

Recommendation Category	Estimated Cost and Recommended Implementation Year						Notes
	Year 1	Year 3	Year 5	Year 10	10-Year Totals	Long-term Maintenance and Upgrades	
<b>STILLMAN VALLEY HIGH SCHOOL</b>							
1.0 Building Interior	\$53,417	\$583,748	\$1,051,955	\$6,028,883	\$7,718,003	\$0	
2.0 Building Exterior and Site	\$37,362	\$6,531,213	\$13,572	\$556,052	\$7,138,199	\$0	
3.0 Heating, Ventilation, and Air Conditioning	\$0	\$6,110	\$1,471,925	\$1,985,750	\$3,463,785	\$0	
4.0 Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	
5.0 Power and Lighting	\$2,665	\$0	\$0	\$0	\$2,665	\$0	
6.0 Electrical Systems	\$7,800	\$0	\$0	\$1,503,346	\$1,511,146	\$0	
7.0 Proposed Improvements	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Building Subtotal</b>	<b>\$101,244</b>	<b>\$7,121,071</b>	<b>\$2,537,452</b>	<b>\$10,074,030</b>	<b>\$19,833,797</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>	<b>\$131,617</b>	<b>\$9,257,392</b>	<b>\$3,298,687</b>	<b>\$13,096,239</b>	<b>\$25,783,936</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>	<b>\$131,617</b>	<b>\$10,109,304</b>	<b>\$3,933,746</b>	<b>\$19,462,258</b>	<b>\$33,636,925</b>	<b>**</b>	
<b>MERIDIAN JUNIOR HIGH SCHOOL</b>							
1.0 Building Interior	\$90,815	\$533,333	\$318,565	\$1,308,636	\$2,251,350	\$0	
2.0 Building Exterior and Site	\$31,954	\$2,769,806	\$1,545,120	\$18,200	\$4,365,080	\$0	
3.0 Heating, Ventilation, and Air Conditioning	\$26,000	\$345,605	\$666,250	\$32,500	\$1,070,355	\$0	
4.0 Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	
5.0 Power and Lighting	\$1,950	\$0	\$0	\$990,366	\$992,316	\$0	
6.0 Electrical Systems	\$0	\$650	\$0	\$0	\$650	\$0	
7.0 Proposed Improvements	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Building Subtotal</b>	<b>\$150,719</b>	<b>\$3,649,394</b>	<b>\$2,529,935</b>	<b>\$2,349,702</b>	<b>\$8,679,751</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>	<b>\$195,935</b>	<b>\$4,744,212</b>	<b>\$3,288,916</b>	<b>\$3,054,613</b>	<b>\$11,283,676</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>	<b>\$195,935</b>	<b>\$5,180,798</b>	<b>\$3,922,093</b>	<b>\$4,539,446</b>	<b>\$13,838,272</b>	<b>**</b>	
<b>MONROE ELEMENTARY SCHOOL</b>							
1.0 Building Interior	\$25,896	\$385,288	\$77,220	\$466,253	\$954,656	\$0	
2.0 Building Exterior and Site	\$10,486	\$2,687,373	\$1,144,691	\$553,910	\$4,396,460	\$0	
3.0 Heating, Ventilation, and Air Conditioning	\$42,250	\$24,050	\$845,000	\$260,000	\$1,171,300	\$0	
4.0 Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	
5.0 Power and Lighting	\$0	\$0	\$0	\$672,451	\$672,451	\$0	
6.0 Electrical Systems	\$0	\$650	\$0	\$0	\$650	\$0	
7.0 Proposed Improvements	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Building Subtotal</b>	<b>\$78,632</b>	<b>\$3,097,361</b>	<b>\$2,066,911</b>	<b>\$1,952,614</b>	<b>\$7,195,517</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>	<b>\$102,221</b>	<b>\$4,026,569</b>	<b>\$2,686,984</b>	<b>\$2,538,398</b>	<b>\$9,354,172</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>	<b>\$102,221</b>	<b>\$4,397,114</b>	<b>\$3,204,279</b>	<b>\$3,772,301</b>	<b>\$11,475,915</b>	<b>**</b>	
<b>HIGHLAND ELEMENTARY SCHOOL</b>							
1.0 Building Interior	\$3,445	\$603,547	\$152,886	\$243,750	\$1,003,628	\$0	
2.0 Building Exterior and Site	\$20,340	\$3,756,128	\$472,555	\$0	\$4,249,023	\$0	
3.0 Heating, Ventilation, and Air Conditioning	\$29,250	\$130,000	\$3,250	\$260,000	\$422,500	\$0	
4.0 Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	
5.0 Power and Lighting	\$0	\$1,820	\$0	\$488,054	\$489,874	\$0	
6.0 Electrical Systems	\$30,290	\$3,900	\$0	\$0	\$34,190	\$0	
7.0 Proposed Improvements	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Building Subtotal</b>	<b>\$83,325</b>	<b>\$4,495,395</b>	<b>\$628,691</b>	<b>\$991,804</b>	<b>\$6,199,215</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>	<b>\$108,322</b>	<b>\$5,844,014</b>	<b>\$817,299</b>	<b>\$1,289,345</b>	<b>\$8,058,979</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>	<b>\$108,322</b>	<b>\$6,381,809</b>	<b>\$974,644</b>	<b>\$1,916,089</b>	<b>\$9,380,864</b>	<b>**</b>	
<b>MAINTENANCE GARAGE</b>							
1.0 Building Interior	\$0	\$0	\$0	\$0	\$0	\$0	
2.0 Building Exterior and Site	\$0	\$0	\$715,919	\$0	\$715,919	\$0	
3.0 Heating, Ventilation, and Air Conditioning	\$0	\$0	\$52,000	\$0	\$52,000	\$0	
4.0 Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	
5.0 Power and Lighting	\$0	\$0	\$0	\$0	\$0	\$0	
6.0 Electrical Systems	\$0	\$0	\$11,050	\$0	\$11,050	\$0	
7.0 Proposed Improvements	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Building Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$778,969</b>	<b>\$0</b>	<b>\$778,969</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,012,660</b>	<b>\$0</b>	<b>\$1,012,660</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,207,616</b>	<b>\$0</b>	<b>\$1,207,616</b>	<b>**</b>	
<b>GRAND TOTALS FOR ALL BUILDINGS</b>							
<b>GRAND TOTALS FOR CONSTRUCTION</b>	<b>\$413,920</b>	<b>\$18,363,221</b>	<b>\$8,541,958</b>	<b>\$15,368,150</b>	<b>\$42,687,249</b>	<b>\$0</b>	
<b>GRAND TOTALS WITH 30% FOR SOFT COSTS AND CONTINGENCIES*</b>	<b>\$538,096</b>	<b>\$23,872,187</b>	<b>\$11,104,546</b>	<b>\$19,978,595</b>	<b>\$55,493,424</b>	<b>\$0</b>	
<b>GRAND TOTALS WITH 5% ESCALATION PER YEAR</b>	<b>\$587,614</b>	<b>\$26,069,025</b>	<b>\$13,242,378</b>	<b>\$29,690,093</b>	<b>\$69,589,109</b>	<b>**</b>	

\*Soft costs include A/E fees, testing permitting etc.

\*\*For long-term maintenance and upgrades items, no escalation has been added. Escalation for these items to be added for anticipated year work is to be implemented.

**FACILITY RECOMMENDATIONS**  
**STILLMAN VALLEY HIGH SCHOOL**



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		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals			
<b>1.0 BUILDING INTERIOR</b>												
1.1	Boys Toilet T-2, Boys T-12, Girls T-1: Floor finish is damaged creating a hazardous condition in an exit corridor. Replace damaged ceramic tiles.	23	EA	\$33		\$748				\$748		
1.2	Library/Office, Room 121: Floor finish is damaged creating a hazardous condition in an exit corridor (Whole room). Replace damaged carpet.	218	SF	\$16		\$3,401				\$3,401		
1.3	Vestibule 3: Floor finish is damaged creating a hazardous condition in an exit corridor. Replace damaged terrazzo. To be investigated.	TBD	SF	TBD						\$0		
1.4	Art, Home EC 129, Corridor 5, Band/Choral 135: Floor finish is damaged creating a hazardous condition in an exit corridor. Replace damaged VCT Tiles.	64	EA	\$20	\$1,248					\$1,248		
1.5	Classrooms:101,102,105,107,108,109,110,112,113,114A,114B, 115,116,117,118,119,120,121,122, and Corridors 7,8,9,11,13,14,15: Remove carpeting and replace with LVT.	19598	SF	\$22			\$433,116			\$433,116		
1.6	Boys Locker Room: Wall base is damaged. Replace damaged wall base material.	13	LF	\$9		\$118				\$118		
1.7	Gymnasium 1: Wall finish is damaged. Patch, prime and paint wall.	4	SF	\$20		\$78				\$78		
1.8	Band/Choral 135 Office: Wall finish is damaged. Clean, patch, and Paint CMU wall.	15	SF	\$20		\$293				\$293		
1.9	Room 117: Wall finish is damaged. Patch and repair wood panel wall finish.	3	SF	\$33		\$98				\$98		
1.10	Boys T-8: Wall finish is damaged. Provide ceramic wall tiles around door frame.	18	SF	\$65		\$1,170				\$1,170		
1.11	Room 101, Boys T-9, Room 113: Wall finish is damaged. Replace damaged wall finish material.	24	SF	\$20		\$468				\$468		
1.12	Storage 10, Corridor 13, Art, Storage 13, Corridor 9, Corridor 12, Gymnasium: Wall finish is damaged. Patch, Prime, and Paint Gypsum wall finish.	6622	SF	\$7		\$43,043				\$43,043		
1.13	Rooms: 101,102, 103, 104, 105,106,107,108,109,110, 110A, 112,113,114A,114B, 117,118, 119, 120, 121, 122,125, 126, 128, Teacher workroom: Remove prefabricated partitions with asbestos, with a frame wall with abuse resistant gypsum board. Requires further investigation to determine extent of asbestos abatement required.	14182	SF	\$100				\$1,419,618		\$1,419,618		
1.14	Gymnasium G-1: remove and replace gypsum wall board. To be investigated.	TBD	SF	TBD						\$0		
1.15	Room 114A, Storage 13, Girls Locker Room, Corridor 4: Ceiling finish is damaged. Replace damaged gypsum ceiling.	376	SF	\$20		\$7,332				\$7,332		

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1.16	2, 1, Men's Toilet, Principal, Nurse, Teacher Workroom, 9, Corridor 1, 2, 3, 4, 5, 7, 8, 9,11, 12, 14, Tech Lab, Vestibule 1, 6, Kitchen, Biology, Storage 19, Boys T-12, Girls T-11, Computer, Av Storage, Wood Shop, Agriculture, Band/Choral, Library/Office, Boys T-2, Training Room, Office11, 10, Classroom 101, 102, 104, 107, 108, 109, 110, 112, 113, 14B, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 128, 129: Ceiling finish is damaged. Remove and replace existing suspended acoustical ceiling grid system.	42803	SF	\$13			\$556,439		\$556,439		
1.17	Boys Locker Room: Cracks are present in brick masonry. Tuck point masonry joints.	5	SF	\$100		\$501			\$501		
1.18	Waiting Room, Girls Locker Room: Hardware on exit door does not provide accessible egress. Install a new mullion and panic devices.	2	EA	\$3,250	\$6,500				\$6,500		
1.19	Room 104,118,112,114B, Kitchen Toilet, Vestibule 3, Girls T-11, Woodshop, Agriculture, Office 11, 112, 106A: Door and frame is damaged and does not operate properly. Replace door, frame and hardware.	14	EA	\$6,500		\$91,000			\$91,000		
1.20	Vestibule 1, Corridor 1,4,7, 9: Pair of doors and frame is damaged and does not operate properly. Replace door, frame and hardware.	5	EA	\$13,000		\$65,000			\$65,000		
1.21	Athletic Director 4, Upper Dining, Home EC 129, Storage 5: Door sticks in frame/Does not operate correctly/does not close and latch. Repair and adjust door and replace	4	EA	\$1,950		\$7,800			\$7,800		
1.22	Classroom 107,108,109,110,102,103,105,112,114A,114B,117,118,121, 122,125, 106, 124, 126, 127, 128, 129, 132, Girls Toilet T-10, Storage 19, 18, Janitors 3, Prep Room, Girls Locker Room, Office 11, 10, Boys locker room: Door knobs are not compliant. Replace door knob with lever lockset.	32	EA	\$1,950			\$62,400		\$62,400		
1.23	Band/Choral 135, Girls locker room, Vestibule 3,4: Door hardware not operational. Replace door hardware.	4	EA	\$1,950		\$7,800			\$7,800		
1.24	Corridor 7: Door closer broken. Replace closer and patch wall.	1	EA	\$1,950		\$1,950			\$1,950		
1.25	Courtyard: Single door lacks required panic exit hardware. Provide required panic exit device.	2	EA	\$1,950		\$3,900			\$3,900		
1.26	Project Storage 111A, Storage 6, Metal Shop: Door and frame are deteriorated and no longer provides required fire rating. Provide rated door, frame and hardware.	3	EA	\$9,750		\$29,250			\$29,250		
1.27	Storage 3, 4, 6, 7, 10, 11, 19, 110A, Kitchen, Classroom Storage 113A, 119A, 120A, Weight Room: Single door and frame in a fire rated partition do not have appropriate rating. Remove and replace door, frame and hardware to meet fire rating requirements.	17	EA	\$9,750		\$165,750			\$165,750		

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1.28	Kitchen, Corridor 1, Mech U-1: Pair of doors and frame in a fire rated partition do not appropriate rating. Remove and replace doors, frame and hardware to meet fire rating requirements.	4	EA	\$19,500		\$78,000			\$78,000		
1.29	Biology 127, Storage 18, Corridor 7, Wrestling, Metal Shop, Band/Choral, Gymnasium 1, Girls Locker Room, Corridor 4: Automatic door closer is broken on doors in rated partitions. Replace door closer.	10	EA	\$1,300		\$13,000			\$13,000		
1.30	Vestibule 3, Vestibule 6, Corridor 12, Gymnasium 1, Vestibule 4, Girls Locker Room: Closers not operating correctly. Adjust door closers.	10	EA	\$520		\$5,200			\$5,200		
1.31	Vestibule 1, Vestibule 3: Glass in door entry system not safety glazing. Replace glass with safety glazing.	90	SF	\$46	\$4,095				\$4,095		
1.32	Biology 127: Display case is non-safety rated glazing. Replace glass with safety glazing.	44	SF	\$46	\$2,002				\$2,002		
1.33	Counselor 6, Counselor 7: Glass in door is not safety glazing. Replace glass with safety glazing.	2	EA	\$520	\$1,040				\$1,040		
1.34	Kitchen: Hollow metal door and frame is rusting. Replace door, frame, and hardware.	1	EA	\$9,750		\$9,750			\$9,750		
1.35	Teachers Workroom, Home EC 126, Physics 123: Casework is deteriorating. Replace Casework.	24	LF	\$780		\$18,720			\$18,720		
1.36	Boys T-12: Toilet Partitions are damaged and are no longer operational. Remove toilet partitions and replace.	1	EA	\$9,100		\$9,100			\$9,100		
1.37	Storage 11: Items Penetrating Fire Rated Ceiling. Provide fire damper, patch and repair holes, encase loose wires.	1	EA	\$4,160	\$4,160				\$4,160		
1.38	Storage 6, Wrestling, Storage 9: Top of firewall does not have a fire resistive joint assembly to maintain required fire rating. Provide fire resistive joint assemblies.	100	LF	\$16	\$1,560				\$1,560		
1.39	Storage 6: Damaged plaster ceiling/wall does not provide the required fire resistant separation. Repair damaged or missing plaster.	3	EA	\$52	\$156				\$156		
1.40	Weight Room: Wall construction does not provide the required fire separation. Remove and replace existing wall construction with appropriate construction type to achieve the required fire separation and provide fire rated door.	1	LS	\$11,310	\$11,310				\$11,310		
1.41	Metal Shop 133: Opening in wall does not provide the required fire separation. Provide rated sealant around equipment.	14	LF	\$39	\$546				\$546		
1.42	Room 113A: Fire rated walls and partitions do not fully extend to underside of deck and do not have fire rated joint assembly. Extend partition to underside of deck. Provide fire rated joint assembly.	1	LS	\$20,800	\$20,800				\$20,800		
1.43	General Office Corridor: ADA compliant room signage. Install ADA compliant signage for rooms commonly available to the general public.	12	EA	\$65		\$780			\$780		
1.44	Boys Locker Room, Classroom 114A, Teachers Workroom, Band 135: No 12" clearance on the push side of the door. Install panic device and remove lockset from push side.	4	EA	\$1,950			\$7,800		\$7,800		

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1.45	Classroom 114B: Door does not swing in direction of egress. Replace door and frame to swing in direction of egress. Modify partition to accommodate new door swing.	1	EA	\$19,500		\$19,500			\$19,500		
1.46	Visitor Locker Room, Metal Shop, Draft, Wood Shop, Weight Room, Classroom 101, 102, 103, 104,105, 106, 107, 108, 109, 110, 111, 112, 113, 117, 118, 121, 122, 125, 129, 128, 126, 116, 115, 127, 124, 123. No 12" ADA clearance on the push side of the door. Adjust wall, door, and lockers to accommodate door accessibility.	31	EA	\$14,300				\$443,300	\$443,300		
1.47	General Office: No 18" ADA clearance on the pull side of the door. Adjust casework and counter to accommodate door accessibility.	1	EA	\$14,040				\$14,040	\$14,040		
1.48	Adult Reading Kitchen: Water cooler not Accessible. Modify water cooler to correct ADA height.	1	EA	\$1,950				\$1,950	\$1,950		
1.49	Nurse, Room 102, 114B, Home EC 129,126, Physics 123, Physics/Science 120, Kitchen: Sink non accessible. Replace sink to allow handicap access.	11	EA	\$4,550				\$50,050	\$50,050		
1.50	Conference 9, Art111, Room 103,102,114B, Home EC 129,126, Biology 127, Chemistry 124, Physics 123, Physics/Science 120: No ADA 34" height countertop section. Provide accessible casework and countertop.	337	LF	\$780				\$262,860	\$262,860		
1.51	Girl's locker Room: Upgrade and renovate women's locker-room.	1	SF	\$520				\$658,320	\$658,320		
1.52	Boy's Locker Room: Upgrade and renovate men's locker-room.	1	SF	\$520				\$982,800	\$982,800		
1.53	Girl's Coach T-6: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$32,500				\$32,500	\$32,500		
1.54	Adult Reading Woman's Toilet: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$28,600				\$28,600	\$28,600		
1.55	Kitchen Staff Toilet: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$1,950				\$1,950	\$1,950		
1.56	Nurse A-8 Toilet: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$20,800				\$20,800	\$20,800		
1.57	Staff Men Toilet: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$57,200				\$57,200	\$57,200		
1.58	Staff Women Toilet: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$57,200				\$57,200	\$57,200		
1.59	Girls T-10: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$117,000				\$117,000	\$117,000		
1.60	Boys T-9: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$122,720				\$122,720	\$122,720		

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1.61	Girls T-7: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$123,760				\$123,760	\$123,760		
1.62	Boys T-8: Toilet room not ADA compliant. Renovation of room access, heights, fixtures and fittings for accommodation.	1	EA	\$117,000				\$117,000	\$117,000		
1.63	Biology Room 127, Chemistry Room 124, Physics Lab 123, Physics Room 120: Upgrade and renovate science labs.	716	SF	\$502				\$359,289	\$359,289		
1.64	Chemistry Room 124: Upgrade and renovate science labs.	671	SF	\$502				\$336,708	\$336,708		
1.65	Physics Lab 123: Upgrade and renovate science labs.	846	SF	\$502				\$424,523	\$424,523		
1.66	Physics Room 120: Upgrade and renovate science labs.	775	SF	\$502				\$388,895	\$388,895		
<b>Category Subtotal</b>					<b>\$53,417</b>	<b>\$583,748</b>	<b>\$1,051,955</b>	<b>\$6,028,883</b>	<b>\$7,718,003</b>	<b>\$0</b>	
<b>2.0 BUILDING EXTERIOR AND SITE</b>											
<b>Site</b>											
2.1	Athletic Field Parking: No accessible parking space. Repaint ADA parking stall and provide required signage with concrete filled bollard	1	LS	\$1,872				\$1,872	\$1,872		
2.2	Door 3: Light pole deteriorating. Safety hazard. Replace light pole.	1	EA	\$9,750		\$9,750			\$9,750		
2.3	Site: Basketball/tennis courts damaged. Remove and replace tennis courts.	3222	SY	\$117				\$376,974	\$376,974		
2.4	Media Center Parking lot, Site: Asphalt pavement is deteriorated. Remove and replace asphalt.	2056	SY	\$87				\$179,078	\$179,078		
<b>Building Exterior</b>											
2.5	Entire Roof : Roof beyond useful lifespan. Remove and replace roof.	120350	SF	\$52		\$6,258,200			\$6,258,200		
2.6	Roof: Provide fall protection at roof equipment within 10' of edge	120	LF	\$195		\$23,400			\$23,400		
2.7	Gymnasium 2 Roof: Roof access ladder is unsafe. Remove and replace roof ladder.	1	EA	\$13,000		\$13,000			\$13,000		
2.8	Entire building exterior: Cracks are present in brick masonry. Patch and repair masonry	1470	SF	\$52		\$76,440			\$76,440		
2.9	Courtyard, Exterior of Classroom 104: Siding panel is damaged and allowing moisture into the building. Patch and repair siding panel.	1062	SF	\$52		\$55,224			\$55,224		
2.10	Exterior of Classroom 125: Soffit panel is damaged and allowing moisture into the building. Patch and repair soffit.	12	SF	\$52		\$624			\$624		
2.11	Room 110,115,116, 122: Window system is failing. Windows are difficult to operate, gaskets/seals are failing allowing water infiltration into building, causing damage to interior finishes. Replace existing window system.	191	SF	\$156		\$29,796			\$29,796		
2.12	Wood Shop Overhead coiling door, Metal Shop 133: Exit door in poor condition (rusted), binds and is not functional. Replace door and frame.	2	EA	\$9,750		\$19,500			\$19,500		
2.13	South East corner of the Courtyard: Sealant at exterior wall windows and storefront is failing and does not prevent water from entering the building. Provide sealant.	63	LF	\$20	\$1,229				\$1,229		

**FACILITY RECOMMENDATIONS**  
**STILLMAN VALLEY HIGH SCHOOL**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes	
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals			
2.14	Entire building exterior: Sealant at masonry control joint is failing and does not prevent water from entering building. Remove existing sealant and provide new sealant at control joints.	1635	LF	\$22	\$36,134					\$36,134		
2.15	Path leading to Door 3, Athletic Field: Handrails and guardrails at ramp are missing. Provide hand rails and guard rails.	350	LF	\$98		\$34,125				\$34,125		
2.16	Main Entry: Concrete curb is deteriorated creating a hazardous condition. Patch and repair concrete curb.	300	SF	\$39			\$11,700			\$11,700		
2.17	Courtyard, Main Entry: Concrete sidewalk is cracked/deteriorated/missing creating a tripping hazard. Patch and repair sidewalk	70	SF	\$39		\$2,730				\$2,730		
2.18	Courtyard: Concrete sidewalk is cracked/deteriorated/missing creating a tripping hazard. Remove and replace concrete sidewalk.	8	SF	\$39		\$312				\$312		
2.19	Courtyard, Door 5: Grade change in pavement at entry stoop creates a tripping hazard. Remove and replace.	108	SF	\$39		\$4,212				\$4,212		
2.20	Gas Meter: There are no bollards protecting gas/electric meter/other equipment in a traffic area creating a hazardous condition. Provide safety bollards.	3	EA	\$1,300		\$3,900				\$3,900		
<b>Category Subtotal</b>					<b>\$37,362</b>	<b>\$6,531,213</b>	<b>\$13,572</b>	<b>\$556,052</b>	<b>\$7,138,199</b>	<b>\$0</b>		

# FACILITY RECOMMENDATIONS

## STILLMAN VALLEY HIGH SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>HEATING, VENTILATION, 3.0 AND AIR CONDITIONING</b>											
3.1	Home Economics 129: Gas pipe stubbed down below ceiling. Cut piping back to above ceiling and cap.	1	EA	\$975			\$975		\$975		
3.2	Home Economics 129: Dryer vent not terminated outdoors. Extend dryer vent piping through sidewall and terminate outdoors with vent cap.	1	EA	\$3,250			\$3,250		\$3,250		
3.3	Roof: Refrigerant piping for RTU-6 & RTU-12 is failing. Replace piping insulation.	2	EA	\$2,600		\$5,200			\$5,200		
3.4	Roof: RTU-7, RTU-8/9, RTU-10, RTU-11, RTU-13, RTU-14, RTU-18, RTU-19, HRU-18, and HRU-19 are heating only units and are 23 years old. Typical lifespan is 25-30 years. We recommend replacement within 5-7 years. Replace units within 5-7 years.	1	LS	\$487,500			\$487,500		\$487,500		
3.5	Roof: RTU-1, RTU-2, RTU-3, RTU-4, RTU-5, RTU-6 (with Condensing Unit), RTU-12 (with Condensing Unit), RTU-15, HRU-15, RTU-16, RTU-17, HRU-17 are 23 years old. Typical lifespan is 25-30 years. We recommend replacement within 2-5 years. Replace units within 5-7 years.	1	LS	\$975,000			\$975,000		\$975,000		
3.6	Mechanical Storage: Water heater/boiler have a typical lifespan of 10-15 years. We recommend replacement within 5 years. Replace unit within 5 years.	1	EA	\$5,200			\$5,200		\$5,200		
3.7	Large Gym: Provide cooling in gym. Replace heat only rooftop units with heating/cooling units.	1	LS	\$507,000			\$507,000	\$507,000	\$507,000		
3.8	Library: Multi-zone RTU is having issues with temperature difference between interior and perimeter. Replace with 35 Ton VAV RTU and VAV boxes with electric reheat. Bring new panel to connect VAV boxes.	1	LS	\$351,000			\$351,000	\$351,000	\$351,000		
3.9	Agriculture, Corridors, Shops, Etc: Provide cooling throughout building. Replace heat only rooftop units with heating/cooling units.	1	LS	\$942,500			\$942,500	\$942,500	\$942,500		
3.10	Weight Room: provide dedicating cooling to unit. Provide new 15 Ton heat/cool RTU.	1	LS	\$84,500			\$84,500	\$84,500	\$84,500		
3.11	Kitchen: Provide cooling in kitchen. Provide 15 Ton DOAS unit on roof.	1	LS	\$100,750			\$100,750	\$100,750	\$100,750		
3.12	Office Waiting Area: Flow restrictors installed outside air device. Rebalance airflow to air device at balancing damper.	1	EA	\$910		\$910			\$910		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$6,110</b>	<b>\$1,471,925</b>	<b>\$1,985,750</b>	<b>\$3,463,785</b>	<b>\$0</b>	
<b>4.0 PLUMBING</b>											
4.1		1	EA	\$0				\$0	\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>5.0 POWER AND LIGHTING</b>											
5.1	Gymnasium (fieldhouse) Southeast exterior door, Corridor C-14 outside teachers workroom: Battery light has lamp mount broken with lamp hanging. Replace fixture in kind.	2	EA	\$650	\$1,300				\$1,300		



# FACILITY RECOMMENDATIONS

## STILLMAN VALLEY HIGH SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes	
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals			
5.2	Classroom 103: Light switch is missing cover plate. Add cover plate	1	EA	\$65	\$65					\$65		
5.3	Classroom 109: clock socket is open with exposed wires. Removed wiring back to previous junction box or provide cover for opening.	1	EA	\$650	\$650					\$650		
5.4	Classroom 105: Battery light cover is open with exposed wiring. Replace future in kind.	1	EA	\$650	\$650					\$650		
<b>Category Subtotal</b>					<b>\$2,665</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,665</b>	<b>\$0</b>	
<b>6.0 ELECTRICAL SYSTEMS</b>												
6.1	Classroom 115, 116,119: No smoke/heat detection. Provide new smoke detector.	3	EA	\$1,300	\$3,900					\$3,900		
6.2	Kitchen, Multi-purpose, and gym: Electrical panels have circuiting issues and no spare mounting space. Hire electrician to investigate circuiting and identify best option for additional circuit capacity in area.	1	EA	\$3,900	\$3,900					\$3,900		
6.3	Throughout building: Upgrade lighting to LED. Replace light fixtures in kind with similar LED fixtures.	115642	SF	\$13				\$1,503,346		\$1,503,346		
6.4	Entire building: VOIP wiring throughout the building has been replaced. Security cameras associated wiring needs to be installed to improve security concerns. Install security cameras.	1	LS	TBD			TBD			\$0		
<b>Category Subtotal</b>					<b>\$7,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,503,346</b>	<b>\$0</b>	<b>\$1,511,146</b>	<b>\$0</b>	
<b>7.0 PROPOSED IMPROVEMENTS</b>												
7.1	<Proposed Improvement 1>	1	LS	\$0				\$-		\$0		
7.2	<Proposed Improvement 2>	1	LS	\$0				\$-		\$0		
7.3	<Proposed Improvement 3>	1	LS	\$0				\$-		\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>BUILDING TOTALS</b>												
<b>Construction Item Totals</b>					<b>\$101,244</b>	<b>\$7,121,071</b>	<b>\$2,537,452</b>	<b>\$10,074,030</b>	<b>\$0</b>	<b>\$19,833,797</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>					<b>\$131,617</b>	<b>\$9,257,392</b>	<b>\$3,298,687</b>	<b>\$13,096,239</b>	<b>\$0</b>	<b>\$25,783,936</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>					<b>\$131,617</b>	<b>\$10,109,304</b>	<b>\$3,933,746</b>	<b>\$19,462,258</b>	<b>\$0</b>	<b>\$33,636,925</b>	<b>**</b>	

\*Soft costs include A/E fees, testing permitting etc.

\*\*For long-term maintenance and upgrades items, no escalation has been added. Escalation for these items to be added for anticipated year work is to be implemented.

# FACILITY RECOMMENDATIONS

## MERIDIAN JUNIOR HIGH SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>1.0 BUILDING INTERIOR</b>											
1.1	Stair 1: Stair handrail is missing and doesn't meet code. Provide code compliant hand and guard rail.	66	LF	\$98		\$6,435				\$6,435	
1.2	Storage 8, 1, Cafeteria, Boiler Room U-1, Office 12, Womans Toilet Room 10: Cracks are present in brick masonry. Tuck point masonry joints.	122	SF	\$36		\$4,441				\$4,441	
1.3	Corridor 1, 2, 3, 4, 10, 11, 12, 14, Reception 6. Classroom 122, 123, 124, 125, 126, 127,128, 214, 217, 218, 219, 220, 221. Stairwell 1, Gymnasium 112. Band Room, Prep 2. Storage 7; Ceiling is damaged. Remove and replace existing suspended acoustical ceiling grid system.	23282	SF	\$13			\$302,666			\$302,666	
1.4	Nurse 3, Conference 5, Office 4, Storage 6, 23. MPR. Girls Locker Room, Classroom 103, 203. Corridor 16. Girls Toilet Room 7. Boys Toilet Room 8. Guidance Center. Boiler Room 1: Ceiling finish is damaged. Requires investigation to determine extent of asbestos abatement.	TBD	SF	TBD						\$0	
1.5	Classroom 102,125,103, 206, 204, 203, 202, 219, ,220, Principal Office, Conference 5, Mech 2, Boys Toilet Room 2, Cafeteria, Dish, Boys Locker Room, Girls Locker Room, Staff Workroom, Corridor 7, 14, Storage 1,5, 9, Nurses Office, Band Room, Band Room Office: Wall finish is damaged. Patch, prime, and paint gypsum wall finish.	582	SF	\$20			\$11,349			\$11,349	
1.6	Band Room 212: Wall base is damaged creating a hazardous condition in an exit corridor. Replace damaged wall base material.	14	LF	\$9	\$127					\$127	
1.7	Elevator, Stair 1, 5, 6, Band Room, Room 214: Floor finish is damaged creating a hazardous condition in an exit corridor. Replace damaged Vinyl Tiles.	60	SF	\$33	\$1,950					\$1,950	
1.8	Classroom: 102,103,201,202,203,204,206, Nurse, Band room: Remove carpet and replace with LVT flooring.	9634	SF	\$22			\$212,911			\$212,911	
1.9	Stair 3: Glass in door/sidelight is not safety glazing. Replace glass with safety glazing.	8	SF	\$46	\$364					\$364	
1.10	Kitchen, Band Room: Closers not operating correctly. Adjust door closers.	3	EA	\$325		\$975				\$975	
1.11	Lobby 3, Kiln, Storage 1: Closers are damaged or missing. Provide new closers.	4	EA	\$975		\$3,900				\$3,900	
1.12	Cafeteria, Mech U-5, Corridor C-13: Pair of doors and frame in a fire rated partition do not appropriate rating.	10	EA	\$19,500		\$195,000				\$195,000	
1.13	Storage 2, Science 120 Storage, Stage, Kitchen, Stair 5, Computer Room 206, Band Room, Stair 5, Janitor 2: Single door and frame in a fire rated partition do not have appropriate rating. Remove and replace door, frame and hardware to meet fire rating requirements.	13	EA	\$9,750		\$126,750				\$126,750	

**FACILITY RECOMMENDATIONS**  
**MERIDIAN JUNIOR HIGH SCHOOL**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
1.14	Storage 3, Office 4, Men Toilet Room 4, Woman Toilet Room 3, Corridor 9: Door hardware missing/broken/ not operational (broken or missing hardware). Remove and replace/provide door hardware.	5	EA	\$1,950		\$9,750			\$9,750		
1.15	Lobby 3, Corridor 2, Staff Workroom, Nurses Office: Door sticks in frame/Does not operate correctly/does not close and latch. Repair and adjust door and replace hardware.	5	EA	\$1,950		\$9,750			\$9,750		
1.16	Corridor 4, 7, Entry 8, Stair : Pair of doors and frame is damaged and does not operate properly. Replace doors, frame and hardware.	4	EA	\$19,500		\$78,000			\$78,000		
1.17	Toilet Toilet Room 1, Storage S-7, Room 125, Corridor 9, Boys Locker Room, Storage 1, Practice Room 1, 2, Storage 23, Band Room Office: Door and frame is damaged and does not operate properly. Replace door, frame and hardware.	10	EA	\$9,750		\$97,500			\$97,500		
1.19	Storage 2: Opening in wall does not provide the required fire separation. Provide rated door, frame and hardware in existing opening.	1	EA	\$9,750	\$9,750				\$9,750		
1.20	Stage: Wall construction does not provide the required fire separation. Remove and replace existing wall construction with appropriate construction type to achieve the required fire separation.	8	EA	\$9,750	\$78,000				\$78,000		
1.22	Storage 2, Mech U-2, Storage 11, Mech U-5: Items penetrating fire rated partitions are not properly fire sealed. Seal around penetrations to provide fire rated assembly and maintain required fire rating of partition.	16	LF	\$39	\$624				\$624		
1.24	Room 204: Casework panels missing. Provide panels.	4	EA	\$208		\$832			\$832		
1.25	Kitchen: No accessible path. Remove existing gas pipe and patch the floor.	1	EA	\$3,250			\$3,250		\$3,250		
1.26	Computer Room 206: No accessible path. Remove wooden ramp to provide appropriate head clearance.	1	EA	\$1,300			\$1,300		\$1,300		
1.27	Classroom 204, Reception 6, Staff Workroom 101, Classroom 103, Storage 7. Conference 5: No ADA 34" high countertop. Remove and replace casework to provide handicap accessiblilty.	254	LF	\$780			\$198,120		\$198,120		
1.28	Science Rooms 120, 123, 217: No ADA 34" high workspace. Provide accessible workspace.	3	EA	\$23,400			\$70,200		\$70,200		
1.29	Board Room, Room 126, Storage 20: Sink not accessible. Replace sink to allow handicap accessible.	3	EA	\$4,550			\$13,650		\$13,650		
1.30	Classroom 101, 202: No 18" clearance on pull side of door. Adjust wall or door to allow 18" from door to wall.	2	EA	\$19,500			\$39,000		\$39,000		
1.32	Nurses Office 210 Toilet: Toilet Room not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$45,000			\$45,000		\$45,000		
1.33	Boys Toilet Room T- 8: Toilet Room not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$32,500			\$32,500		\$32,500		
1.34	Girls Toilet Room T- 7: Toilet Room not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$32,500			\$32,500		\$32,500		

# FACILITY RECOMMENDATIONS

## MERIDIAN JUNIOR HIGH SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
1.36	Girls Toilet Room T- 1: Toilet Room not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$39,000				\$39,000	\$39,000		
1.37	Boys Toilet Room T- 2: Toilet Room not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$39,000				\$39,000	\$39,000		
1.38	Girl's Lockerroom: Upgrade and rennovate girl's lockerroom.	921	SF	\$293				\$269,393	\$269,393		
1.39	Boys Lockerroom: Upgrade and rennovate boys lockerroom.	1085	SF	\$293				\$317,363	\$317,363		
1.40	Completion of asbestos abatement. Requires further investigation.	TBD	SF	TBD							
<b>Category Subtotal</b>					<b>\$90,815</b>	<b>\$533,333</b>	<b>\$318,565</b>	<b>\$1,308,636</b>	<b>\$2,251,350</b>	<b>\$0</b>	
<b>2.0 BUILDING EXTERIOR AND SITE</b>											
<b>Site</b>											
2.1	Site: Grade change in pavement creates a tripping hazard on a required exit route. Replace pavement.	5075	SF	\$39				\$197,925	\$197,925		
2.2	Site: Concrete sidewalk is deteriorated creating a tripping hazard. Replace concrete.	1994	SF	\$39				\$77,766	\$77,766		
2.3	North Parking Lot: No accesible parking space. Repaint parking to include accessible parking. Provide signage and cocnretet filled bollard.	2	EA	\$9,100				\$18,200	\$18,200		
<b>Building Exterior</b>											
2.4	Entire Roof: Roof beyond useful lifespan. Remove and replace roof.	47700	SF	\$52				\$2,480,400	\$2,480,400		
2.5	1957 Addition: Sealant at exterior louvers is failing and does not prevent water from entering the building. Replace Sealant.	264	LF	\$39	\$10,296				\$10,296		
2.6	1938 Building, North wall of 1957 Addition, Maintenance Building. Finish on exterior window lintel deteriorated allowing lintel to rust. Sand, Prime, and Paint lintel.	126	LF	\$33				\$4,095	\$4,095		
2.7	Entire Building: Window system is failing allowing water infiltration into building, causing damage to interior finishes. Replace existing window system.	8086.5	SF	\$156				\$1,261,494	\$1,261,494		
2.8	Media Center Exterior: Exterior Insulation Finishing system deteriorated and allowing water to penetrate the roofing system. Replace EIFS with climate appropriate siding.	80	SF	\$20	\$1,560				\$1,560		
2.9	Media Center: Soffit panel material is cracked allowing moisture into the building. Patch cracks, prime, and paint soffit.	238	SF	\$52	\$12,376				\$12,376		
2.10	2001 Addition: Soffit panel material is deteriorating allowing moisture into the building. Sand, prime, and paint soffit.	291	SF	\$26	\$7,566				\$7,566		
2.11	Exterior of Classroom 128, Door 7 and 8: Item penetrating exterior wall is not properly sealed allowing moisture into the building. Provide sealant.	8	LF	\$20	\$156				\$156		
2.12	Chimney, North wall of 1938 and 1957 building, Exterior of Storage 1, South of door 11: Brick is broken/spauled. Repair or replace brick.	290	SF	\$52				\$15,080	\$15,080		

**FACILITY RECOMMENDATIONS**  
**MERIDIAN JUNIOR HIGH SCHOOL**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
2.13	Exterior of A-9, Classroom 125, 122, West wall of 2001 Addition, Original 1938 walls, Wall South of door 11, Exterior of stair 2,: Exterior masonry wall showing signs of distress/failure. Tuck Point masonry.	6584	SF	\$36			\$239,658		\$239,658		
2.14	South Gymnasium wall, Exterior of Science 120, North wall of 1957 addition: Mortar joints are deteriorating and cracks are present in the masonry. Tuck Point masonry.	585	SF	\$36			\$21,294		\$21,294		
2.15	Exterior of Storage Room 7: Foundation cracked or deteriorating. Patch Concrete.	1	SF	\$975			\$975		\$975		
2.16	Exterior of Classroom 122: Sidewalk joint missing creating a tripping hazard. Provide Sealant.	15	LF	\$39		\$585			\$585		
2.17	Gas Meter: Asphalt pavement is cracked and deteriorated. Patch or replace asphalt.	76	SY	\$87			\$6,620		\$6,620		
2.18	Gas Meter: There are no bollards protecting gas meter in a traffic area creating a hazardous condition. Provide Bollards.	2	EA	\$1,300		\$2,600			\$2,600		
2.19	Door 7 and 8: Concrete exit stair deteriorated creating a hazardous condition in a required exit path. Replace concrete.	140	SF	\$39		\$5,460			\$5,460		
2.20	Door 8: Handrails at ramp are missing. Provide handrails.	10	LF	\$98		\$975			\$975		
<b>Category Subtotal</b>					<b>\$31,954</b>	<b>\$2,769,806</b>	<b>\$1,545,120</b>	<b>\$18,200</b>	<b>\$4,365,080</b>	<b>\$0</b>	

# FACILITY RECOMMENDATIONS

## MERIDIAN JUNIOR HIGH SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>HEATING, VENTILATION, AND AIR CONDITIONING</b>											
3.1	Girls Locker Room Toilet: Open duct (no air device). Provide new air device to match existing duct opening.	1	EA	\$195		\$195			\$195		
3.2	Mech Room U-2: Dryer not vented to outdoors. Extend dryer vent to nearest exterior wall and terminate with wall cap.	1	EA	\$3,250		\$3,250			\$3,250		
3.3	Office A-8: Airflow restrictor installed on air device. Rebalance air device at balancing valve.	1	EA	\$260		\$260			\$260		
3.4	Band Prac Room 2: Thermostat missing cover. Replace thermostat in kind if cover is not available.	1	EA	\$650		\$650			\$650		
3.5	Guidance Counselor Office: No ventilation provided to occupied space. Provide airflow from nearest unit with outside air.	1	EA	\$3,250		\$3,250			\$3,250		
3.6	Roof. RTU-1, RTU-2, RTU-3, HRU-1, and HRU-2 are 23 years old. Typical lifespan is 25-30 years. Recommend replacement within 3-5 years.	1	EA	\$455,000			\$455,000		\$455,000		
3.7	Boiler Room: Boilers appear to be +/- 30-35 years old, but appear to have a new burner so may have been rebuilt. We recommend they be thoroughly inspected and tested and replaced as necessary.	2	EA	\$9,750				\$19,500	\$19,500		
3.8	Original Building: Investigate adding cooling throughout original building. Provide a study to determine best system types to fit the space needs with associated pricing.	1	LS	\$26,000	\$26,000				\$26,000		
3.9	Original Building: Unit ventilators are not functioning properly. Replace unit ventilators in kind. Hold pending completion of study above.	13	EA	\$16,250			\$211,250		\$211,250		
3.10	Roof: (3) existing VAV RTU's should be replaced within 1-3 years.	1	LS	\$325,000		\$325,000			\$325,000		
3.11	Induction units appear to be older models. We recommend they be thoroughly inspected and tested and replaced as necessary.	1	EA	\$13,000		\$13,000		\$13,000	\$26,000		
<b>Category Subtotal</b>					<b>\$26,000</b>	<b>\$345,605</b>	<b>\$666,250</b>	<b>\$32,500</b>	<b>\$1,070,355</b>	<b>\$0</b>	
<b>4.0 PLUMBING</b>											
4.1		1	EA	\$0				\$0	\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>5.0 POWER AND LIGHTING</b>											
5.1	Throughout Building: Upgrade lighting throughout building to LED. Replace light fixtures in kind with simialr LED fixtures.	76182	SF	\$13				\$990,366	\$990,366		
5.2	Boys Toilet T-2: No battery light installed. Install new battery light..	1	EA	\$650	\$650				\$0		
5.3	Cafeteria: (2) battery backs have broken lamp mounts and lamps are hanging. Replace fixtures in kind.	1	EA	\$1,300	\$1,300				\$0		
<b>Category Subtotal</b>					<b>\$1,950</b>	<b>\$0</b>	<b>\$0</b>	<b>\$990,366</b>	<b>\$990,366</b>	<b>\$0</b>	
<b>6.0 ELECTRICAL SYSTEMS</b>											

# FACILITY RECOMMENDATIONS

## MERIDIAN JUNIOR HIGH SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
6.1	Science Lab: Open clock socket with exposed wiring. Remove wiring back to previous junction box or seal opening.	1	EA	\$650		\$650			\$650		
6.3	Entire building: VOIP wiring throughout the building has been replaced. Security cameras associated wiring needs to be installed to improve security concerns. Install security cameras.	1	EA	TBD				TBD	\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$650</b>	<b>\$0</b>	<b>\$0</b>	<b>\$650</b>	<b>\$0</b>	
<b>7.0 PROPOSED IMPROVEMENTS</b>											
7.1	<Proposed Improvement 1>	1	LS	\$0		\$	-		\$0		
7.2	<Proposed Improvement 2>	1	LS	\$0		\$	-		\$0		
7.3	<Proposed Improvement 3>	1	LS	\$0		\$	-		\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>BUILDING TOTALS</b>											
<b>Construction Item Totals</b>					<b>\$150,719</b>	<b>\$3,649,394</b>	<b>\$2,529,935</b>	<b>\$2,349,702</b>	<b>\$8,679,751</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>					<b>\$195,935</b>	<b>\$4,744,212</b>	<b>\$3,288,916</b>	<b>\$3,054,613</b>	<b>\$11,283,676</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>					<b>\$195,935</b>	<b>\$5,180,798</b>	<b>\$3,922,093</b>	<b>\$4,539,446</b>	<b>\$13,838,272</b>	<b>**</b>	

\*Soft costs include A/E fees, testing permitting etc.

\*\*For long-term maintenance and upgrades items, no escalation has been added. Escalation for these items to be added for anticipated year work is to be implemented.

# FACILITY RECOMMENDATIONS

## MONROE ELEMENTARY SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>1.0 BUILDING INTERIOR</b>											
1.1	Lobby L-1: Floor finish is damaged creating a hazardous condition in an exit corridor. Repair damaged terrazzo.	10	SF	\$260		\$2,600			\$2,600		
1.2	Lobby L-1, Gym: Floor finish is damaged creating a hazardous condition in an exit corridor. Replace damaged Vinyl Tiles.	6	SF	\$33		\$195			\$195		
1.3	Multi-Purpose room, Work 2, Classroom 2,12,4,3, Gym, Boys T-5, Woman's T-3, Conference 8: Wall finish is damaged. Patch, prime and paint wall. .	135	SF	\$20		\$2,633			\$2,633		
1.4	Office 6, Kitchen, Rec, Work room 2, Storage 2, 3, Corridor 2, 9, Men's T-3, Vestibule 3, Girls T-6, LD Resource room 14, Vestibule 2, Girls T-2, Janitors 1, 2, Woman's T-7, Classroom 2,19,21,20,22,23,24,26,13,12,11,9,3,17,16,18: Remove and replace existing suspended acoustical ceiling grid system.	17672	SF	\$13		\$229,736			\$229,736		
1.5	Rec, Electric room U-1, Multi-purpose room, Corridor 6: Cracks are present in brick masonry. Point masonry joints.	122	SF	\$52		\$6,344			\$6,344		
1.6	Kindergarten, Media Center: Door and frame is damaged and does not operate properly. Replace door, frame and hardware.	2	EA	\$9,750		\$19,500			\$19,500		
1.7	Courtyard West, Courtyard East entrance: Pair of doors and frame is damaged and does not operate properly. Replace doors, frame and hardware.	2	EA	\$19,500		\$39,000			\$39,000		
1.8	Gymnasium: Pair of doors and frame is damaged and does not operate properly. Replace doors, frame and hardware.	1	EA	\$19,500		\$19,500			\$19,500		
1.9	Receiving Entrance, Kitchen: Door sticks in frame/Does not operate correctly/does not close and latch. Repair and adjust door and replace hardware.	3	EA	\$1,950		\$5,850			\$5,850		
1.10	Multi-Purpose room entrances: Door hardware not operational. Remove and replace door hardware.	4	EA	\$1,950		\$7,800			\$7,800		
1.11	Office 3, Classroom 2, 3, 4, 5, 6, 7, 9, 10, 11, 128, Office 1, Janitors 1, Kitchen: Single door lacks proper exit hardware. Replace door knobs with lever lockset.	14	EA	\$975		\$13,650			\$13,650		
1.12	Vest 4: Center Mullion rusted. Replace center mullion.	2	EA	\$2,600		\$5,200			\$5,200		
1.13	Janitor Closet 1, Storage 2: Single door and frame in a fire rated partition do not have appropriate rating. Remove and replace door, frame and hardware to meet fire rating requirements.	2	EA	\$9,750	\$19,500				\$19,500		
1.14	Storage 3: Pair of doors and frame in a fire rated partition do not appropriate rating. Remove and replace doors, frame and hardware to meet fire rating requirements.	2	EA	\$13,000		\$26,000			\$26,000		
1.15	Vestibule 4, Classroom 13: Closers present on doors in rated partitions are broken. Replace door closers.	2	EA	\$1,300		\$2,600			\$2,600		
1.16	Gym, Vestibule 4, Corridor 6: Closers not operating correctly. Adjust door closers.	3	EA	\$260		\$780			\$780		
1.17	Speech 9, Classroom 12,8,10,9,7,5,6,4,3, Conference 8, Conference 7: Glass in door/sidelight is not safety glazing. Replace glass with safety glazing.	12	EA	\$520	\$6,240				\$6,240		



# FACILITY RECOMMENDATIONS

## MONROE ELEMENTARY SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
1.18	Classroom 9, 7, 5: Casework is deteriorating. Replace accessible height casework.	67	LF	\$780			\$52,260		\$52,260		
1.19	Classroom 9, 8, 5: Casework is deteriorating. Replace full height casework.	16	LF	\$1,560			\$24,960		\$24,960		
1.20	Boys T-5: Toilet Partitions are damaged and are no longer operational. Remove and replace toilet partitions.	1	EA	\$3,900		\$3,900			\$3,900		
1.21	Elec room U-1: Items penetrating fire rated partitions are not properly fire sealed. Seal around penetrations to provide fire rated assembly and maintain required fire rating of partition.	4	LF	\$39	\$156				\$156		
1.22	Office 5: Toilet room is not ADA compliant. Renovate existing restrooms for public access.	96	SF	\$520			\$49,920		\$49,920		
1.23	Classroom 5, 7, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, LD Resource room: Sink not accessible. Remove and replace existing sink and cabinet with ADA compliant	15	EA	\$4,550			\$68,250		\$68,250		
1.24	Work 2, Office 1: No ADA 34" height countertop section. Replace a section of the base cabinet and countertop to allow handicap access.	18	LF	\$780			\$14,040		\$14,040		
1.25	Boys T-1: Toilet room is not ADA compliant. Renovate existing restrooms for public access.	1	LS	\$32,500			\$32,500		\$32,500		
1.26	Girls T-2: Toilet room is not ADA compliant. Renovate existing restrooms for public access.	1	LS	\$32,500			\$32,500		\$32,500		
1.27	Girls T-6: Toilet room is not ADA compliant. Renovate existing restrooms for public access.	1	LS	\$55,219			\$55,219		\$55,219		
1.28	Girls T-7: Toilet room is not ADA compliant. Renovate existing restrooms for public access.	1	LS	\$62,681			\$62,681		\$62,681		
1.29	Boys T-5: Toilet room is not ADA compliant. Renovate existing restrooms for public access.	1	LS	\$49,889			\$49,889		\$49,889		
1.30	boys T-8: Toilet room is not ADA compliant. Renovate existing restrooms for public access.	1	LS	\$62,254			\$62,254		\$62,254		
1.31	Kindergarten Toilet room is not ADA compliant. Renovate existing restrooms for public access.	1	LS	\$39,000			\$39,000		\$39,000		
<b>Category Subtotal</b>					<b>\$25,896</b>	<b>\$385,288</b>	<b>\$77,220</b>	<b>\$466,253</b>	<b>\$954,656</b>	<b>\$0</b>	
<b>2.0 BUILDING EXTERIOR AND SITE</b>											
<b>Site</b>											
2.1	Parking Lot: Signage is missing at handicap parking spaces. Provide signage with concrete filled bollard.	6	EA	\$650			\$3,900		\$3,900		
2.2	Bus Drop Off: Concrete curb is deteriorated creating a hazardous condition. Patch and repair concrete.	122	SF	\$39			\$4,758		\$4,758		
2.3	Courtyard, Site: Sidewalk is cracked and deteriorated creating a hazardous condition. Patch and repair concrete.	330	SF	\$39			\$12,870		\$12,870		
2.4	Parking Lot: Asphalt pavement is cracked and deteriorated. Patch or replace asphalt .	6112	SY	\$87			\$532,355		\$532,355		
2.5	Door G: Grade change at stoop creates tripping hazard. Provide ramp transition.	20	SF	\$39		\$780			\$780		
2.6	Playground: Remove and replace playground including poured in place rubber surface material.	1	LS	\$503,910			\$503,910		\$503,910		Includes new playground equipment and poured in place surface. New playground to match existing footprint (Approximately 7653 SF)

**FACILITY RECOMMENDATIONS**  
**MONROE ELEMENTARY SCHOOL**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
2.7	Site preparation for new playground poured in place rubber surface.	1	LS	\$50,000				\$50,000	\$50,000		Allowance
<b>Building Exterior</b>											
2.6	Entire Roof: Low sloped roof system has failed and is no longer effective at keeping water out of the building. Replace roof.	50600	SF	\$52		\$2,631,200			\$2,631,200		
2.7	Entire Building: Sealant at Masonry control joint is failing and does not prevent water from entering the building. Replace Sealant.	313	SF	\$22	\$6,917				\$6,917		
2.8	South Gym wall, Classroom 9: Sealant at Louver has deteriorated. Replace sealant.	132	LF	\$20	\$2,574				\$2,574		
2.9	Door J: Exit door in poor condition. Replace Door.	1	EA	\$9,750		\$9,750			\$9,750		
2.10	Entire Building: Window System is failing allowing water to infiltrate into building. Replace window system.	3787.23	SF	\$156			\$590,808		\$590,808		
2.11	Main Entry, Media Center: Paint finish has deteriorated at soffit. Sand, prime, and paint metal panel.	45	LF	\$22	\$995				\$995		
2.12	Main Entry, West Gymnasium Wall: Item Penetrating exterior wall is properly sealed allowing moisture into the building. Provide sealant.	2	LF	\$20		\$39			\$39		
2.13	Gymnasium Corners, Chimney, Equipment wall: Brick is broken or spalled. Repair or replace brick.	100	SF	\$52		\$5,200			\$5,200		
2.14	Various Spots Entire Building: Mortar Joint are Deteriorated and cracks are present in the masonry. Tuck point masonry.	660	SF	\$52		\$34,320			\$34,320		
2.15	Chimney, Exterior of Classrooms 5, 7, 9, 11, 12, Exterior of Media Center: Concrete Foundation Wall deteriorating and cracked. Patch and repair concrete.	117	SF	\$52		\$6,084			\$6,084		
<b>Category Subtotal</b>					<b>\$10,486</b>	<b>\$2,687,373</b>	<b>\$1,144,691</b>	<b>\$553,910</b>	<b>\$4,396,460</b>	<b>\$0</b>	

# FACILITY RECOMMENDATIONS

## MONROE ELEMENTARY SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>HEATING, VENTILATION, 3.0 AND AIR CONDITIONING</b>											
3.1	Office A-2: No ventilation air is evident. Provide supply from Gym air handling unit.	1	EA	\$650		\$650			\$650		
3.2	Health A-4: No ventilation air is evident. Provide supply from Gym air handling unit.	1	EA	\$1,950		\$1,950			\$1,950		
3.3	Office A-5: No ventilation air is evident. Provide supply from Gym air handling unit.	1	EA	\$1,950		\$1,950			\$1,950		
3.4	Kitchen Office: No ventilation air is evident. Provide supply from Gym air handling unit.	1	EA	\$1,300		\$1,300			\$1,300		
3.5	Office A-3: No ventilation air is evident. Provide window unit/PTAC.	1	EA	\$4,550		\$4,550			\$4,550		
3.6	Lobby Private Office: No ventilation air is evident. Provide window unit/PTAC.	1	EA	\$4,550		\$4,550			\$4,550		
3.7	Conf A-9: No ventilation air is evident. Provide window unit/PTAC.	1	EA	\$4,550		\$4,550			\$4,550		
3.8	Speech A-9: No ventilation air is evident. Provide window unit/PTAC.	1	EA	\$4,550		\$4,550			\$4,550		
3.9	Roof: Condensing unit is 24 years old. Typical lifespan is 25-30 years. Recommend replacement in kind within 5 years. Recommend replacement in kind within 5 years.	1	EA	\$260,000			\$260,000		\$260,000		
3.10	Penthouse: Water heaters are 20 years old and approaching end of lifespan. Recommend replacement.	2	EA	\$16,250			\$32,500		\$32,500		
3.11	Penthouse: Boilers are 23 years old, but typical lifespan is 30-35 years. Recommend replacement in roughly 10 years. Recommend replacement in 10 years.	2	EA	\$130,000				\$260,000	\$260,000		
3.12	Throughout Building: Humidity issues causing air quality issues. Provide study to determine root cause and potential solutions.	1	LS	\$19,500	\$19,500				\$19,500		
3.13	Throughout Building: Provide a study to determine best system types to fit the space needs with associated pricing.	1	LS	\$22,750					\$22,750		
3.14	Throughout Building: Provide 12.5 Ton rooftop in large gym and 10 Ton rooftop in small gym.	1	LS	\$97,500			\$97,500		\$97,500		
3.15	Throughout Building: Provide upgraded BAS system.	1	LS	\$455,000			\$455,000		\$455,000		
3.16	Throughout Building: Ventilators are not functioning properly. Pending study discussed in above.	1	LS	\$0					\$0		
<b>Category Subtotal</b>					<b>\$42,250</b>	<b>\$24,050</b>	<b>\$845,000</b>	<b>\$260,000</b>	<b>\$1,171,300</b>	<b>\$0</b>	
<b>4.0 PLUMBING</b>											
4.1		1	EA	\$0				\$0	\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>5.0 POWER AND LIGHTING</b>											
5.1	Throughout Building: upgrade light fixtures to LED. Replace existing light fixtures in kind with LED.	51727	SF	\$13			\$672,451		\$672,451		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$672,451</b>	<b>\$672,451</b>	<b>\$0</b>	
<b>6.0 ELECTRICAL SYSTEMS</b>											

# FACILITY RECOMMENDATIONS

## MONROE ELEMENTARY SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
6.1	Classroom 25: Open clock socket. Pull wiring back to previous junction box or cover opening.	1	EA	\$650		\$650			\$650		
6.2	Entire building: VOIP wiring throughout the building has been replaced. Security cameras associated wiring needs to be installed to improve security concerns. Install security cameras.	1	EA	TBD			TBD		\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$650</b>	<b>\$0</b>	<b>\$0</b>	<b>\$650</b>	<b>\$0</b>	
<b>7.0 PROPOSED IMPROVEMENTS</b>											
7.1	<Proposed Improvement 1>	1	LS	\$0			\$-		\$0		
7.2	<Proposed Improvement 2>	1	LS	\$0			\$-		\$0		
7.3	<Proposed Improvement 3>	1	LS	\$0			\$-		\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>BUILDING TOTALS</b>											
<b>Construction Item Totals</b>					<b>\$78,632</b>	<b>\$3,097,361</b>	<b>\$2,066,911</b>	<b>\$1,952,614</b>	<b>\$7,195,517</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>					<b>\$102,221</b>	<b>\$4,026,569</b>	<b>\$2,686,984</b>	<b>\$2,538,398</b>	<b>\$9,354,172</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>					<b>\$102,221</b>	<b>\$4,397,114</b>	<b>\$3,204,279</b>	<b>\$3,772,301</b>	<b>\$11,475,915</b>	<b>**</b>	

\*Soft costs include A/E fees, testing permitting etc.

\*\*For long-term maintenance and upgrades items, no escalation has been added. Escalation for these items to be added for anticipated year work is to be implemented.

**FACILITY RECOMMENDATIONS**  
**HIGHLAND ELEMENTARY SCHOOL**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes	
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals			
<b>1.0 BUILDING INTERIOR</b>												
1.1	Room 20: Carpet and transition damaged creating a tripping hazard. Replace carpet and floor transition.	730	SF	\$21		\$15,184				\$15,184		
1.2	Gymnasium: Recessed lunch tables in old gymnasium damaged and abandoned. Remove lunch tables. Tooth in masonry openings with masonry to match existing masonry. Paint to match existing wall.	1	EA	\$20,000			\$20,000			\$20,000		
1.3	Gymnasium: Remove and replace existing flooring in old gymnasium. Flooring contains asbestos	2493	SF	\$52			\$129,636			\$129,636		
1.4	Classroom 20, 18, 15, 14, 13, 11. Corridor 6, 4, 3. Girls Toilet Room 6, Boys Toilet Room 5. A-8, A-7. Media Center, Kitchen, Boiler Room: Wall finish is damaged. Patch, Prime, and Paint wall.	210	SF	\$20		\$4,095				\$4,095		
1.5	Corridor 3, Boiler Room, Kitchen: Ceiling finish is damaged. Patch, Sand, Prime, and Paint Ceiling.	910	SF	\$20		\$17,745				\$17,745		
1.6	Classroom 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 18, 19, 20, 21, 30, 31. Corridor 3, 6. A-5, A-7. S-1, S-3. Media Center Work Room, Staff Workroom.: Remove and replace existing suspended acoustical ceiling grid system.	22912	SF	\$13		\$297,856				\$297,856		
1.7	Corr C-6, Classroom 16,10,4: Cracks are present in brick masonry. Point masonry joints.	19	SF	\$33		\$618				\$618		
1.8	Boiler U-1: Stair guardrails / handrails are missing /don't meet code. Provide handrails/guardrails to meet code.	30	LF	\$65	\$1,950					\$1,950		
1.10	Office A-8, Office A-9, Classrooms 7,Corridor C-3, Corridor C-2 Janitors 1: Door and frame is damaged and does not operate properly. Replace door, frame and hardware	6	EA	\$9,750		\$58,500				\$58,500		
1.11	Janitors 1: Door head is less than 6"-8" creating hazard. Replace Door frame and raise head height.	1	EA	\$10,000		\$10,000				\$10,000		
1.12	Corridor C-4, Corridor C-1, Vestibule V-2, Multi-Purpose Room: Pair of doors and frame is damaged and does not operate properly. Replace doors, frame and hardware.	8	EA	\$19,500		\$156,000				\$156,000		
1.13	Room 15, 20: Door hardware missing/broken/ not operational (broken or missing hardware). Remove and replace/provide door hardware	2	EA	\$1,950		\$3,900				\$3,900		
1.14	Room 4: No closers present/closers are broken on doors in rated partitions. Provide/replace closers.	1	EA	\$1,300	\$1,300					\$1,300		
1.15	Staff Workroom 1, Woman's T-1: Closers not operating correctly. Adjust door closers..	2	EA	\$325		\$650				\$650		
1.16	Vestibule 1-2: Hollow metal frame is rusting. Replace metal frame and door.	4	EA	\$9,750		\$39,000				\$39,000		
1.17	Kindergarten 9: Built in benches are deteriorated. Remove and replace benches.	10	LF	\$325			\$3,250			\$3,250		
1.19	Storage 6, Janitor Closet 2, Boiler, Storage 7: Items penetrating fire rated partitions are not properly fire sealed. Seal around penetrations to provide fire rated assembly and maintain required fire rating of partition.	5	SF	\$39	\$195					\$195		

# FACILITY RECOMMENDATIONS

## HIGHLAND ELEMENTARY SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
1.21	Classroom 10, 6, 11, 7. Staff Workroom 1: No 12" clearance on pull side of door. Replace door and frame. Modify partition and framing to provide 18" on pull side for ADA compliance.	5	EA	\$13,000				\$65,000	\$65,000		
1.22	Classroom 9,14, 19, 18, 21, 20, 30, 31. MPR: Sink not accessible. Remove and replace existing sink and cabinet w/ADA compliant fixture.	9	EA	\$4,550				\$40,950	\$40,950		
1.23	Nurse A-4: Toilet Room is not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$39,000				\$39,000	\$39,000		
1.24	Room 7: Toilet Room is not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$32,500				\$32,500	\$32,500		
1.25	Kindergarten 9: Toilet Room is not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$32,500				\$32,500	\$32,500		
1.26	Room 8: Toilet Room is not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$32,500				\$32,500	\$32,500		
1.27	Classroom 21: Toilet Room is not ADA compliant. Renovate existing toilet room for public access.	1	EA	\$1,300				\$1,300	\$1,300		
1.28	Provide additional Pre-K classrooms, special education, and instructional spaces. Analysis and investigation required.		SF	TBD							
<b>Category Subtotal</b>					<b>\$3,445</b>	<b>\$603,547</b>	<b>\$152,886</b>	<b>\$243,750</b>	<b>\$1,003,628</b>	<b>\$0</b>	
<b>2.0 BUILDING EXTERIOR AND SITE</b>											
<b>Site</b>											
2.1	Dumpster Pad: Dumpster pad deteriorated. Remove and replace concrete and add bollards.	1	EA	\$19,500				\$19,500	\$19,500		
2.2	Parking Lot: No Handicap signage at Accessible parking stalls. Provide required handicap signage with concrete filled bollard.	3	EA	\$2,600				\$7,800	\$7,800		
2.3	Parking lot, Playground black top: Asphalt pavement is cracked/deteriorated. Remove and replace asphalt paving.	5112	SY	\$87				\$445,255	\$445,255		
2.4	Concrete path leading to Door B: Handrails/guardrails at stair/ramp are missing/don't meet code. Provide code compliant handrail/guardrail.	65	LF	\$98				\$6,338	\$6,338		
2.5	Concrete Path to Door A, Site: Concrete sidewalk is cracked/deteriorated/missing creating a tripping hazard. Remove and replace concrete sidewalk.	645	SF	\$39				\$25,155	\$25,155		
2.6	Door E, Media Center Exit Door: Grade change in pavement/at entry stoop creates a tripping hazard on a required exit route. Remove existing concrete and replace with a concrete stair/ramp.	38.5	SF	\$39				\$1,502	\$1,502		
2.7	Door C: No accessible route to building. No path on site from exit door. Requires Investigation.	80	SF	TBD					\$0		
2.8	Door A, B: Joint between curb/surface 1 and sidewalk/surface 2 has a large gap, sealant is missing/deteriorated creating a tripping hazard. Provide joint filler and sealant.	66	LF	\$20				\$1,287	\$1,287		
2.9	Investigation of new playground. Existing playground area is roughly 17,152 SF surface area.			TBD							
<b>Building Exterior</b>											

**FACILITY RECOMMENDATIONS**  
**HIGHLAND ELEMENTARY SCHOOL**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
2.9	Entire Roof: Low-slope roof system has failed and is no longer effective at keeping water out of the building. Replace roof.	46200	SF	\$52		\$2,402,400			\$2,402,400		
2.10	Exterior of Classroom 7: Concrete foundation wall deteriorating and cracked. Patch and repair concrete foundation wall.	2	SF	\$260		\$520			\$520		
2.11	North Gymnasium wall: Exterior masonry is failing in a variety of ways causing degradation of the building envelope and allowing moisture into the building interiors. Tuck point masonry joint.	1233	SF	\$36		\$44,881			\$44,881		
2.12	East Gymnasium wall: Mortar joints are deteriorating and cracks are present in the masonry. Tuck point masonry joint..	126.5	SF	\$36		\$4,605			\$4,605		
2.13	West of Door B, South of Door G, Exterior of Classroom 10, 20, 17, Media Center: Exterior masonry wall showing signs of distress/failure. Tuck point masonry joint.	227	SF	\$36		\$8,263			\$8,263		
2.14	Classroom 7, 5 under AC unit: Exterior masonry wall showing signs of distress/failure. Tuck point masonry joint.	44	LF	\$36		\$1,602			\$1,602		
2.15	Door A, South wall of Gymnasium: Brick is spauled. Repair brick.	507	SF	\$52		\$26,364			\$26,364		
2.16	Exterior of Classroom 3: Soffit/siding/spandrel panels material is cracked/damaged and is allowing moisture into the building. Replace section of soffit/siding/spandrel panels and paint.	148	SF	\$52		\$7,696			\$7,696		
2.17	Entire Building: Window system is failing. Windows are difficult to operate, gaskets/seals are failing allowing water infiltration into building, causing damage to interior finishes. Replace existing window system.	7780	SF	\$156		\$1,213,680			\$1,213,680		
2.18	Exterior of Office 3, 6, Work Room 7, Door D: Finish on exterior window lintel deteriorated allowing lintel to rust. Scrape, prime and paint lintel.	38	LF	\$22	\$840				\$840		
2.19	Door F: Exit door in poor condition (rusted), binds and is not functional. Replace door (frame and hardware).	2	EA	\$9,750	\$19,500				\$19,500		
2.20	Entire building: Sealant at masonry control/expansion joint is failing and does not prevent water from entering the building. Remove sealant and reseal.	607	LF	\$20		\$11,837			\$11,837		
<b>Category Subtotal</b>					<b>\$20,340</b>	<b>\$3,756,128</b>	<b>\$472,555</b>	<b>\$0</b>	<b>\$4,249,023</b>	<b>\$0</b>	

# FACILITY RECOMMENDATIONS

## HIGHLAND ELEMENTARY SCHOOL



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>HEATING, VENTILATION, AND AIR CONDITIONING</b>											
3.1	Jan Closet: Dryer not vented to outdoors. extend dryer vent to exterior wall and terminate with vent cap.	1	EA	\$3,250			\$3,250		\$3,250		
3.2	Offices A-8 and A-9: No ventilation air provided to occupied spaces. Provide ductless split system with outside air duct from nearest sidewall.	2	EA	\$3,250	\$6,500				\$6,500		
3.3	Roof: RTU-1 and HRU-1 are 23 years old and approaching end of lifespan. Recommend replacement in kind.	1	LS	\$97,500		\$97,500			\$97,500		
3.4	Throughout Building: remove window units and provide permanent cooling throughout building. Provide a study to determine best system types to fit the space needs with associated pricing.	1	LS	\$22,750	\$22,750				\$22,750		
3.5	Boiler Room: Boilers are 24 years old. Typical lifespan is 30-35 years. Recommend replacement in 7-10 years.	2	EA	\$130,000			\$260,000		\$260,000		
3.6	Boiler Room: Water heaters are 24 years old. Recommend replacement in kind.	2	EA	\$16,250		\$32,500			\$32,500		
<b>Category Subtotal</b>					<b>\$29,250</b>	<b>\$130,000</b>	<b>\$3,250</b>	<b>\$260,000</b>	<b>\$422,500</b>	<b>\$0</b>	
<b>4.0 PLUMBING</b>											
4.1		1	EA	\$0				\$0	\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>5.0 POWER AND LIGHTING</b>											
5.1	Throughout building: upgrade to LED lighting. Replace fixtures in kind with LED fixture	48820	SF	\$10			\$488,054		\$488,054		
5.2	Classroom 7, 9 Toilets: Toilet rooms have no emergency light. Provide new emergency light.	2	EA	\$910		\$1,820			\$1,820		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$1,820</b>	<b>\$0</b>	<b>\$488,054</b>	<b>\$489,874</b>	<b>\$0</b>	
<b>6.0 ELECTRICAL SYSTEMS</b>											
6.1	Staff Workroom 1, Pre-K 30, Classrooms 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17: No smoke/heat detection. Provide new smoke detector.	18	EA	\$1,300	\$23,400				\$23,400		
6.2	Kitchen, Media Center, Classroom 3, 5, 8, 15: Open clock socket with exposed wires. Remove wiring back to previous junction box or cover opening.	6	EA	\$650		\$3,900			\$3,900		
6.3	Vault A-2: Heat detector covered and taped. Replace in kind if damaged.	1	EA	\$390	\$390				\$390		
6.4	Boiler room: Electrical issues (circuiting, capacity, etc.) Hire electrician to preform a study of existing electrical panels and circuits.	1	LS	\$6,500	\$6,500				\$6,500		
6.5	Entire building: VOIP wiring throughout the building has been replaced. Security cameras associated wiring needs to be installed to improve security concerns. Install security cameras.	1	EA	TBD			TBD		\$0		
<b>Category Subtotal</b>					<b>\$30,290</b>	<b>\$3,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,190</b>	<b>\$0</b>	
<b>7.0 PROPOSED IMPROVEMENTS</b>											
7.1	<Proposed Improvement 1>	1	LS	\$0		\$	-		\$0		



**FACILITY RECOMMENDATIONS  
HIGHLAND ELEMENTARY SCHOOL**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
7.2	<Proposed Improvement 2>	1	LS	\$0			\$ -		\$0		
7.3	<Proposed Improvement 3>	1	LS	\$0			\$ -		\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>BUILDING TOTALS</b>											
<b>Construction Item Totals</b>					<b>\$83,325</b>	<b>\$4,495,395</b>	<b>\$628,691</b>	<b>\$991,804</b>	<b>\$6,199,215</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>					<b>\$108,322</b>	<b>\$5,844,014</b>	<b>\$817,299</b>	<b>\$1,289,345</b>	<b>\$8,058,979</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>					<b>\$108,322</b>	<b>\$6,381,809</b>	<b>\$974,644</b>	<b>\$1,916,089</b>	<b>\$9,380,864</b>	<b>**</b>	

\*Soft costs include A/E fees, testing permitting etc.  
 \*\*For long-term maintenance and upgrades items, no escalation has been added. Escalation for these items to be added for anticipated year work is to be implemented.

**FACILITY RECOMMENDATIONS**  
**MAINTENANCE GARAGE**



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>1.0 BUILDING INTERIOR</b>											
1.1		0	0	\$0					\$0	\$0	
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2.0 BUILDING EXTERIOR AND SITE</b>											
<b>Site</b>											
2.1		0	0	\$0				\$0		\$0	
<b>Building Exterior</b>											
2.2	Entire building: Brick is broken/spauled. Tuckpoint and repair brick.	5238	SF	\$52				\$272,376		\$272,376	
2.3	Entire Roof: Low-slope roof system has failed and is no longer effective at keeping water out of the building. Remove and replace roof.	7997	SF	\$52				\$415,844		\$415,844	
2.4	Entire building: Sealant at masonry control joint is failing and does not prevent water from entering the building. Replace Sealant.	371	LF	\$22				\$8,199		\$8,199	
2.5	Exit door in poor condition (rusted), binds and is not functional. Replace door and frame.	2	EA	\$9,750				\$19,500		\$19,500	
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$715,919</b>	<b>\$0</b>	<b>\$715,919</b>	<b>\$0</b>	

# FACILITY RECOMMENDATIONS

## MAINTENANCE GARAGE



Item	Recommendation	Quantity and Cost Data			Estimated Cost and Recommended Implementation Year					Long-term Maintenance and Upgrades	Notes
		Qty	Unit	Unit Cost	Year 1	Year 3	Year 5	Year 10	10-Year Totals		
<b>HEATING, VENTILATION, AND AIR CONDITIONING</b>											
3.1	Maintenance Building: provide grade mounted RTU with new ductwork.	1	LS	\$52,000			\$52,000		\$52,000		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$52,000</b>	<b>\$0</b>	<b>\$52,000</b>	<b>\$0</b>	
<b>4.0 PLUMBING</b>											
4.1		1	EA	\$0				\$0	\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>5.0 POWER AND LIGHTING</b>											
5.1		1	EA	\$0				\$0	\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>6.0 ELECTRICAL SYSTEMS</b>											
6.1	Maintenance Building: Provide new circuit breaker panel to replae existing panel.	1	LS	\$11,050			\$11,050				
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$11,050</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>7.0 PROPOSED IMPROVEMENTS</b>											
7.1	<Proposed Improvement 1>	1	LS	\$0			\$-		\$0		
7.2	<Proposed Improvement 2>	1	LS	\$0			\$-		\$0		
7.3	<Proposed Improvement 3>	1	LS	\$0			\$-		\$0		
<b>Category Subtotal</b>					<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>BUILDING TOTALS</b>											
<b>Construction Item Totals</b>					<b>\$0</b>	<b>\$0</b>	<b>\$778,969</b>	<b>\$0</b>	<b>\$778,969</b>	<b>\$0</b>	
<b>Additional 30% for Soft Costs and Contingencies*</b>					<b>\$0</b>	<b>\$0</b>	<b>\$1,012,660</b>	<b>\$0</b>	<b>\$1,012,660</b>	<b>\$0</b>	
<b>Additional 5% Escalation Per Year</b>					<b>\$0</b>	<b>\$0</b>	<b>\$1,207,616</b>	<b>\$0</b>	<b>\$1,207,616</b>	<b>**</b>	

\*Soft costs include A/E fees, testing permitting etc.

\*\*For long-term maintenance and upgrades items, no escalation has been added. Escalation for these items to be added for anticipated year work is to be implemented.