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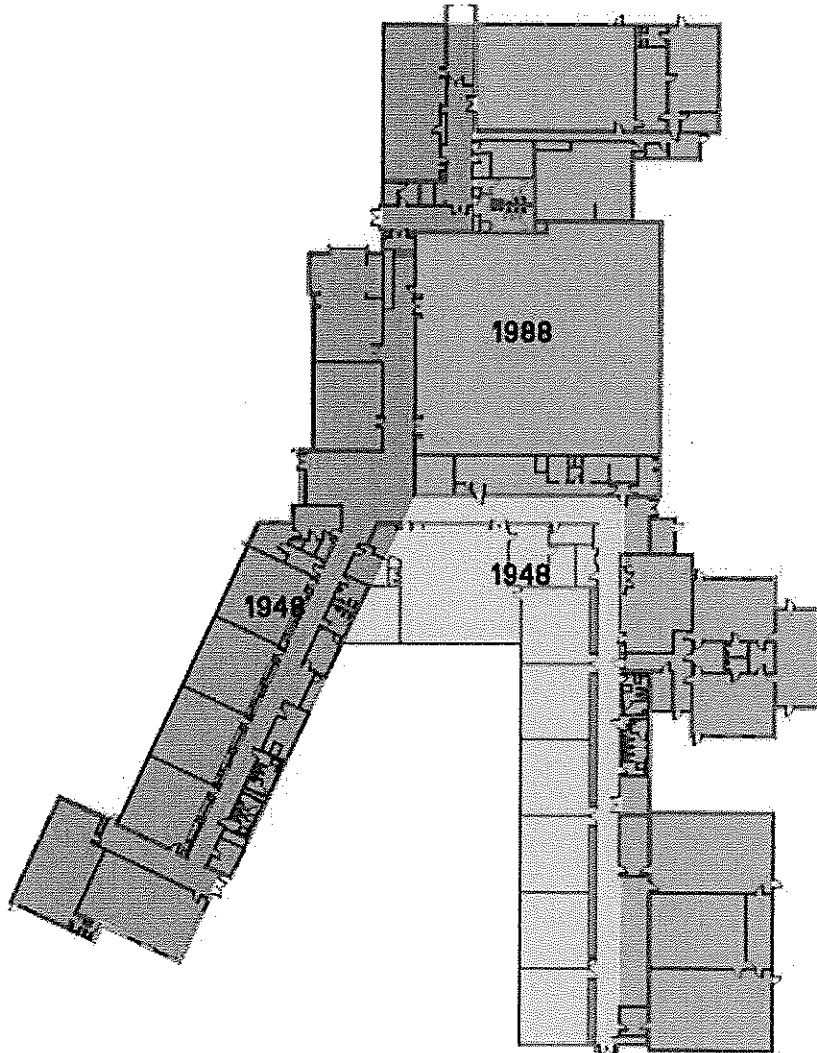
**CENTRAL
MONTESSORI
SCHOOL /
DISTRICT
ADMINISTRATION**

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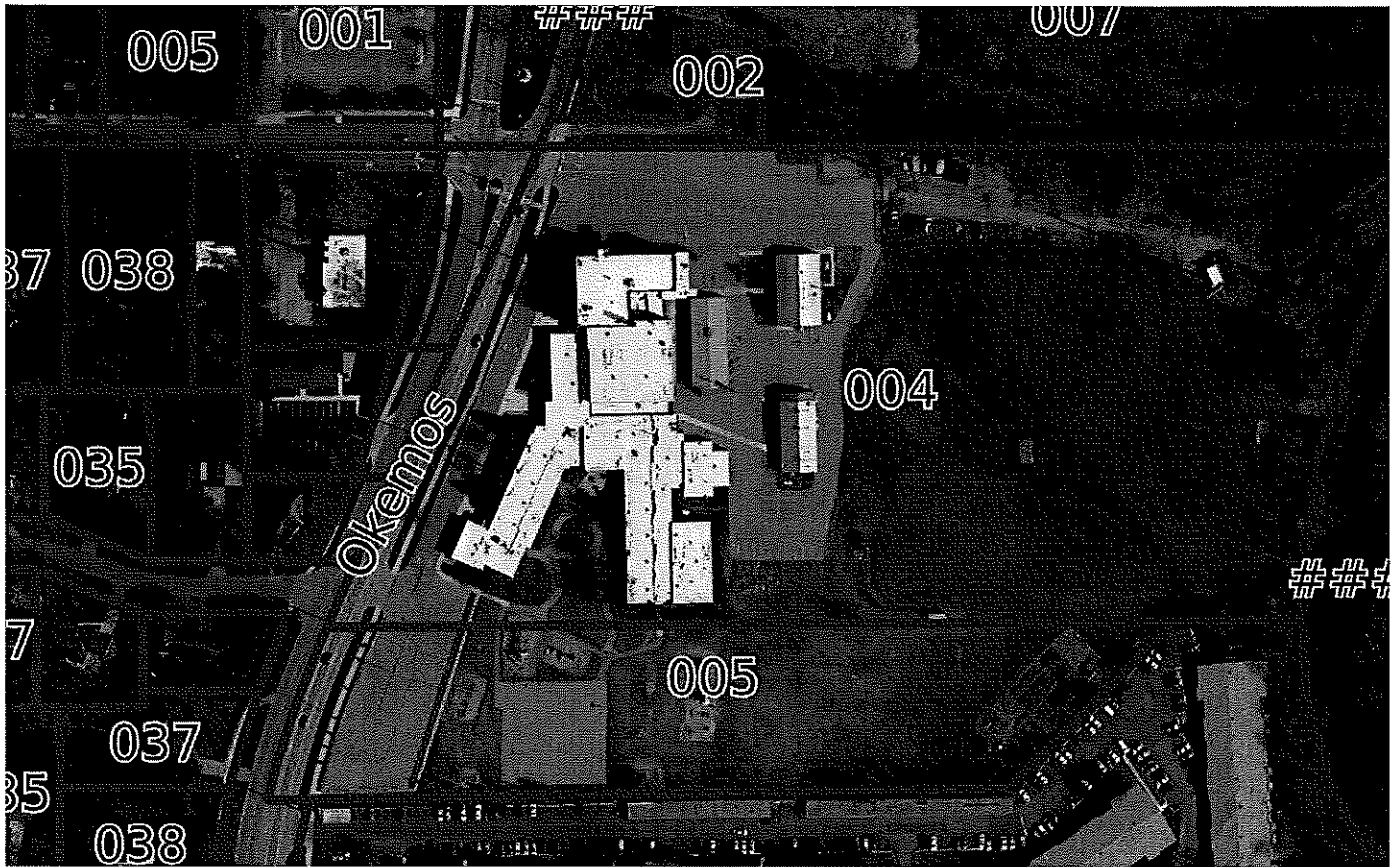
Use:	PK-4
Built:	1948
Additions + Renovations:	1963 / 1988
Total Building Area:	68,400 SF
Site Area:	28 Acres
Enrollment:	345 students
Square Footage per Student:	145.1* sf/student
Renovation Cost:	\$18,257,287
Current Replacement Value (CRV):	\$21,888,000
Facility Condition Index (FCI):	83%



* Calculation based on school building's square footage only.



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OBSERVATION HIGHLIGHTS

SITE

Student drop-off is located at the back of the building. This circulation is convoluted and conflicts with the adjacent Operations/Tech/Grounds functions. Dumpsters are scattered along the north side of the building, including adjacent to the main student drop-off. Current construction in progress at Okemos and Mt. Hope intersection. This intersection serves as the main exit for the Central Elementary and Administration buildings.

ARCHITECTURE

At the Montessori school, most exterior windows, entrance canopies, upper metal soffits and fascia are all in need of upgrades. Most exterior doors and frames have been upgraded to aluminum thermally broken products and are in good shape. The auxiliary entrance on the north end of the Montessori school, which provides access to the building elevator needs to be upgraded. Currently, visitors must call the main office from the exterior for access inside. Exterior chimney at the Administration building should be removed and taken out of service. North entrances to ground level kitchen and cafeteria are below grade, access from the north parking lot is down a set of exterior stairs. Water infiltration, snow and ice are a challenge at these locations for maintenance staff to monitor and control. Current masonry on exterior walls at the Administration building is in decent shape, no significant signs of deterioration. The exterior windows and aluminum framing should be considered for replacement based on age and current performance of non-thermally broken products.

INTERIORS

Toilet room updates have been performed at most locations in the Administration building. Toilet room upgrades needed at the Montessori Elementary. Flooring and ceilings should be considered for upgrades and replacement. Most interior doors and frames throughout the campus are in decent shape. Current mezzanine space adjacent to the gym being used as classroom space needs to be evaluated for ADA compliance with entrance and egress. Lockers in the Montessori Elementary need to be removed and upgraded. The students from the Montessori school proceed from their classrooms, through the corridors to use the kitchen and cafeteria located on the ground floor of the Administration building. Another item to consider are the current handrails used in the Administration building stairwells. These will need to be addressed, overall height from finish floor to top of handrail too low and current pipe used as the handrail not acceptable per current building codes.

MECHANICAL

Add cooling to the Elementary office. Provide controls to existing finned-tube. Replace air-handling units [2-3,500 cfm] and the rooftop unit (8.5-ton). All exhaust fans should be replaced. Replace partial pneumatic controls with new DDC and upgrade the balance of the DDC controls. The two tunnel sumps, all plumbing fixtures, sanitary, and domestic piping need to be replaced.

ELECTRICAL

Interior and exterior lighting fixtures are fluorescent or in poor condition and need to be replaced. Exit signs have faded lettering and need to be replaced. All interior lighting controls are toggle switches and need to be updated to modern controls and better energy efficiency. The majority of the panelboards are in good shape and do not need to be replaced.

TECHNOLOGY

The MDF is a shared space with storage and should be a dedicated space. Fiber optic cabling between IT rooms is antiquated and needs updating. Synchronized clock system does not exist. Paging system needs to be upgraded. Gym & cafe need new AV systems. Security cameras & VMS needs updating.

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RECOMMENDATION SUMMARY

This building is not a good candidate for significant investment in the existing facility. Significant renovations are required at this facility to bring it up to an overall "good" condition rating. This is the oldest building in the facility inventory and does not lend itself to easily accept improvements, modifications, or additions. Taking this building offline in the near to mid-range planning should be considered.

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DATA SHEETS

Facility Assessment

Building Name Central Montessori/District Admin

Good = Item meets current and future needs, no recommendation for improvement for the next 10 years

Fair = item meets current use, showing signs of age and should be replaced in the next 10 years

Poor = item is nearing the end of it's useful life, current need, should be replaced in the next 3-5 years

SITE				comments
	Good	Fair	Poor	
Drainage		x		There is a drainage issue at the south-west corner of the building, water pools at this location during heavy rains.
Asphalt Parking/ Drives	x			Asphalt pavement in good condition throughout.
Sidewalks		x		Some cracking along main drop-off location.
Adequate Parking		x		Parking is scattered throughout
Bus Loop				N / A - no bus service
Playgrounds		x	x	Playground equipment is showing its age and should be replaced in the near term.
Student Drop off Area			x	Student drop-off is located at the back of the building. This circulation is convoluted and conflicts with the adjacent Operations/Tech/Grounds functions.
Landscaping			x	
Irrigation Systems				N/A - no irrigation present
Athletic fields		x		Athletic fields are low and general hold water.
Fencing			x	
Signage			x	
Dumpster Location			x	Dumpsters are scattered along the north side of the building, including adjacent to the main student drop-off.

ARCHITECTURAL				comments
	Good	Fair	Poor	
Building Shell				
Roofing		x		Central Elementary 2005 Single-ply membrane. New roofing installed in 2016 Firestone single-ply membrane. District reports no issues.
Exterior Windows		x		Administration: original aluminum windows with interior blinds and vision and spandrel glass to be replaced. Integral frames with mech louvers present. School: aluminum windows should be replaced.
Positive Drainage		x		Administration: (2) ground floor doors allow water to enter cafeteria and kitchen area during heavy rains. Trench drains to be added at bottom of exterior stairs. School: Classrooms on the south end of each major wing have tunnel access with sump pumps to remove overflow rain from large rain events.
Defined Entry		x		Canopy at the Administration entrance on the north side. School entrance is identifiable on the west side of building but there is no parking adjacent to the entrance.

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ARCHITECTURAL (CON'T)	Roof / Fair / Door			comments
	Roof	Fair	Door	
Accessibility			x	ADA accessibility poor. Administration entrance (north entrance) is not barrier free accessible. The only barrier free access is at the west entrance, away from both administration and school main entrances. There is no barrier free parking near the accessible entrance. Many level changes in the building. Need to review barrier free emergency egress from all levels. Corridor to west entrance on lower level is too narrow for barrier free access and egress. The classroom located in the old gym mezzanine does not have barrier free access.
Fascia/Soffits			x	Canopy at north entrance should be removed and replaced. Wood fascia and soffits at the school building should be replaced with prefinished metal trim.
Brick / CMU		x		Brick masonry at administration and school exterior in good condition. Cleaning/joint care/tuckpointing/some small repairs and replacements could be completed. Consider removal of "chimney" on roof of administration. Administration walls not energy efficient. CMU at school to be repainted.
Wall panels			x	Wall panels at window infill to be replaced.
Caulk Joints				
Water Stains		x		Admin building - can be seen on cast stone pieces. Central Mont - can be seen on CMU (south elevation of wings) and some of the roof edge metal around the perimeter of the building
Exterior Doors		x		Decent aluminum frames/electronic locksets present. Not all entrances have barrier free access and snowmelt concrete should be considered at all locations.
Vestibule Entries			x	Not present at most locations including Administration building. Main entrance to Central Montessori has exterior secure entrance doors but no secure vestibule entrance
Glass Block			x	Found in some locations of the Admin building - should be considered for removal and replacement with windows.
Chimney			x	Remove Chimney (not sure if still functional) on Admin building.
Transite Panels			x	Located around Central Mont windows and could be removed and replaced with larger window frames.

INTERIORS / FINISHES	Roof / Fair / Door			comments
	Roof	Fair	Door	
Corridors				
Lights			x	Upgrade - old/performance/bulb retrofits/lighting controls.
Flooring			x	Replace all flooring (carpet & VCT). Terrazzo floor in fair condition.
Ceiling/Walls			x	Replace 2x4 grid/pads/lights in Administration, Some school ceilings are in fair condition - selective replacement. Plaster walls in Administration (minor cracks to be repaired.), brick in good condition, wood walls need to be refinished.
Lockers			x	Built-in lockers in school corridors. School would like them removed and new installed. Build in metal lockers in CMU walls (extensive work)
Doors			x	Building received electronic locking hardware upgrades (district wide). Administration office doors are in good condition but door knobs should be replaced with levers. Doors in lower level of Administration should be replaced (childcare, cafeteria, gym). Old/no door closers/some doors in Admin building have 'knob' hardware.
Size of Corridor	x			Most buildings have 'good' adequate corridor size (overall width). works with traffic flow, free egress, emergencies. District did not report any issues here or at any other buildings in regards to this
Flow of Corridor	x			No issues with flow reported. Central Montessori has two major wings connected by passageway at main office.

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INTERIORS / FINISHES (CON'T)	Condition			Comments
	Good	Fair	Poor	
Emergency Egress Vestibule	x			Egress provided in corridor, some classrooms have egress doors. Admin building has 3 major entrances/exits. Central Mont. school has 6 major entrances/exits.
Cabinets at Building Entrances			x	Replace at Central Mont.
Stairs		x		Administration stair handrails and guardrail height do not meet today's code requirements
Elevator			x	One - located in southwest corner of administration building - old/estimated install in 1980's. It cannot be accessed from the administration or school entrances.
General Note				Ground floor of Administration Building - located on east end south of CAFE - narrow (24" wide). Provides access to kitchen back of house and Admin mech rooms.
Classrooms				
Flooring		x		classroom carpet and VCT to be replaced
Ceiling		x		Many classrooms have newer 2x4 grid and fixtures.
Egress Windows			x	Most window do not have labels, but windows should be removed and replaced.
Casework			x	Casework to be replaced
Marker/Chalkboards		x		Have whiteboards - ready for upgrade.
Heat		x		Received new VUV units with last bond cycle.
Air-Conditioning		x		Received new VUV units with last bond cycle.
Daylight		x		ok - but exterior windows and doors need to be considered for replacement. Room for large openings available - could be a big impact for each classrooms
Overall Size		x		No issues reported, school was full (every classroom occupied) when we were onsite for tour.
Doors			x	Upgrade doors (just replaced hardware electronic locksets with last bond cycle).
Lighting			x	Upgrade fixtures/controls.
Dividing Partition Walls			x	Replace - Present in east wing of school, in 2 locations separating 4 classrooms (other classrooms received CMU walls)
Toilet Rooms				
Fixtures Operational	x			Most (not all) toilet rooms were updated. Staff toilet rooms to be updated.
Toilet Partitions	x			
Walls	x			
Floors	x			Epoxy floor with integral cove base used at bathrooms recently updated (district wide update).
Floor Drains		x		Some comments from district about tree roots/floor drain conflicts at this building. Inspection should be recommended.
Lighting	x			
Hand Dryers				not present.
Ceilings/Walls	x			gyp board ceilings with new light fixtures/diffusers
Mirrors		x		new framed mirrors installed.
ADA Accessible	x			in compliance at new bathrooms. Some staff bathrooms in Central Mont need to be upgraded/updated.
Adequate Size	x			no issues reported.
Gymnasium				
Flooring		x		Flooring being maintained and upgrade by district at winter break 2021.

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INTERIORS / FINISHES (CON'T)				comments
	Good	Fair	Poor	
Lights	x			recent fixture updates (district wide at gyms).
HVAC		x		Recent upgrades (no A/C typical district wide).
Daylight			x	none - no exterior windows.
Gym Equipment			x	Hoops are fixed but in good condition. Poor acoustics and no wall padding - should be addressed.
Doors			x	Remove, replace, upgrade.
Size	x			nice gym.
Bleachers			x	Remove and replace wood bleachers
Egress		x		no issues present - exterior and interior entrances.
Walls/Ceilings		x		trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling.
General Note				North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials.
Cafeteria				
Flooring			x	Rubber sheet vinyl over old gym flooring not performing well - should be replaced
Ceilings/Walls			x	Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced
Accessibility		x		Acceptable but no ideal (tight/compact).
Lighting			x	Update fixtures.
Seating		x		Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows).
size		x		ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not Adah friendly) into Admin ground floor to enter cafeteria.
Air-Conditioning	x			present with recent unit updates to Admin building.
Daylight	x			ok - exterior windows (up high on walls) due to ground floor location.
Doors			x	remove and replace.
Egress			x	located on ground floor of administration building. Exterior entrance (stairs up to parking lot level). Main entrance located on west elevation of room to corridor. Other egress through kitchen.
Heating	x			Admin building mechanical unit updates recently performed, not issues noted during site visit. Inefficient exterior perimeter windows.
Offices				
Flooring			x	Replace all flooring in Administration and school offices..
Furniture			x	
Ceilings			x	Administration ceilings (2x4 grid with sagging tiles) to be replaced. Fair to good condition - new ceilings would make a large impact. New light fixtures, may become necessary since campus does not have fire suppression system.
Paging			x	Upgrade
Master Clock			x	Upgrade
Phone System			x	Upgrade
Lighting			x	Upgrade
Copy/Work Room			x	School office workroom inefficient and small - not functional, Teacher workroom located in former locker room
Meeting Rooms			x	Small individual rooms scattered around main office - need to update / reconfigure.
Boardroom			x	Dated, all finishes and casework to be replaced.
Coffee Break Area			x	Do not have in Administration.
Bathroom(s)			x	Staff bathrooms in corridor outside main office were not updated with other restrooms

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INTERIORS / FINISHES (CON'T)				comments
	Food	Hall	Room	
Visibility			x	Poor visibility to both the school entrance and administration entrance
Health Room w/Toilet			x	Present at Central Mont main office near main entrance. Entire main office needs to be upgraded and redesigned.
Accessibility			x	No
Child Care Center		x		large room located on ground floor of Administration building.
Staff Lounge			x	Located in East Wing of school, minimal natural light.
Media Center				
Size			x	No limitations reported. IT added room configured within footprint of Media Center.
Flooring			x	Carpet.
Lighting		x		2x4 fixtures - ok condition/no building controls other than wall switches. No dimming capacity.
Office Space				No media center offices - Adjacent meeting rooms used for general building use. Be aware of ceiling types in these rooms (different condition and should be removed and replaced).
Ventilation	x			
Doors		x		
Ceilings			x	2x4 grid/lights/projector/clean.
Acoustics	x			no issues - ceiling height 11' and CMU painted walls
Seating	x			furniture ok
Auxiliary Spaces				
Mechanical Room			x	Mechanical room at the Administration building is small, crowded and difficult to access.
Kitchen				
Program				Kitchen/Cafeteria located in ground floor of Admin building (original High School footprint). 300 meals daily to Central Montessori Elementary students.
Equipment		x		JRA to provide list for selecting new equipment. Large 3 compartment sink, range with oven and old hood, (4) free standing coolers (one is residential), prep tables. Serving space in separate room adjacent to kitchen.
Ceilings			x	Replace 2x4 tiles and grid in serving area. Replace and upgrade lights/diffusers/grilles. Kitchen has hard lid gyp ceiling - remove and replace.
Cooler/Freezer				Walk-in units not present.
Floors			x	4x4 quarry tile and rubber base present in kitchen and serving area.
Delivery Space			x	All are through west school entrance (no canopy) to elevator - down to ground floor and through cafeteria to kitchen. No receiving area. There are (2) exterior doors on the north side with steps up to the parking lot elevation.
Storage Space			x	Storage room present - between kitchen and mechanical area. Concrete floor (tunnel access here) / CMU walls/ gyp lid.
Kitchen Hood			x	Old large hood above range and coolers. Remove and replace.
Serving Line		x		Serving space in separate room adjacent to kitchen. Floor ok, CMU and Gyp walls, replace ceiling. No fire suppression or fire alarm present.
Electrical		x		No issues noted - such as too few outlets/location/breaker capacity.
Lighting		x		Upgrade light fixtures.
Heating	x			Administration building just received new HVAC units to serve all (3) floors. Heating and A/C.
Fire Suppression/FA			x	No fire suppression present. Fire alarm present.
Overall				Final preparations and serving to elementary students. Not a fully functional licensed kitchen. Materials delivered from food service and high school.

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MECHANICAL				comments
	Good	Fair	Poor	
Heating Source and Condition	X			Building is served by (4) PK heating hot water boilers, 2,000 MBH each installed around 2003. Two of the boilers have been abandoned that used to serve the Facilities out buildings.
Heating Pumps and Piping	X			Building is served by (2) B&G base mounted pumps (320 gpm @ 90' HD) installed around 2003. No known issues for piping.
Cooling Source and Condition	X			Individual DX cooling. Administration building and classrooms have cooling. Cafeteria and Gym does not have cooling.
Cooling Pumps and Piping				N/A.
Terminal Devices	X			Classrooms are served by (23) horizontal unit vents with remote condensing units were installed within the last 5 years. Finned-tube have Danfoss valves not on BMS. Window air conditioning units serve the Elementary offices.
AHUs and RTUs	X			The (2) 3,500 cfm dual duct AHU's with remote condensing units on the roof serve the second and third floor of the Administration building were installed in 1988. The AHU with remote condensing unit on the roof serves the Cafeteria was installed in 2021. The 1,800 cfm AHU with remote condensing unit on the roof serves the first floor of the Administration building and was installed in 2021. There is a 8.5-ton RTU that serves the Boardroom in the Administration Building installed in 1988. There are (2) AHU's that serve the Gym.
Ventilation		X		Exhaust fans are original. There is no ventilation in the conference room and office off the Board Room. (1) 3,500 cfm EF, (2) 300 cfm EF's, (1) 800 cfm EF, (1) 3,000 cfm EF, (1) 600 cfm EF, (1) 1,800 cfm EF, (2) 1,100 cfm EF's, (3) 175 cfm EF's, (4) 560 cfm EF's, (1) 690 cfm EF
Building Management System/Controls		X		Building is served by Trane BMS with partial pneumatics.
Domestic Water Piping		X		Storm and domestic piping is nearing end of life. Sanitary piping backs up a couple of times a year. There are two tunnel sumps. Tunnel floods.
Water Heaters	X			Building is served by a Bradford White water heater, 80 gallon, 200 MBH installed in 2020.
Plumbing Fixtures		X		Administration Building remodeled within last 5 years. Elementary fixtures are original.
Fire Protection				N/A.
Pool equipment				N/A.

ELECTRICAL				comments
	Good	Fair	Poor	
Transformer size	X			
Primary/Secondary Service	X			Wiring is original, lacking receptacles throughout building
Generator				No generator.
Occupancy Sensors				N/A
Lighting Control System		X		Toggle switches. Needs updating.
Panels	X			Majority of panels are in good shape.
Panel Clearance	X			Need to remove storage items.
Fire Alarm	X			Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)
Interior Lighting		X		Fluorescent fixtures throughout need to be replaced.
Exit Signs		X		Exit signs are very old and letters are dim.

TECHNOLOGY				comments
	Good	Fair	Poor	
IT Rooms	X			Shared storage space. Unused equipment needs to be removed.

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TECHNOLOGY (CON'T)				comments
	Good	Fair	Poor	
Fiber Optic Cabling (between buildings/IT rooms)		x		Older single mode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.
Data Cabling (within buildings)	x			CAT 6 cabling. Switches were upgraded recently.
Bells/Paging System			x	Need to update paging for the district. Paging speakers not loud enough in the gym.
Clock System			x	There is no synchronized clock system. Some satellite clocks and digital signage running software to display time.
Classroom Audio/Video Systems	x			Standard throw projectors being replaced with 75" interactive displays. Plan to replace Lightspeed audio with Audio Enhancement systems.
Large Space Audio/Video Systems			x	Gym needs to audio system and installed projector. Admin boardroom/conference room need AV systems to support virtual and in-person.
Security Camera System			x	Need to update Sony cameras and VMS (currently exacqvision software)
Access Control System		x		Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.

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Water Stains	Admin building - can be seen on cast stone pieces. Central Mont - can be seen on CMU (south elevation of wings) and some of the roof edge metal around the perimeter of the building		I	LS	\$	10,000.00	\$	10,000
Exterior Doors	Decent aluminum frames/electronic locksets present. Not all entrances have barrier free access and snowmelt concrete should be considered at all locations.		I	ALLOW	\$	75,000.00	\$	75,000
Snow melt	Add snow melt system			excluded				
Vestibule Entries	Not present at most locations including Administration building. Main entrance to Central Montessori has exterior secure entrance doors but no secure vestibule entrance		I	LS	\$	75,000.00	\$	75,000
Exterior Lighting	Building mounted lighting		I	LS	\$	20,000.00	\$	20,000
Glass Block	Found in some locations of the Admin building - should be considered for removal and replacement with windows.		I	LS	\$	50,000.00	\$	50,000
Chimney	Remove Chimney (not sure if still functional) on Admin building.		I	LS	\$	25,000.00	\$	25,000
Transite Panels	Located around Central Mont windows and could be removed and replaced with larger window frames.		I	LS	\$	100,000.00	\$	100,000
INTERIORS								
Walls	Paint/refresh entire building	68,400	SF		\$	1.50	\$	102,600
Corridors	Corridors	10,222	SF				\$	-
Lighting	Upgrade - old/performance/bulb retrofits/lighting controls.	10,222	SF		\$	7.50	\$	76,665
Flooring	Replace all flooring (carpet & VCT)-assume 25% corridor area. Terrazo floor in fair condition.	283.94	SY		\$	63.54	\$	18,042
Flooring	Terrazzo repair allowance	7,225.50	SF		\$	20.00	\$	144,510
Ceilings/Walls	Replace 2x4 grid/pads/lights in Administration. Some school ceilings are in fair condition - selective replacement. Plaster walls in Administration (minor cracks to be repaired.), brick in good condition, wood walls need to be refinished.	10,222	SF		\$	12.00	\$	122,664
Heating	Add diffuser and grilles with new ceilings	10,222	SF		\$	0.50	\$	5,111
Lockers	Built-in lockers in school corridors. School would like them removed and new reinstalled. Build in metal lockers in CMU walls (extensive work)	450	EA		\$	750.00	\$	337,500
Doors	Building received electronic locking hardware upgrades (district wide). Administration office doors are in good condition but door knobs should be replaced with levers. Doors in lower level of Administration should be replaced (childcare, cafeteria, gym). Old/no door closers/some doors in Admin building have 'knob' hardware.	59	EA		\$	2,000.00	\$	118,000
Size of Corridor	Most buildings have 'good' adequate corridor size (overall width), works with traffic flow, free egress, emergencies. District did not report any issues here or at any other buildings in regards to this					assume work not required	\$	-
Flow of Corridor	No issues with flow reported. Central Montessori has two major wings connected by passageway at main office.					assume work not required	\$	-
Emergency Egress	Egress provided in corridor, some classrooms have egress doors. Admin building has 3 major entrances/exits. Central Mont. school has 6 major entrances/exits.					assume work not required	\$	-
Vestibule Entries	not present						\$	-
Cabinets at Building Entrances	Replace at Central Mont.	25			\$	750.00	\$	18,750
Stairs	Administration stair handrails and guardrail height do not meet today's code requirements	I	LS		\$	35,000.00	\$	35,000
Elevators	One - located in southwest corner of administration building - old/estimated install in 1980's. It cannot be accessed from the administration or school entrances.	I	LS		\$	20,000.00	\$	20,000
General Note	Ground floor of Administration Building - located on east end south of CAFE - narrow (24" wide). Provides access to kitchen back of house and Admin mech rooms.						\$	-
Interior Signage	Interior signage	68,400	SF		\$	0.55	\$	37,620
Classrooms	Classrooms	15,665	SF				\$	-
Flooring	classrooms could use carpet and VCT upgrade.	1,740.56	SY		\$	63.54	\$	110,595
Ceilings	Many classrooms have newer 2x4 grid and fixtures.		SF				\$	-
Egress Windows	Most window do not have labels, but windows should be removed and replaced.	I	LS		\$	50,000.00	\$	50,000
Casework	Casework to be replaced	1,000	LF		\$	450.00	\$	450,000
Marker/Chalkboards	Have whiteboards - ready for upgrade. Assume 3 each classroom (8' H/each MB)	20	RMS		\$	3,360.00	\$	67,200
Heating	Received new VUV units with fast bond cycle.					assume work not required	\$	-
Air-Conditioning	Received new VUV units with fast bond cycle.					assume work not required	\$	-
Daylight	ok - but exterior windows and doors need to be considered for replacement. Room for large openings available - could be a big impact for each classrooms					see extelor windows	\$	-
Overall Size	No issues reported, school was full (every classroom occupied) when we were onsite for tour.						\$	-

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Doors	Upgrade doors (just replaced hardware electronic locksets with last bond cycle).	17	EA	\$ 1,000.00	\$ 17,000
Lighting	Upgrade fixtures/controls.	15,665	SF	\$ 7.00	\$ 109,655
Heating					\$ -
Dividing Partition Walls	Replace - Present in east wing of school, in 2 locations separating 4 classrooms (other classrooms received CMU walls)	1,920	SF	\$ 45.00	\$ 86,400
Special Education	Rooms are located with east wing of Central Mont. Could not inspect - in use during site walk-through. Be aware of use/functionality here. Should meet with staff to discuss function and updates.				\$ -
Toilet Rooms	Toilet Rooms	1,517	SF		\$ -
Fixtures Operational	Most (not all) toilet rooms were updated. Staff toilet rooms to be updated.	2	LOC	\$ 35,000.00	\$ 70,000
Toilet Partitions				assume work not required	\$ -
Walls				assume work not required	\$ -
Floors	Epoxy floor with integral cove base used at bathrooms recently updated (district wide update).			assume work not required	\$ -
Floor Drains	Some comments from district about tree roots/floor drain conflicts at this building. Inspection should be recommended.	1	LS	\$ 6,000.00	\$ 6,000
Lighting				with item above staff toilets	\$ -
Hand Dryers	not present.			excluded	\$ -
Cellings/Walls	gyp board ceilings with new light fixtures/diffusers			with item above staff toilets	\$ -
Mirrors	new framed mirrors installed.			with item above staff toilets	\$ -
ADA Accessible	In compliance at new bathrooms. Some staff bathrooms in Central Mont need to be upgraded/updated.			with item above staff toilets	\$ -
Adequate Size	no issues reported.				\$ -
Gymnasium	Gymnasium	9,915	SF		\$ -
Flooring	Flooring being maintained and upgrade by district at winter break 2021.			work by owner	\$ -
Lighting	recent fixture updates (district wide at gyms).			assume work not required	\$ -
HVAC	Recent upgrades (no A/C typical district wide).			assume work not required	\$ -
Daylight	none - no exterior windows.			assume work not required	\$ -
Gym Equipment	Hoops are fixed but in good condition. Poor acoustics and no wall padding - should be addressed.	750	SF	\$ 41.00	\$ 30,750
Doors	Remove, replace, upgrade.	6	EA	\$ 3,500.00	\$ 21,000
Size	nice gym.				\$ -
Bleachers	Remove and replace wood bleachers	1,000	EA	\$ 185.00	\$ 185,000
Egress	no issues present - exterior and interior entrances.				\$ -
Locker Rooms					\$ -
Walls/Ceilings	trusses/new light fixtures/tectum roof deck present. Repaint walls and ceiling.	9,915	SF	\$ 4.00	\$ 39,660
General Note	North of Gym - a classroom - confirm emergency egress. Also, 9x9 floor tile - hazardous materials. Add new egress stair and barrier free elevator access to 2nd floor classroom	1	LS	\$ 650,000.00	\$ 650,000
Cafeteria	Cafeteria	2,478	SF		\$ -
Flooring	Rubber sheet vinyl over old gym flooring not performing well - should be replaced	2,478		\$ 15.00	\$ 37,170
Ceilings/Walls	Ceiling needs to be replaced. walls need new patch/paint. Walls have wall protection installed from floor to 4' AFF which also needs to be replaced.	2,478	SF	\$ 12.00	\$ 29,736
Accessibility	Acceptable but not ideal (tight/compact).				\$ -
Lighting	Update fixtures.	2,478	SF	\$ 8.50	\$ 21,063
Seating	Grade school K-4 ages. Tables and chairs ok - overall space ok. Room needs updates (open area up - doors/windows).				\$ -
size	ok - no issues reported from Okemos. Central school age students walk from school through building (stairs - not ADA friendly) into Admin ground floor to enter cafeteria.				\$ -
Air-Conditioning	present with recent unit updates to Admin building.			assume work not required	\$ -
Daylight	ok - exterior windows (up high on walls) due to ground floor location.				\$ -
Overall Size					\$ -
Doors	remove and replace.	5	EA	\$ 3,500.00	\$ 17,500
Egress	Located on ground floor of administration building. Exterior entrance (stairs up to parking lot level). Main entrance located on west elevation of room to corridor. Other egress through kitchen.				\$ -
Heating	Add diffuser and grilles with new ceilings	2,478	SF	\$ 0.50	\$ 1,239
Heating	Admin building mechanical unit updates recently performed, not issues noted during site visit. Inefficient exterior perimeter windows.			assume work not required	\$ -

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Offices		Offices	3,420	SF		\$ -
Flooring	Replace all flooring in Administration and school offices. Includes renovation for office area		3,420	SF	\$ 125.00	\$ 427,500
Furniture						\$ -
Ceilings	Administration ceilings (2x4 grid with sagging tiles) to be replaced. Fair to good condition - new ceilings would make a large impact. New light fixtures, may become necessary since campus does not have fire suppression system.				with item above	\$ -
Paging	Upgrade				in elec below	\$ -
Master Clock	Upgrade				in elec below	\$ -
Phone System	Upgrade				in elec below	\$ -
Lighting	Upgrade		3,420	SF	\$ 8.00	\$ 27,360
Heating	Add diffuser and grilles with new ceilings		3,420	SF	\$ 0.50	\$ 1,710
Copy/Work Room	School office workroom inefficient and small - not functional, Teacher workroom located in former locker room				with item above	\$ -
Meeting Rooms	Small individual rooms scattered around main office - need to update / reconfigure.				with item above	\$ -
Boardroom	Dated, all finishes and casework to be replaced.				with item above	\$ -
Coffee Break Area	Do not have in Administration.					\$ -
Bathroom(s)	Staff bathrooms in corridor outside main office were not updated with other restrooms				with item above	\$ -
Visibility	Poor visibility to both the school entrance and administration entrance					\$ -
Health Room with Toilet	Present at Central Mont main office near main entrance. Entire main office needs to be upgraded and redesigned.				with item above	\$ -
Accessibility	No					\$ -
Child Care Center	Large room located on ground floor of Administration building.					\$ -
Staff Lounge	Located in East Wing of school, minimal natural light.					\$ -
Media Center		Media Center	1,500	SF		\$ -
Size	No limitations reported. IT added room configured within footprint of Media Center.		1	LS	\$ 35,000.00	\$ 35,000
Flooring	Carpet.		166.67	SY	\$ 63.54	\$ 10,590
Lighting	2x4 fixtures - ok condition/no building controls other than wall switches. No dimming capacity.		1,500	SF	\$ 11.00	\$ 16,500
Office Space	No media center offices - Adjacent meeting rooms used for general building use. Be aware of ceiling types in these rooms (different conditions should be removed and replaced).					\$ -
Ventilation						\$ -
Doors						\$ -
Ceilings	2x4 grid/lights/projector/clean.		1,500	SF	\$ 12.00	\$ 18,000
Heating	Add diffuser and grilles with new ceilings		1,500	SF	\$ 0.50	\$ 750
Acoustics	no issues - ceiling height 11' and CMU painted walls					\$ -
Seating	furniture ok					\$ -
Auxiliary Spaces		Auxiliary Spaces				\$ -
Mechanical room	Mechanical room at the Administration building is small, crowded and difficult to access.		1	LS	\$ 75,000.00	\$ 75,000
General Note						\$ -
General Note						\$ -
Kitchen		Kitchen	1,309	SF		\$ -
Program	Kitchen/Cafeteria located in ground floor of Admin building (original High School footprint). 300 meals daily to Central Montessori Elementary students.					\$ -
Equipment	JRA to provide list for selecting new equipment. Large 3 compartment sink, range with oven and old hood, (4) free standing coolers (one is residential), prep tables. Serving space in separate room adjacent to kitchen.		1	LS	\$ 265,500.00	\$ 265,500
Ceilings	Replace 2x4 tiles and grid in serving area. Replace and upgrade lights/diffusers/grilles. Kitchen has hard lid gyp ceiling - remove and replace.		1,309	SF	\$ 15.00	\$ 20,355
Cooler/Freezer	Walk-in units not present.					\$ -
Floors	4x4 quarry tile and rubber base present in kitchen and serving area.					\$ -

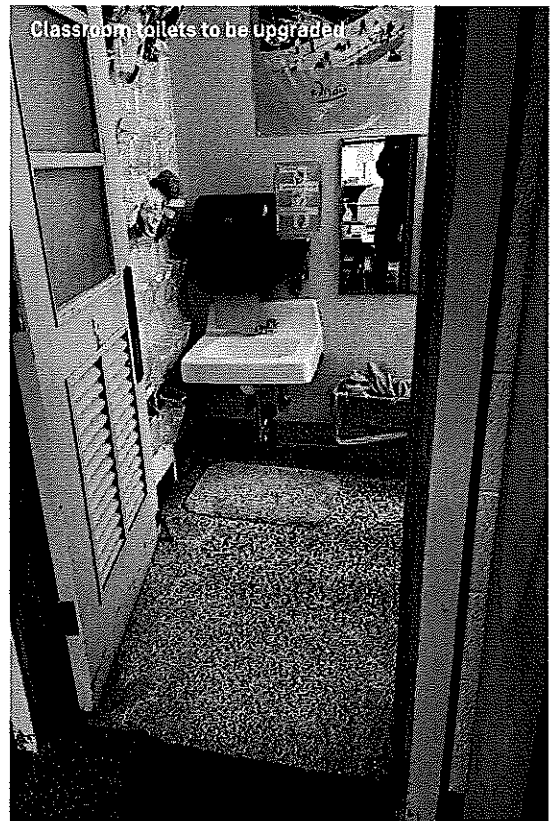
06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION

Panel Clearance	Need to remove storage items.				\$	-	
Fire Alarm	Upgraded in the last 5 years. Future upgrades could include voice activation (district wide)	68,400	SF	\$ 0.75	\$	51,300	
Lighting	Fluorescent fixtures throughout need to be replaced.			in areas above	\$	-	
Exit Signs	Exit signs are very old and letters are dim.			in areas above	\$	-	
Clocks		68,400	SF	\$ 0.25	\$	17,100	
Paging		68,400	SF	\$ 0.60	\$	41,040	
Phone System		68,400	SF	\$ 2.00	\$	136,800	
Branch		68,400	SF	\$ 2.00	\$	136,800	
TECHNOLOGY						\$	-
IT Rooms	Shared storage space. Unused equipment needs to be removed.				Included in "Phone System" above	\$	-
Fiber Optic Cabling (between buildings/IT rooms)	Older singlemode fiber between buildings, multimode between IT rooms, some CAT6 tie lines between racks.				Included in "Phone System" above	\$	-
Data Cabling (within buildings)	CAT 6 cabling. Switches were upgraded recently.				included in "Phone System" above	\$	-
Bells/Paging System	Need to update paging for the district. Paging speakers not loud enough in the gym.				included in "Paging" above	\$	-
Clock System	There is no synchronized clock system. Some satellite clocks and digital signage running software to display time.				included in "Mater Clock" above	\$	-
Classroom Audio/Video Systems	Standard throw projectors being replaced with 75" interactive displays. Plan to replace Lightspeed audio with Audio Enhancement systems.				assume no work required	\$	-
Large Space Audio/Video Systems	Gym needs to audio system and installed projector. Admin boardroom/conference room need AV systems to support virtual and in-person.		1 LS	\$ 35,000.00	\$	35,000	
Security Camera System	Need to update Sony cameras and VMS (currently exaccvigion software)					\$	-
Access Control System	Axis intercom at main entrance. Card readers at priority doors. Vanderbilt SMS.				assume no work required	\$	-
						\$	-
						\$	-
Direct Trade		68,400			\$ 119.93	\$ 8,202,967	

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Playground



Classroom toilets to be upgraded



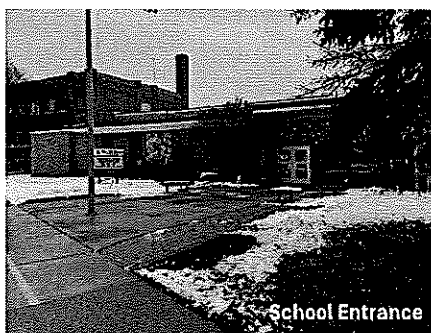
Parent Drop-off + service building conflict



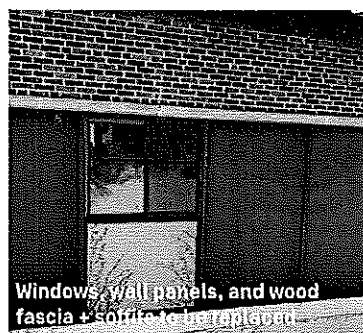
Barrier free entrance



Sidewalks in poor condition CMU to be repainted

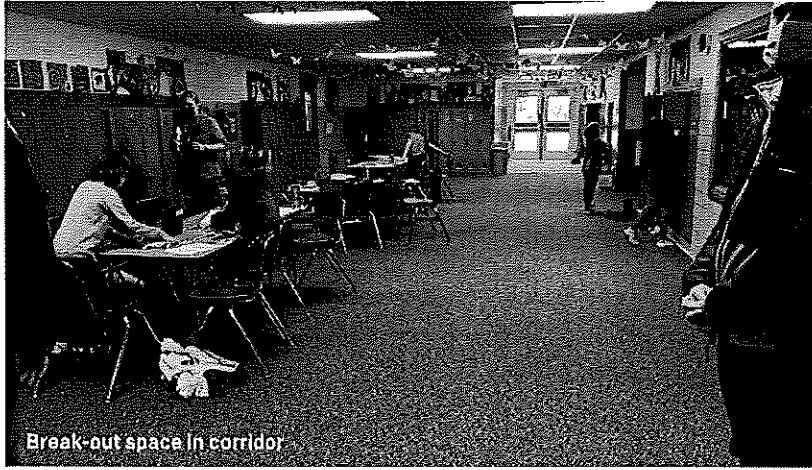


School Entrance

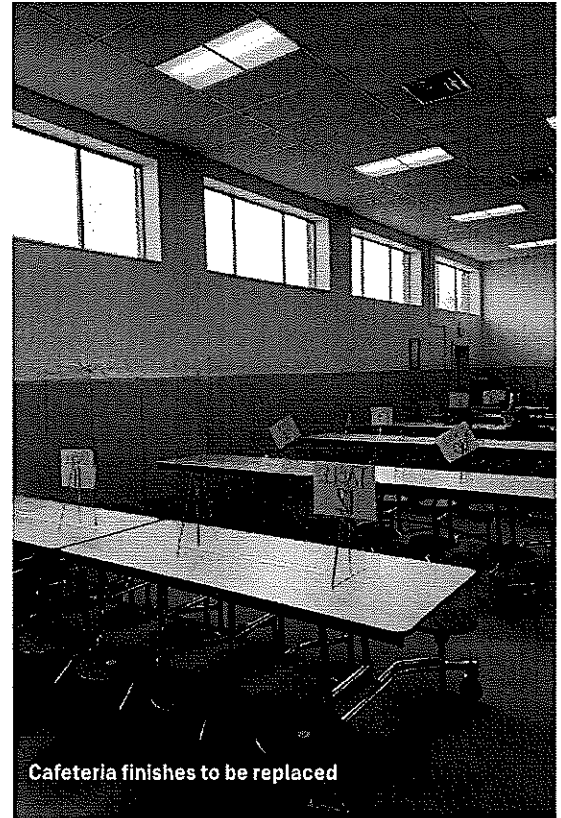


Windows, wall panels, and wood fascia + granite to be replaced

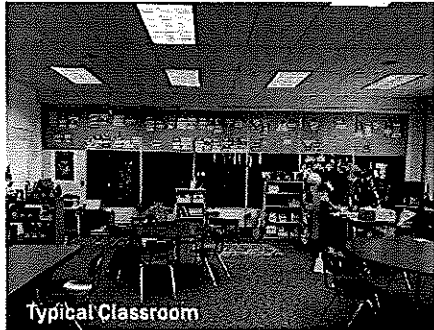
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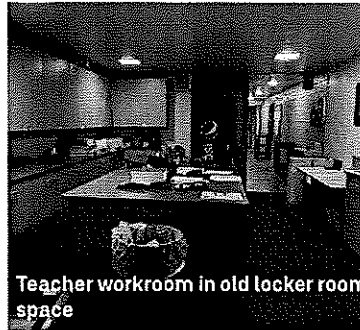
Break-out space in corridor



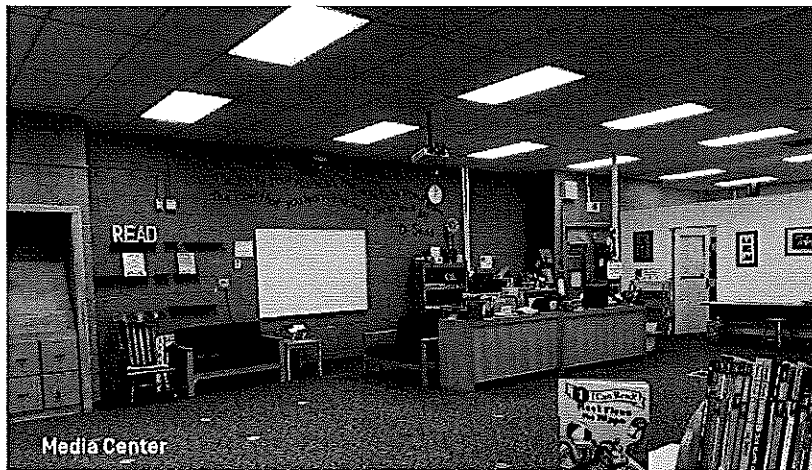
Cafeteria finishes to be replaced



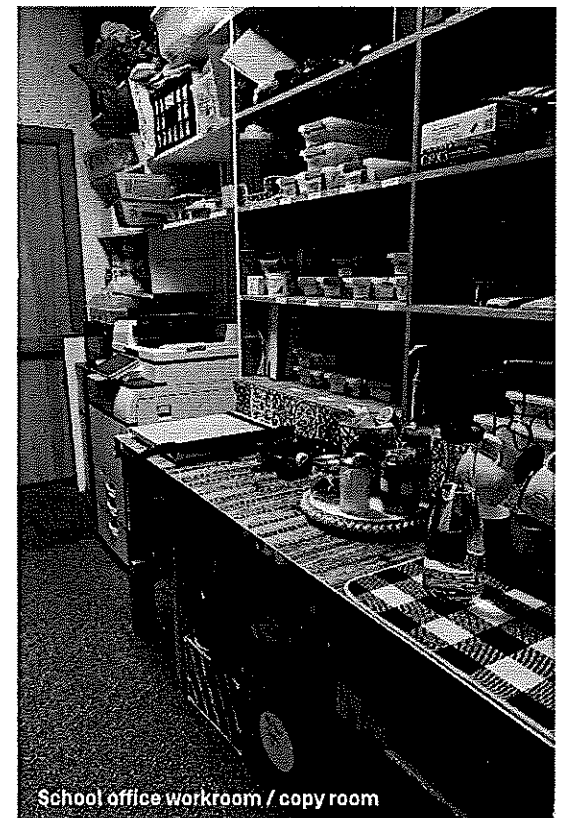
Typical Classroom



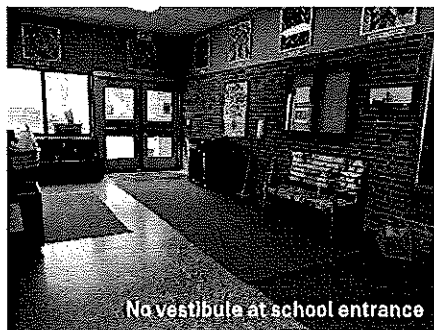
Teacher workroom in old locker room space



Media Center



School office workroom / copy room

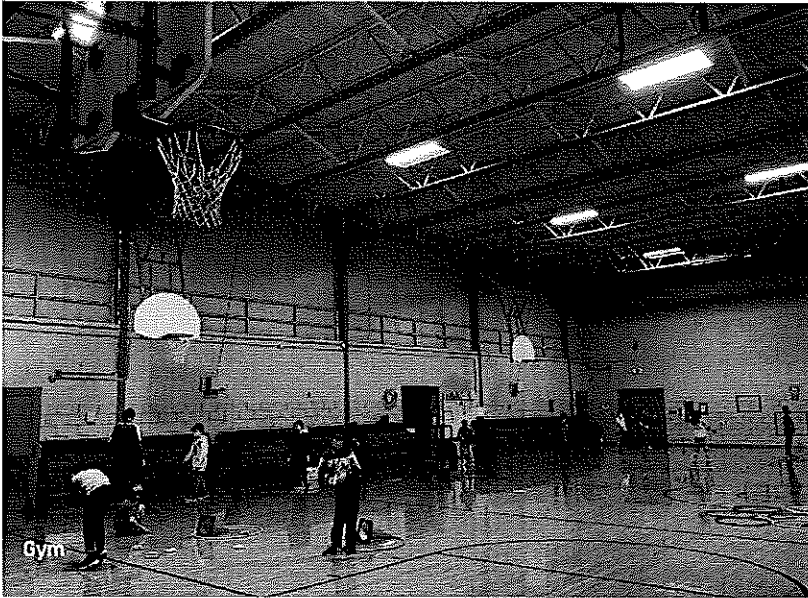


No vestibule at school entrance

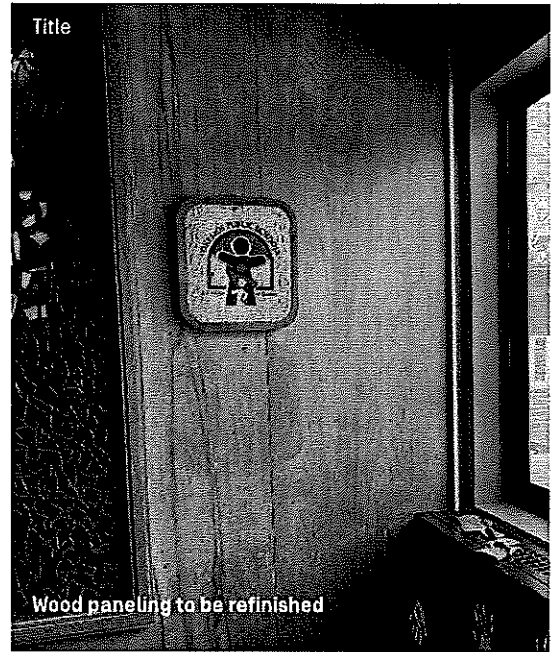


School lockers to be replaced

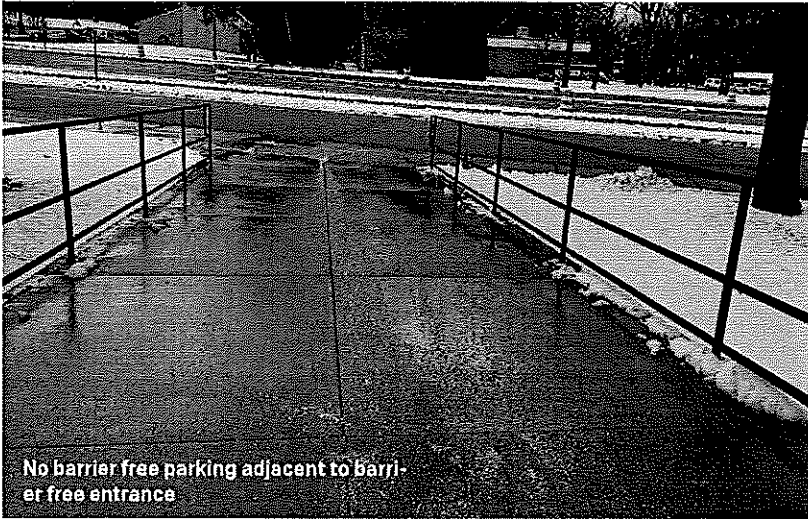
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Gym



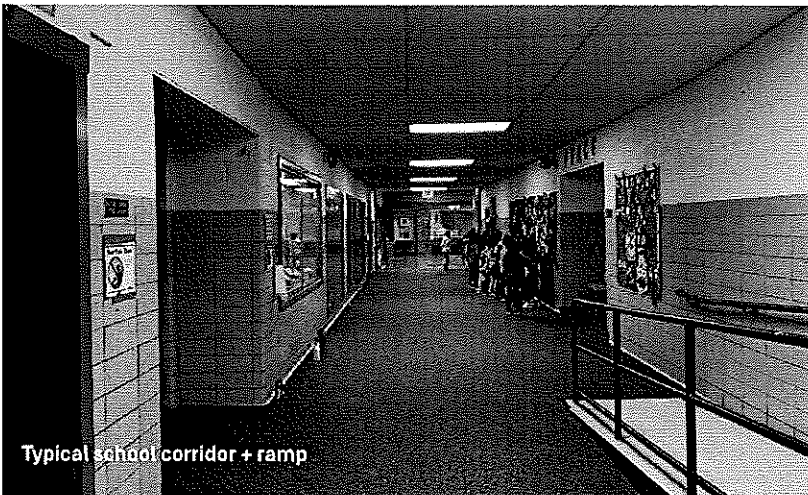
Wood paneling to be refinished



No barrier free parking adjacent to barrier free entrance



VCT to be replaced



Typical school corridor + ramp

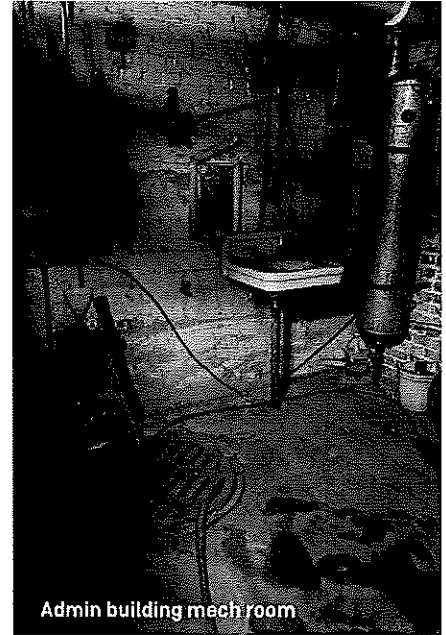


Kitchen

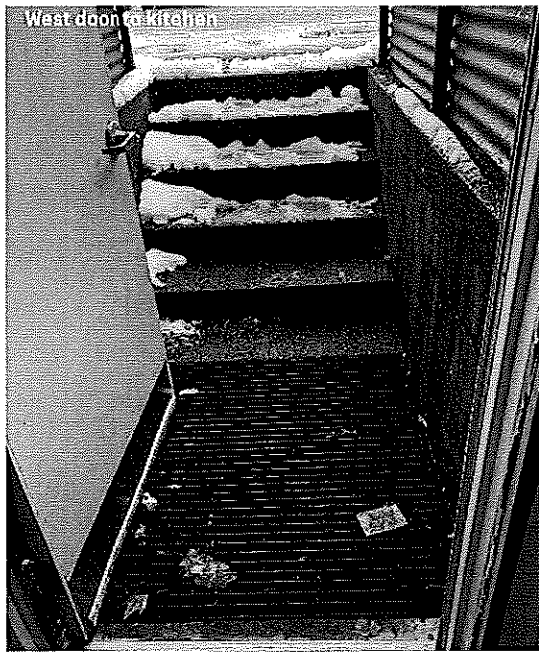
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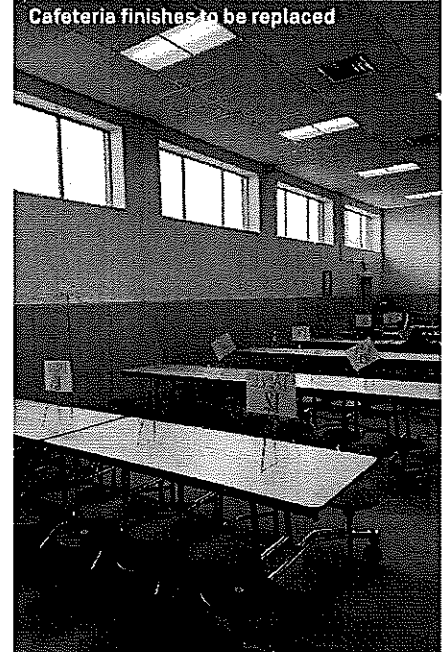
Typical childcare classroom



Admin building mech room



West door to kitchen



Cafeteria finishes to be replaced

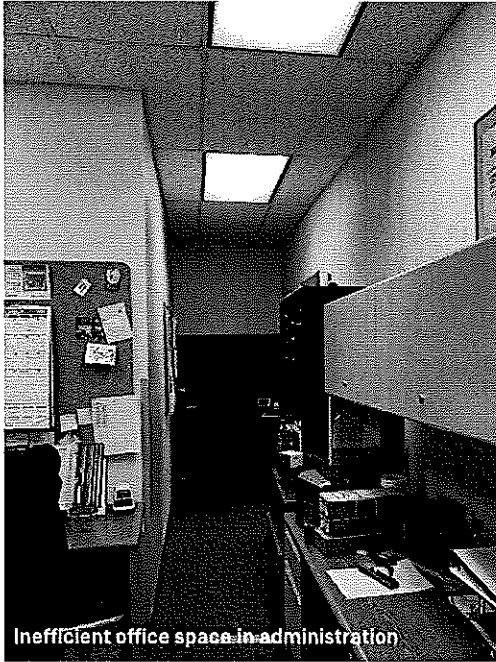


Administration entrance



Boardroom

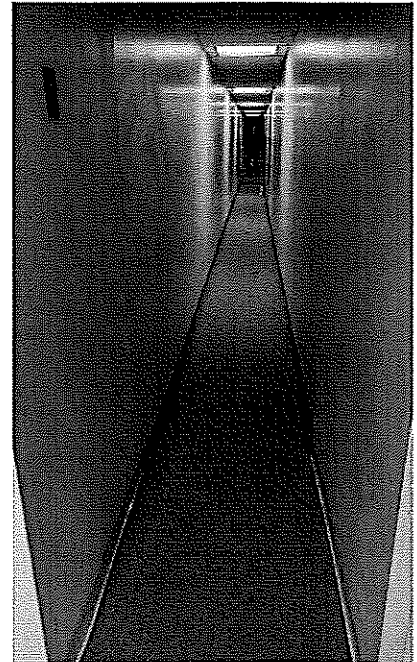
06 CENTRAL MONTESSORI / DISTRICT ADMINISTRATION



Inefficient office space in administration



Plaster cracks + typical wayfinding signage



School office workroom / copy room



Admin stair handrails do not meet code requirements



Administration office