4	W1	W4	C2	2		
Office	86				F5	W1	W9	W3	W3	C1	2	1	staff: 1
Office	168				F5	W1	W9	W3	W3	C1	2	1	Staff :1
Room B22 Storage	829				F2	W3	W1	W6		C2	2		
Loading Dock					F4	W2	W2	W4	W2	C5	2		tempered space, walls and floor are unpainted
unused													
Hazardous Storage	309												could not be located
Room B26 Engine Rm	2,498				F4	W2	W1	W1	W1	C2	2		
Storage	238				F2	W4	W4	W8	W1	C2	2		all surfaces are painted
Pump Room	141				F4	W8	W1	W4	W3	C2	4		Ceiling is currently not painted
Space	109				F4	W1	W1	W3	W3	C2	2		
Office	163				F4	W10	W10	W10	W1	C1	4		Water damage.
Work Shop	144				F4	W2	W10	W8	W8	C2	4		
Engineer's Office	347				F4	W1	W1	W11	W1	C1	2		
Space off Engineer's Office	49				F4	W2	W4	W2	W12	C2			
Fan Room	758				F4	W1	W1	W1	W4	C2			Unpainted / water evident on floor
Fan Room	560				F4	W2/W8	W3	W3	W4	C2	3		
Mechanical	181												inaccessible
Air Plenum	829												inaccessible
unused													

ROOM	Net SF	Unit	Finishes TOTAL \$	Access. TOTAL \$	FLOOR FINISH	North Wall	South Wall	East Wall	West Wall	Ceiling	Condition	Occ	COMMENTS
unused													
Rm off B26 Space	59				F4	W2	W2	na		C2	3		investigate pigeon infiltration
Custodial Room	410				F4	W8	na	na	W2	C3	2		
Shower					F4	na	W3	W2	W2	C3	2		
Upper Boiler Rm					F4	W2/W8	W2/W8	W2/W8	W2/W8	C6	2		
Space off upper boiler room	74				F4	W2/W8	W2/W8	W2/W8	W2/W8	C2	2		
Storage	136												inaccessible
Garage	2,079												inaccessible
Boiler Rm	2,070												inaccessible
Basement Net SF	28,971	\$35	\$1,013,985								Basement Occ.	7	
Circulation	3,984	\$50	\$199,200										
			\$1,213,185	\$70,000							NET SF / OCC	4139	
FIRST FLOOR PLAN													
Space (left side)	52				F2	W3	W3	W3	W3	C1	2		
Space (right side of stairs)	305				F2	W3	W3	W3	W3	C1	2		
Space	59				F2	W13	W13	W13	W13	C7	1		All correct
Space Hallway					F2	W1	W1	W1	W1	C1	1		
Space Left Side	267				F2	W1	W1	W1	W1	C1	2		
Elevator Car				\$75,000	F5	W18	W18	W18	W18	Elevator car	4		interior carpet and wall panels 4, car size: 78" X 49"
Space of boys & Girls bathroom	72			\$5,000	F3	W1	W1	W1	W1	C1	2		
Boys	117			\$35,000	F3	W5	W5	W5	W5	C3	2		No side transfer tlt stall - entrance to room does not meet clearances
Girls	180			\$35,000	F3	W5	W5	W5	W5	C3	3		No side transfer tlt stall - entrance to room does not meet clearances
Room 105 Office	573			\$5,000	F5	W1	W13	W12	W1	C1	1	1	Staff: 1
Rm 103 Office	627			\$5,000	F5	W1	W1	W1/W12	W12	C1	2		
Vault in room 103	50				F5	W1	W3	W3	W3	C3	2		
Office off room 103	119				F5	W12	W1	W12	W12	C1	1	1	staff: 1
Office off room 103	134				F5	W12	W1	W12	W12	C1	2	1	staff: 1
Rm 101 Office	445			\$5,000	F5	W1	W12	W12	W12	C1	2	2	staff: 2, light fixture lens are loose in grid
Office (Break room off room 101)	198				F5	W12	W1	W12	W12	C1	1	2	staff: 2
Office (off room 101)	198				F5	W12	W1	W12	W12	C1	1	1	staff: 1
Conf. Area -Office(off room 101)	273				F5	W12	W1	W12	W1	C1	2	1	staff: 1
Office (off room 101)	161				F5	W1	W12	W12	W12	C1	2		
Storage (off room 101)	96				F5	W1	W12	W12	W12	C1	2		
Vault	5												inaccessible
Space (at top of stairs in hallway)	305				F2	W1	W1	W1	W1	C8/C3	1		
Space (entry bottom of stairs)	52				F2	W14	W14	W14	W14	C3	1		
Rm 100 Office	825			\$5,000	F5	W1	W1	W12	W1	C1	1		
Rm 102 Classroom	708			\$5,000	F1	W1	W1	W12	W12	C1	2		
Rm 104 Classroom	731			\$5,000	F1	W1	W1	W12	W12	C1	2		Ceiling projector
Rm 106 Classroom	822			\$5,000	F1	W1	W1	W12	W12	C1	2		
Toilet (in room 106)	46				F3	W5	W5	W5	W5	C1	3		
Space (stair space)	267				F2	W1	W1	W1	W1	C1/C3	1		Ceiling tile has water damage
Rm 109 Classroom	828				F5	W1	W1	W1	W1	C1	2		
Breakroom (109A office)	131				F1	W1	W1	W1	W1	C1	2		
Rm 111 Classroom	544			\$5,000	F5	W1	W1	W12	W12	C1	1		
Rm 113 Classroom	565			\$5,000	F5	W1	W1	W12	W12	C1	2		
Space (off room 113A)	124				F5	W1	W12	W12	W12	C1	2		
113A Office	529				F5	W12	W1	W12	W12	C1	2	2	Staff: 2
113B Office	483				F5	W1	W15	W1	W12	C1	2		Ceiling projector
Office (off room 113B)	165				F5	W15	W1	W12	W12	C1	1	1	staff: 1
Space (near staircase)	298				F2	W1	W1	W1	W1	C8/C3	2		
Space (near stairs in hallway entrance)	52				F2	W14	W14	W14	W14	C3	2		
Rm112 Museum 1890	1,550			\$5,000	F6	W1	W1	W1	W12	C3	2		Room requires ventilation
Rm 110 Classroom	806			\$5,000	F5	W1	W1	W1	W12	C1	2		Note: Ceiling tile is 2 x 2, in lieu of building standard, Ceiling projector
Rm 108 Classroom	575			\$5,000	F5	W1	W1	W12	W12	C1	2		
Office (off room 108)	78				F5	W12	W1	W12	W12	C1	2	1	Staff: 1
Storage (151)	151				F1	W12	W1	W12	W12	C1	2		
Storage (near rm 108 off hallway)	181				F5	W12	W1	W12	W12	C1	3		
Hallway space					F1	W1	W1	W1	W1	C1	3		

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ROOM	Net SF	Unit	Finishes TOTAL \$	Access. TOTAL \$	FLOOR FINISH	North Wall	South Wall	East Wall	West Wall	Ceiling	Condition	Occ	COMMENTS
Server (off hallway to left)	134				F1	W12	W1	W1	W1	C1	3		Plywood wall panel South & West
Rm 116 Science Lab	1,230				F1	W1	W15	W1	W1	C1	2		
Wk Rm (off room 116)	56												inaccessible
Room 115 Art Lab	1,213			\$5,000	F1	W1	W15	W1	W1	C1	3		
Office (off room 115)	87				F5	W16	W15	W15	W15	C1	3		
Dark room (storage in room 115)	69				F1	W12	W12	W12	W12	C1	3		
Rm 118 Principal	409				F1/F5	W12	W12	W3	W1	C1	2		original Nurse's Office
Space (near rms 116 & 118)	54				F5	W12	W12	W12	W12	C1	2		
Space (off room 118)	58				F1	W1	W1	W1	W1	C1	2		This room has an existing sink
Toilet (in room 118)	39				F3	W5	W5	W5	W5	C1	2		
Room 120 Work Room	214				F5	W1	W1	W1	W4	C1	2		2 x 2 ceiling tile in lieu of building standard
Rm 126 Office	525				F5	W1	W1	W1	W1	C1	2		staff: 4, 2 x 2 ceiling tile in lieu of building standard
Office (off room 126)	196				F5	W1	W1	W4/W1	W1	C1	2		staff: 1, 2 x 2 ceiling tile in lieu of building standard, Water damage ACT
Waiting (off rm 126 & hallway entrance)	102				F5	W12	W12	W12	W12	C1	2		2 x 2 ceiling tile in lieu of building standard
Rm 121 Comp. Lab Tr. Rm	1,104			\$5,000	F5	W1	W12	W4/W1	W1	C1	2		parital wood wainscot
Space End hallway	742				F7/F2	W1	W1	W1	W1	C1/C3			2 x 2 ceiling tile in lieu of building standard
Space (off rm 126 & hallway entrance)	141				F7/F2	W1	W1	W1	W1	C1	2		
Space (at end of hallway)	46				F2	W14	W14	W14	W14	C7	1		
Stair (space near stair off hallway)	62				F2	W1	W1	W1	W1	C3	2		
Rm 123 Music	1,676				F1	W1	W1	W1/W12	W1	C8	4		Ceiling has water damage and flooring is compromised
Mechanical Room (in room 123)	137				F1	W12	W1	W1	W12	C8	3		
Storage (in room 123)	186				F1	W1	W1	W1	W1	C3	3		roof access and ladder
Hallway space					F2	W1	W1	W1	W1	C8	2		
Room 128 Office	431			\$5,000	F5	W1	W1	W12	W1	C1	2	2	staff: 2
Server (off room 128)	73				F1	W1	W12	W12	W12	C1	2		
Office (off room 128 & 130)	176				F5	W12	W1	W12	W12	C1	2	1	staff: 1
Rm 130 Classroom	458			\$5,000	F5	W1	W1	W12	W12	C1	3		ceiling projector
Rm 132 Classroom /132A unused	926			\$5,000	F5	W1	W1	W12	W12	C1	2		
Rm 134 Classroom	592			\$5,000	F5	W1	W1	W1	W12	C1	2		
Ticket Booth	52				F2	W1	W1	W1	W1	C3	3		
Space (near staircase)	174				F2	W1	W1	W1	W1	C3	2		
Space (top of stairs end of hallway)	45				F2	W1	W1	W1	W1	C3	2		
Rm 135 Classroom	855			\$5,000	F5	W1	W1	W1	W12	C1	2	1	staff: 1, historic built ins, south wall
Rm 133 Classroom	814			\$5,000	F5	W1	W1	W12	W12	C1	2	3	staff: 3, historic built ins, south wall
Storage (43 labeled conf.)	241				F5	W1	W1	W12	W12	C1	2		
Rm 131 Classroom	565			\$5,000	F5	W1	W1	W12	W12	C1	2		
Women	355			\$75,000	F2	W1	W1	W1	W1	C3	3		No side transfer tl/stall - entrance to room does not meet clearances
Janitor	75												inaccessible
Men	315			\$75,000	F2	W1	W1	W1	W1	C3	3		No side transfer tl/stall - entrance to room does not meet clearances
Space (space off mens room)	295				F2	W1	W1	W1	W1	C3	2		
Space (end of room)	47				F2	W1	W1	W1	W1	C3	4		Water damage walls and ceiling
ADD NEW ELEVATOR TO GYM				\$200,000									
ADD NEW ELEVATOR TO MUSIC				\$150,000									
First Floor Net SF	29,716	\$70	\$2,080,120									First Floor Occ.	20
Circulation	9,300	\$50	\$465,000									NET SF / OCC	1486
			\$2,545,120	\$755,000									
SECOND FLOOR													
Space (top of staircase)	339				F2	W1	W1	W1	W1	C8	1		
Rm 200 Human Res.	1,991				F5	W1	W1	W1	W15	C1	1	2	staff: 2
Office (in room 200)	180			\$5,000	F5	W15	W15	W15	W1	C1	1	1	staff: 1
Office (in room 200)	184				F5	W1	W15	W15	W1	C1	1	1	staff: 1
Conference Room (in room 200)	223				F5	W1	W15	W15	W15	C1	1		
Office (in room 200)	181				F5	W12	W15	W15	W15	C1	1	1	staff: 1
Office (in room 200)	178				F5	W13	W15	W15	W15	C1	1	1	staff: 1
Room 202 (Connects with room 200 -HR-1,991))				\$5,000	F5	W14	W12	W12	W15	C1	1	4	staff: 4
Office (in room 202)	197				F5	W14	W15	W12	W15	C1	1	1	staff: 1
Room 201 Spec. Serv.	1,028			\$5,000	F5	W3	W1	W15	W15	C1	1	7	staff: 7
Office (in room 201)	119				F5	W3	W15	W1	W15	C1	1	1	staff: 1

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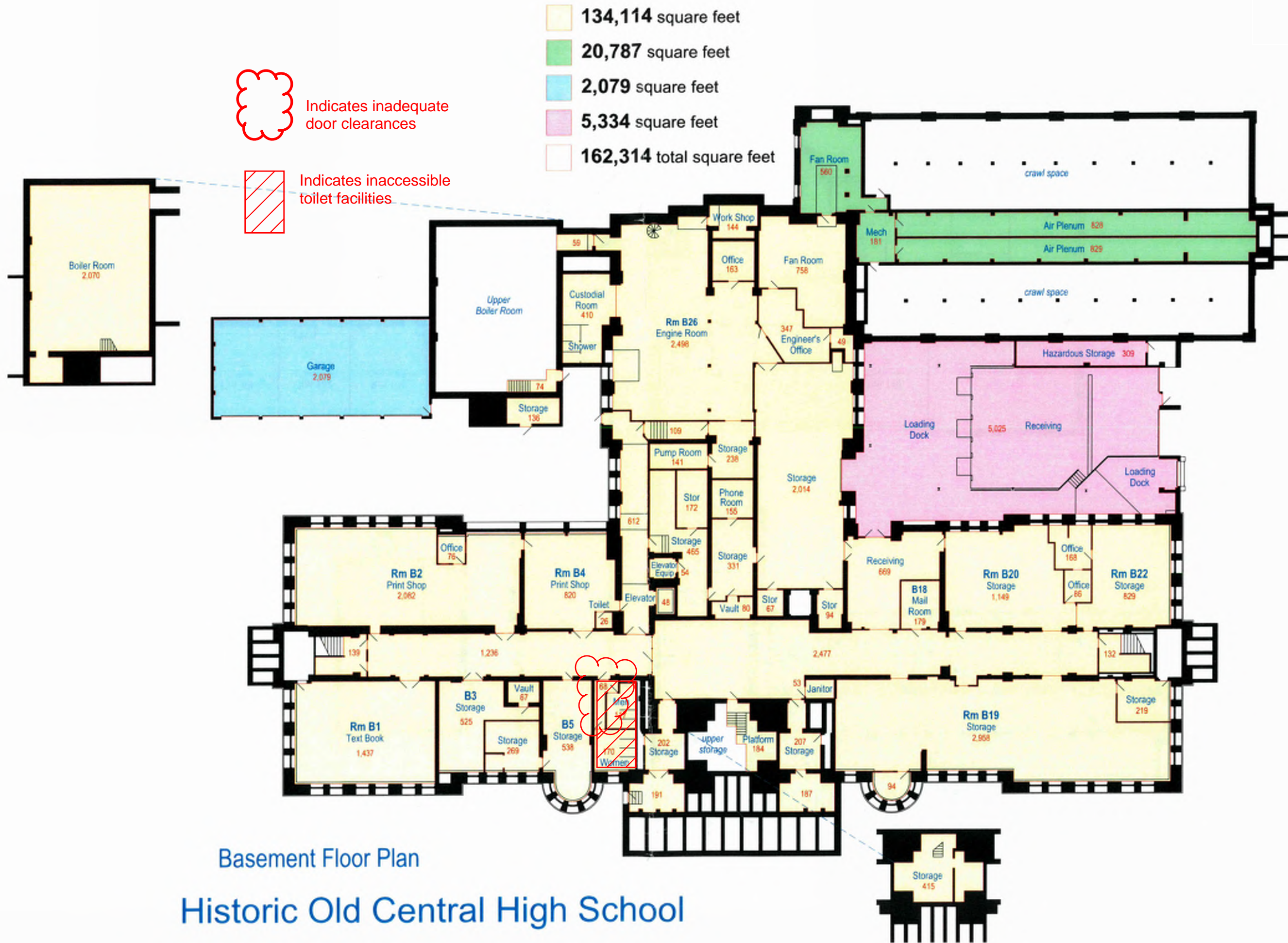
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ROOM	Net SF	Unit	Finishes TOTAL \$	Access. TOTAL \$	FLOOR FINISH	North Wall	South Wall	East Wall	West Wall	Ceiling	Condition	Occ	COMMENTS
Office (in room 201)	119				F5	W15	W15	W15	W15	C1	1	1	staff: 1
Office (in room 201))	213				F5	W15	W15	W1 5	W15	C1	1	1	staff: 1
Work Room (off room 201)	160				F5	W3	W15	W12	W12	C1	1		
Work Room (off room 201)	146				F5	W3	W15	W15	W15	C1	1		
Conference Room (off rm 201 & 203)	269				F5	W15	W1	W15	W15	C1	1		Finishes estimated
Rm 203 Asst. Super.	548			\$5,000	F5	W3	W15	W12	W15	C1	1	2	staff: 2
Office (off room 203)	275				F5	W3	W13	W12	W15	C1	1	1	staff: 1
Space (space before mens room)	76			\$5,000	F3	W15	W1	W1	W1	C3	2		Water damage at ceiling
Mens room	117			\$35,000	F3	W5	W5	W5	W5	C3	1		No side transfer tlrt stall - entrance to room does not meet clearances
Womens room	184			\$35,000	F3	W5	W5	W5	W5	C3	1		No side transfer tlrt stall - entrance to room does not meet clearances
Hallway Space					F2	W3	W3	W3	W3	C1	2		
Space (off hallway near room 209)	282				F2	W3	W3	W3	W3	C1	2		Water damage at ceiling
Server Room 209	371				F1	W17	W17	W17	W17	C9	2		Raised floor approx. 6"
Space (in room 209)	15				F2	W3	W3	W3	W3	C1	2		Water damage at ceiling
unused													
unused													
Janitor's Closet	28				F1	W3	W3	W3	W3	C3	3		
Superintendent's Office 213	860			\$5,000	F5	W3	W1	W15	W15	C1	2	1	staff: 1
Superintendent (860)													Same as 213
Toilet	35				F3	W5	W5	W5	W5	C3	2		
Space (off room 213)	33				F5	W12	W15	W15	W15	C1	2		
unused													
Office (off room 213)	178				F5	W15	W1	W15	W1	C1	1		
Conference Room (off room 213)	333				F5	W15	W15	W12	W15	C1	1		
Office (off room 213)	233				F5	W15	W1	W15	W15	C1	2	1	staff: 1
Rm 215 Bus. Services	794			\$5,000	F5	W1	W1	W15	W15	C1	2	1	staff: 1
Closet (in room 215)	53				F5	W1	W1	W1	W1	C1	2		Room use? Not determined
Office (in room 215)	139				F5	W12	W1	W12	W12	C1	2	1	staff: 1
Conf. Rm (in rm 215 labeled office)	214				F5	W1	W15	W1	W15	C1	2		
Office (in room 215)	329				F5	W15	W1	W1	W15	C1	1		
Space (by staircase)	339				F2	W1	W1	W1	W1	C8/open	1		
Rm 214 Payroll/Finance & Acnting	2,476			\$5,000	F5	W13	W1	W12	W15	C1	2	7	staff: 7
Rm 212 Purchasing/Accounting				\$5,000	F5	W13	W1	W12	W15	C1			
Office (in room 214)	167				F5	W12	W1	W14	W12	C1	3		Ceiling is compromised
Office (in room 214)	181				F5	W1	W12	W14	W12	C1	2		
Office (in room 212)	169				F5	W1	W15	W15	W15	C1	2	1	staff: 1
Office (in room 212)	194				F5	W1	W15	W15	W15	C1	2	1	staff: 1
Rm 210 Board Conference	748				F5	W12	W12	W12	W12	C1	1		
Toilet (in room 210)	41				F3	W5	W5	W5	W5	C3	2		
Toilet (in room 210)	42				F3	W5	W5	W5	W5	C3	2		
Rm 218 Brd Rm 219/ Vend(4983)	4,983				F1/F5	W13	W13	W13	W12	C8	1		
Space (off room 219)	169				F5	W12	W12	W12	W1	C1	2		
Space (off room 219)	161				F5	W12	W12	W12	W1	C1	2	1	staff: 1
Space (off room 219 & 220)	97				F5	W12	W12	W12	W1	C1	2	1	staff: 1
Room 220 Sped Tosa	559				F5	W12	W1	W1	W1	C1	3	3	staff: 3
unused													
Space (off room 220)	453				F5	W14	W12	W15	W15	C1	3	1	staff: 1
Space (off room 222)	333				F1	W12	W12	W13	W12	C1	2		
Toilet (off Venditenia area)	49				F3	W5	W5	W5	W5	C3	2		
Space (in room 222)	174				F1	W12	W12	W13	W12	C1	3		
Room 222					F1	W12	W12	W1	W12	C1	3		
Gymnasium	6,850				F8	W1	W1	W1	W1	C10	1		
Space (off gymnasium)	405				F2	W1	W1	W1	W1	C3	2		
Kitchen	575				F1	W1	W1	W1	W1	C1	2		Washable ceiling tile
Space (staircase area)	240				F2	W1	W1	W1	W1	C3	2		
Room 224 Weight Room	419				F5	W1	W17	W17	W17	C3	3		
Office (in room 224)	78				F5	W17	W1	W17	W1	C3	3	1	staff: 1
Second Floor Net SF	30,526	\$70	\$2,136,820								Second Floor Occ.	44	
Circulation	5,736	\$50	\$286,800								NET SF / OCC	694	
			\$2,423,620	\$115,000									

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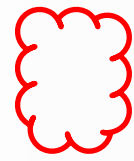
ROOM	Net SF	Unit	Finishes TOTAL \$	Access. TOTAL \$	FLOOR FINISH	North Wall	South Wall	East Wall	West Wall	Ceiling	Condition	Occ	COMMENTS
THIRD FLOOR PLAN													
Space (near staircase)	260				F2	W1	W1	W1	W1	C3	1		
Rm 301 St. Louis Cty Soil/Water	676			\$5,000	F5	W12	W2	W12	W1	C1	2	4	Staff: 4
Space (off hallway & room 301)	98				F5	W1	W12	W12	W15	C1	2		
Conference (in room 301)	343				F5	W1	W15	W15	W1	C1	2	3	staff: 3
Office (in room 301)	308				F5	W15	W1	W15	W1	C1	1	2	staff: 2
Office (in room 301)	115				F5	W15	W1	W15	W15	C1	1	1	staff: 1
Rm 300 Federal Programs	532			\$5,000	F5	W15	W1	W12	W15	C1	2	2	staff: 2, carpet is very worn
Office (in room 300)	92				F5	W1	W15	W15	W15	C1	3	1	staff: 1, carpet is very worn, water damage on ceiling tile
Office (2 Offices)	263				F5	W1	W15	W15	W15	C1	2	1	staff: 1 each Office
Conference Room	682				F5	W1	W1	W15	W15	C1	2	5	staff: 5, carpet is very worn
Room 300D Conference	486				F5	W1	W1	W1	W1	C1	2		ceiling projector
Storage (in room 300D)	83				F5	W1	W1	W1	W1	C1	2		
Room 302 Conference	893				F5	W1	W1	W1	W1	C1	2		ceiling projector
Room 303 File Storage	575				F5	W1	W14	W12	W14	C1	2		
Room 305 Child Nutrition	693				F5	W1	W14/W1	W1	W1	C1	1	4	staff: 4
Men	110			\$35,000	F3	W5	W5	W5	W5	C3	1		No side transfer tlit stall - entrance to room does not meet clearances
Women	136			\$35,000	F3	w5	W5	W5	W5	C3	2		No side transfer tlit stall - entrance to room does not meet clearances
Room 309 Kitchen	330				F1	W1	W1	W1	W1	C1	1		
Elevator													
Hallway area													
Tower (CHS Office)	343												inaccessible
Janitor Rm	4				F2	W1	W1	W1	W1	C3	3		Step up: 6"
Room 313 File Storage	274				F4	W1	W1	W1	W1	C1	2		
Rm 317/ Rm 319 Curriculum	1,285			\$10,000	F5	W1	W1	W12	W12	C1	2	4	staff: 4
Office (off room 313 & 317)	151				F5	W12	W1	W12	W12	C1	3	1	staff: 1, water damage at ceiling tile, east wall partial height
Office (in rrom 317)	121				F5	W12	W12	W12	W12	C1	2	1	staff: 1, east wall partial height
Work Room (in room 317)	91				F5	W1	W12	W12	W12	C1	3		
Room 318 Conference	1,431			\$5,000	F5	W1	W1	W12	W12	C1	2		ceiling projector
Room 320 Technology	1,166			\$5,000	F5	W1	W1	W12	W12	C1	1	9	staff: 9
Conf. Rm / Break Rm (off room 320)	102				F5	W1	W12	W1	W12	C1	1		
Conference (in rrom 320)	142				F5	W1	W12	W1	W12	C1	2	2	staff: 2
Office (in room 320)	135				F5	W12	W1	W1	W12	C1	2	1	staff: 1
Staircase area	263				F2	W1	W1	W1	W12	C1/C3	2		
Room 321 Curriculum	1,040			\$5,000	F5	W1	W1	W12	W12	C1	3	1	staff: 1
Office (in rrom 321)	151				F5	W1	W12	W1	W12	C1	3	1	staff: 1, water damage at ceiling tile
Office (in room 321)	153				F5	W12	W12	W1	W12	C1	2	1	staff: 1, water damage at ceiling tile
Office (in room 321)	205				F5	W12	W1	W1	W12	C1	2	1	staff: 1
unused													
Storage (off Upper Board Room)	7				F8	W1	W1	W1	W1	C1	3		
Storage (off the Upper Board Room)	185				F8	W1	W1	W1	W1	C1	3		Water damage at ceiling tile
Staircase (behind the balcony)	151				F2	W1	W1	W1	W1	C3	2		
Stair (behind balcony near gymnasium)	370				F2	W1	W1	W1	W1	C3	2		
Janitor Room	39												inaccessible
Balcony	3,233												
unused													
unused													
Boys Locker Room	500				F4	W1	W1	W1	W1	C3	3		Terrazzo in the shower area
Vestibule 23 (boys locker room)	62				F4	W1	W1	W1	W1	C3	3		
Vestibule	24				F4	W1	W1	W1	W1	C3	3		
unused													
unused													
Space (near staircase)	234				F2	W1	W1	W1	W1	C3	2		
Janitor (near the girls locker room)	15				F4	W1	W1	W1	W1	C3	3		roof hatch with ladder
Girls Locker Room	394				F4	W1	W1	W1	W1	C3	3		Terrazzo in shower area
unused													
unused													
unused													
Third Floor Net SF	18,946	\$70	\$1,326,220								Third Floor Occ.	45	
Circulation	4,916	\$50	\$245,800								NET SF / OCC	421	
			\$1,572,020	\$105,000									

ROOM	Net SF	Unit	Finishes TOTAL \$	Access. TOTAL \$	FLOOR FINISH	North Wall	South Wall	East Wall	West Wall	Ceiling	Condition	Occ	COMMENTS
ATTIC FLOOR PLAN													
Tower (Attic Access)	323												ATTIC NOT ASSESSED AS IT IS UNFINISHED
Tower (Roof Access) (316)													
Tower (308)													
Tower (Clock) (308)													
Equipment Room	300												
Equipment Room	299												
Attic	4,461												
Mechanic	95												
Mech. Attic/ near stairs	5,622												
Air Chamber	1,108												
Fan Room	1,356												
Attic (right side)	5,924												
Space (room in attic)	168												
Air Chamber	700												
Fan Room	1,550												
Attic (6246)	6,246												
Space (by staircase)	50												
Conceptual Budget Analysis						MATERIAL FINISH INDEX							
SF costs applied to net SF occupied areas (basement factored at approximately 50% occupied)						FLOORING							
Spot repair NOT Replacement of terrazzo and wood flooring are factored into SF unit cost.						F1 VCT (Vinyl Composition Tile)							
						F2 Terrazzo							
						F3 Ceramic / Porcelain Tile							
Assumed Finish Upgrades						F4 Concrete							
Accessibility Upgrades						F5 Carpet							
Accessible signage allowance						F6 Wood (Species : Maple?)							
Subtotal						F7 Linoleum							
Soft Costs						F8 Species : Maple?)							
TOTAL						WALLS							
						W1 Painted Plaster							
						W2 Painted Stone							
						W3 Painted / Unpainted Concrete							
						W4 Painted / Unpainted Concrete Block							
						W5 Ceramic Tile - Full Height							
						W6 Brick							
						W7 Painted Surface - Undetermined substrate							
						W8 Painted Brick							
						W9 Painted Gypsum Bd							
						W10 Wood Paneling							
						W11 Concrete, Plaster and paint							
						W12 Painted Gypsum Bd							
						W13 Wood Wainscot, painted plaster above							
						W14 Wood Paneling, unpainted (natural stain)							
						W15 Painted wall board (demountable partitions)							
						W16 Wall covering							
						W17 Painted / unpainted plywood paneling							
						W18 Plastic laminate panels							
						CEILING							
						C1 SACT (Suspended acoustical ceiling tile)							
						C2 Unpainted / Painted concrete							
						C3 Painted Plaster							
						C4 Plywood							
						C5 Exposed Barjoists and metal decking							
						C6 Fire Brick (pyrobrick) painted							
						C7 Historic wood paneling , unpainted							
						C8 9x9 direct adhered acoustical tile							
						C9 Undetermined							
						C10 Acoustical panels (painted Tectum)							

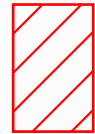


Basement Floor Plan

Historic Old Central High School



Indicates inadequate door clearances

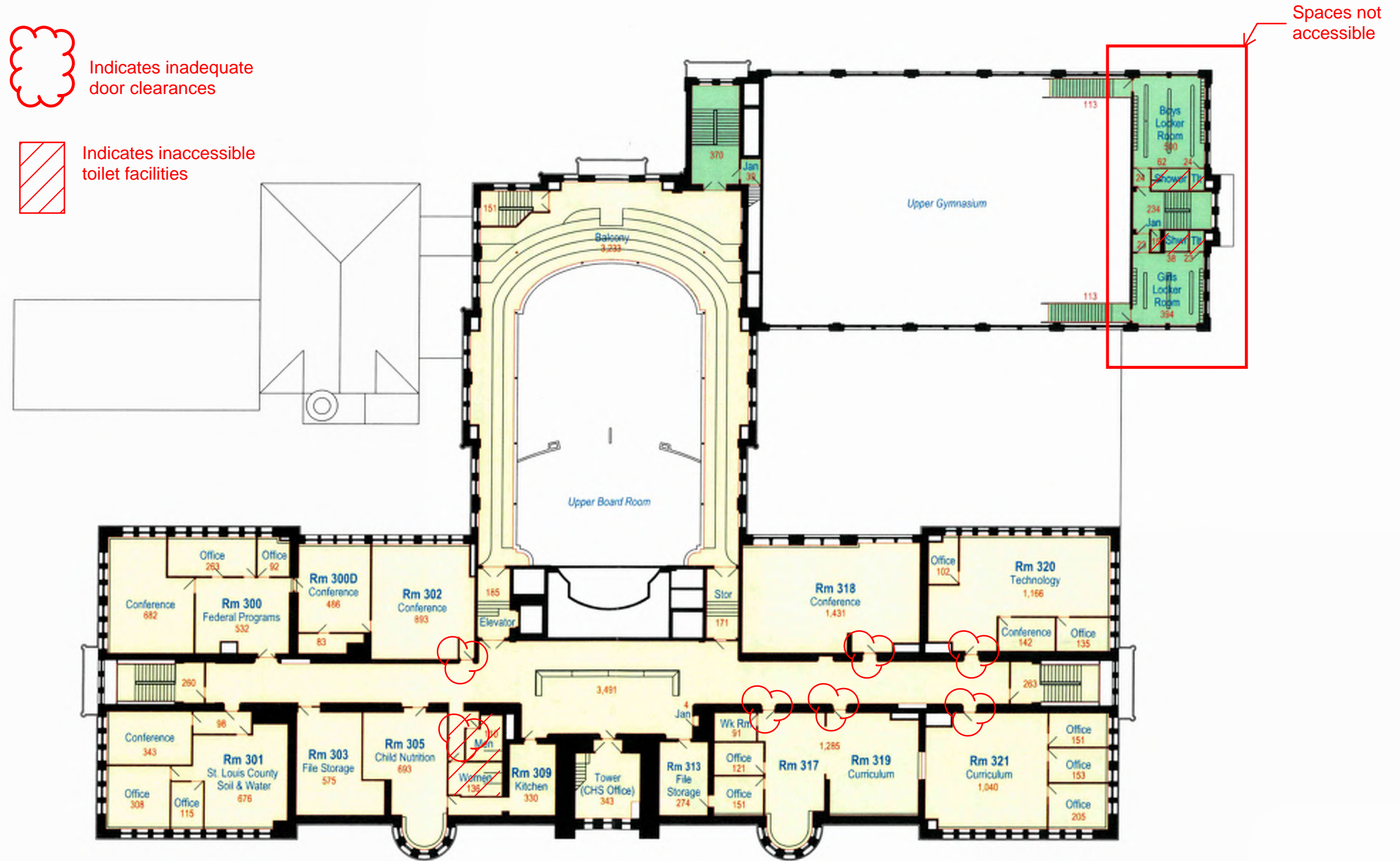


Indicates inaccessible toilet facilities



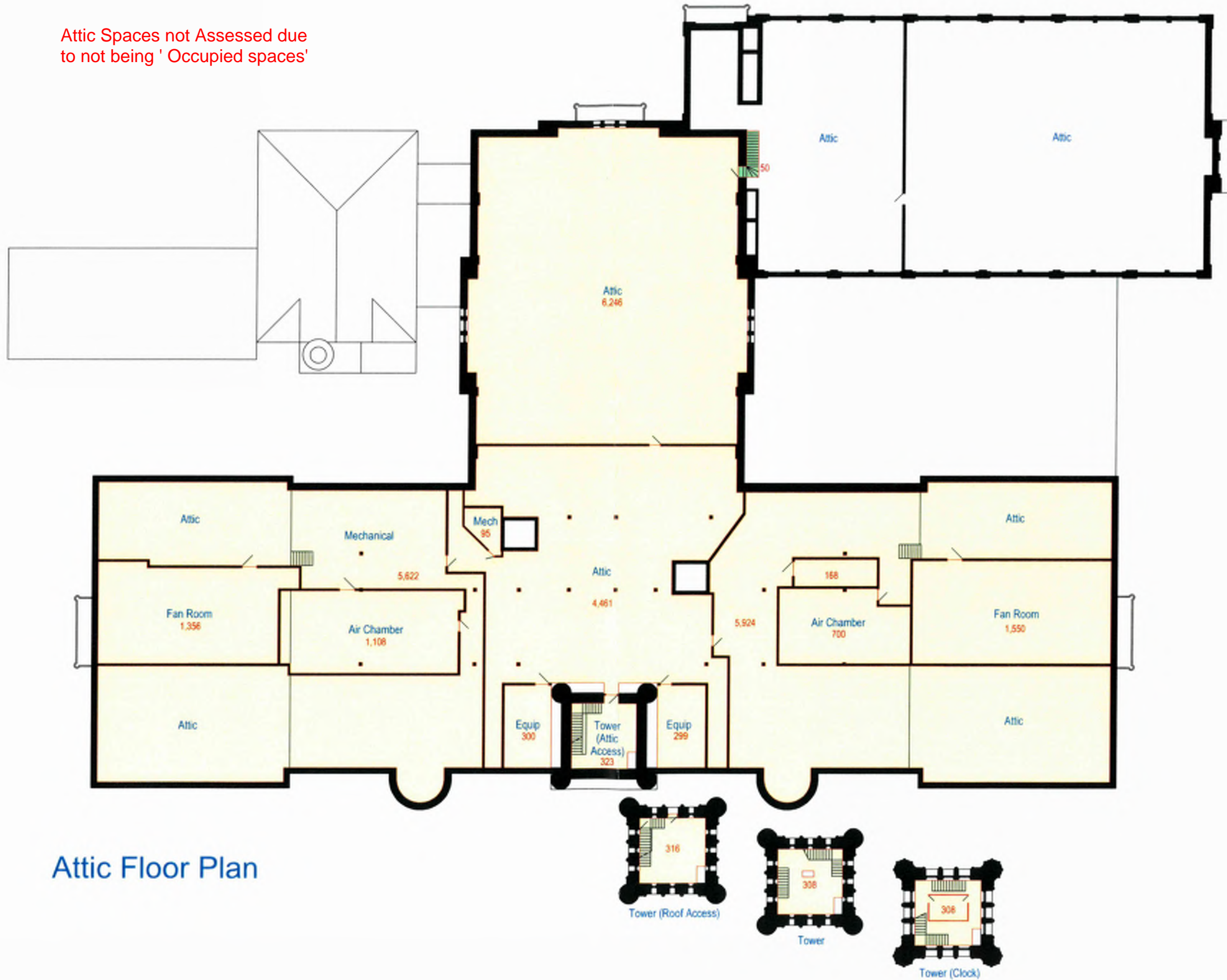
Spaces not accessible

Second Floor Plan



Third Floor Plan

Attic Spaces not Assessed due to not being 'Occupied spaces'



Attic Floor Plan