

Austin Public Schools - Facility Planning Summary

	Woodson Education Center	Banfield Elementary	Neveln Elementary	Southgate Elementary	Sumner Elementary	Ellis Middle School	High School	HS Annex	Totals by Priority	Question 1	Question 2
Project Area Breakdown											
Priority 1	\$ 773,570	\$ 2,425,890	\$ 2,394,900	\$ 2,390,700	\$ 3,180,900	\$ 4,435,270	\$ 8,311,060	\$ 2,285,000	\$ 26,197,290	\$ 26,197,290	\$ 11,505,300
Priority 2	\$ 1,437,770	\$ 2,510,100	\$ 7,115,300	\$ 1,564,400	\$ 3,831,400	\$ 2,695,100	\$ 7,007,100	\$ 2,078,500	\$ 28,239,670	\$ 28,239,670	\$ 450,000
Priority 3 (not included)	\$ 544,540	\$ 657,700	\$ 557,470	\$ 1,199,780	\$ 745,400	\$ 1,571,700	\$ 4,452,400	\$ 432,900	\$ 10,161,890		
	2,755,880	5,593,690	10,067,670	5,154,880	7,757,700	8,702,070	19,770,560	\$ 4,796,400	\$ 64,598,850		9,923,417
Totals										54,436,960	11,955,300

Categories		Question 1	Question 2
Site	\$ 1,518,500	\$ 1,518,500	
Building Exterior Improvements	\$ 4,583,200	\$ 4,583,200	
Security Upgrades	\$ 7,496,540	\$ 7,496,540	
Interior & Classroom Updates	\$ 11,202,000	\$ 11,202,000	
Accessibility Updates	\$ 10,363,900	\$ 10,363,900	
Educational Adequacy	\$ 6,978,000	\$ 6,978,000	
Ellis Pool	\$ 11,955,300		\$ 11,955,300
Mechanical Equipment Upgrades	\$ 11,534,500	\$ 11,534,500	
Electrical & Technology Upgrades	\$ 760,320	\$ 760,320	
Athletics	\$ -		
Totals		\$ 54,436,960	\$ 11,955,300

\$ 66,392,260

Building					
Building	Element/Location	Details	Recommendations	Estimated Cost	
Banfield Elementary	East Parking Lot	The accessible parking stall doesn't have an identified access aisle.	Install no parking sign and paint access aisle.	\$1,000	
Banfield Elementary	Receiving Area	Asphalt pavement and concrete curb is cracking.	Replace asphalt pavement and concrete curb.	\$34,800	
Banfield Elementary	East Asphalt Trail	Asphalt trail has extensive cracking.	Replace asphalt trail.	\$18,100	
Banfield Elementary	South Concrete Walk	Concrete walk from bus loading zone is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy. Replace panels that have extensive cracking.	\$590	
Banfield Elementary	West Concrete Walk	Concrete walks are cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$2,900	
Banfield Elementary	Door 9 Concrete Walk	Vegetation is growing between concrete walk joints.	Remove vegetation, seal cracks and perform regular maintenance to prolong life expectancy.	\$200	
Banfield Elementary	Outdoor Learning Area	There is no accessible path to the outdoor learning area.	Construct concrete walk.	\$4,000	
Banfield Elementary	Asphalt Play Area	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$10,700	
Banfield Elementary	Playground	Accessible route to playground ramp entrance doesn't meet accessibility requirements.	Extend asphalt pavement to playground ramp entrance following accessibility requirements.	\$2,900	
Banfield Elementary	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2014 and 2022. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Perform regular maintenance.	\$0	
Banfield Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000	
Banfield Elementary	Through Wall Flashing/'New' Gym	The through wall flashing is rusted. The waterproofing material has deteriorated.	Replace the through wall flashing.	\$5,400	

Banfield Elementary	'New' Gym Gutters	The seams on the gutters are leaking. In some locations the rivets are missing. The southeast section of gutter is sagging away from downspout.	Replace gutters and down spouts.	\$10,000	
Banfield Elementary	Roof Ladders	There is no fixed ladder to access the original gym.	Install a ladder between roof sections.	\$10,000	
Banfield Elementary	Exterior Brick	The building features a common course brick bond throughout the three vintages. There is minor damage to brick throughout. Sealants have been added to damaged mortar. There is evidence of recent repointing projects.	Perform exterior masonry repairs including repointing.	\$69,900	
Banfield Elementary	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building.	Remove and replace masonry control joints.	\$9,600	
Banfield Elementary	Windows/Throughout	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. They were installed in 1991. The average useful life is 30 years.	Replace windows for better energy efficiency.	\$395,000	
Banfield Elementary	Window Sills/Throughout	The window sills are slate and stone. They are damaged and degraded throughout.	Replace sills in conjunction with window replacement.	\$54,900	
Banfield Elementary	Exterior Doors/Throughout	The two entrance doors to the north academic wing appear to be original. They have single pane glass with metal doors and frames. In addition, the boiler room exit door is rusted.	Replace entrance doors and boiler room exit door.	\$26,600	
Banfield Elementary	Entrance Door Columns/Door #10	Concrete columns at door #10 have heavy damage to the bases.	Replace concrete columns.	\$4,000	
Banfield Elementary	Window Lintels/1958 Addition	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$4,600	
Banfield Elementary	Corridor Ceilings	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$131,000	
Banfield Elementary	Corridor Walls	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$153,000	
Banfield Elementary	Gym	Existing gym lacks acoustical treatments on walls.	Add acoustical wall panels around perimeter.	\$49,900	
Banfield Elementary	Old Gym	Original gym wall color/ finish is dated and due to be re-freshed. Operable partition is past its useful life.	Re-paint gym walls and replace operable partition.	\$147,000	

Banfield Elementary	Interior Doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also many existing doors have knob style hardware. Doors/ sidelights have wire glass.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$250,000	
Banfield Elementary	Kitchen Floor	The existing kitchen floor has a crack that should be repaired.	Replace kitchen floor with seamless epoxy (or alternative) flooring.	\$24,000	
Banfield Elementary	Gym with Carpet	Existing gym with carpet flooring is not ideal for student activities.	Replace with rubberized multi-purpose gym floor.	\$107,000	
Banfield Elementary	Lobby Flooring	Lobby rugs can be a trip hazard for students and staff.	Replace with walk-off carpet throughout lobby.	\$6,400	
Banfield Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	replace existing classroom casework and increase amount of casework for sufficient storage.	\$703,000	
Banfield Elementary	Wash Fountains	Existing restroom wash fountains are not ADA compliant.	Replace with ADA compliant wash fountains.	\$39,900	
Banfield Elementary	Lockers	Lockers are worn and due for replacement.	replace existing lockers.	\$360,000	
Banfield Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$639,000	
Banfield Elementary	Trumbull Panelboard	Trumbull brand panelboard appears to be original to the building and is rusted.	Replace panelboard.	\$30,000	
Banfield Elementary	Fire Alarm System	Notifier brand NFW2-100 control panel has a horn/strobe system manufactured in 2010. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel or addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$282,000	
Banfield Elementary	Fan Coil/Former Computer Lab	Former computer room classroom currently has dedicated fan coil unit with condensing unit on the roof recommend adding the VAV to replace fan coil if capacities allow.	Add VAV zone and ductwork.	\$20,000	
Banfield Elementary	Chilled Water System/Throughout	There is very low chilled water system pressure. Leak in piping somewhere and can damage pump and inside of piping if not pressurized.	Find and repair leak.	\$26,600	
Banfield Elementary	Special Education Classrooms	There are two SPED rooms being utilized currently. These rooms could be combined into one room, and the other becomes a general classroom.	Renovate the two rooms.	\$1,300,000	

Ellis Middle School	NE Corner Drainage	There is erosion along the north side of the building near door 23, that doesn't provide proper drainage away from the building and causes sediment to build up in front of door 23	Clean up sediment and fill eroded area to provide proper drainage away from building. Restore disturbed area.	\$2,000	
Ellis Middle School	West parking Lot ADA Stall	Missing no parking accessible aisle sign.	Install no parking accessible aisle sign.	\$670	
Ellis Middle School	South Access Drive	Extensive cracking around catch basin on west side. This is likely caused from a catch basin or storm sewer failure that is washing out pavement aggregate underground.	Replace catch basin and storm sewer.	\$9,000	
Ellis Middle School	South Access Drive	Asphalt is in fair condition.	Perform regular maintenance.	\$8,400	
Ellis Middle School	South Parking Lot	There is extensive cracking around manhole near curb island and there is a sink hole on south side of access drive over storm sewer.	Televis storm sewer and repair areas of pipe failure.	\$24,700	
Ellis Middle School	South Parking Lot ADA Stall	Missing no parking accessible aisle sign.	Install no parking accessible aisle sign.	\$2,700	
Ellis Middle School	South Parking Lot	Concrete curb has settled in front of southeast catch basin.	Replace concrete curb.	\$1,900	
Ellis Middle School	Door 30 Stairs	The soil has eroded along the concrete walk at the top of the stairs. Aggregate is starting to washout under the concrete walk.	Infill aggregate under the concrete walk, replace soil to top of concrete walk.	\$4,700	
Ellis Middle School	Flag pole concrete walk	Concrete walk around flag pole is cracking.	Replace concrete walk.	\$1,400	
Ellis Middle School	West Parking Lot Southeast Concrete Walk	Concrete walk is separating from the concrete curb.	Seal joint and perform regular maintenance to prolong life expectancy.	\$2,000	
Ellis Middle School	Door 12 Concrete Wall/Walk	The soil has eroded along the concrete walk at the south end of the wall. Aggregate is starting to washout under the concrete walk.	Install retaining wall. Remove and replace concrete walk.	\$20,000	
Ellis Middle School	South Access Drive Concrete Walk	Concrete walk is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$2,500	
Ellis Middle School	Door 17 Concrete Walk	The longitudinal slope exceeds accessibility maximum.	Replace concrete walk.	\$8,800	
Ellis Middle School	North Concrete Walk	Concrete walk is cracking.	Replace concrete walk.	\$8,000	
Ellis Middle School	North Concrete Walk	Concrete walk is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$2,300	
Ellis Middle School	North Exterior Stair	Handrail is missing.	Install handrail.	\$3,400	
Ellis Middle School	Door 28 Concrete Walk	Concrete walk has deteriorated at cracks.	Replace concrete walk.	\$4,500	
Ellis Middle School	West North Parking Lot Entrance	Concrete walk is cracking.	Replace concrete walk.	\$12,000	
Ellis Middle School	Skylights	Several skylights have cracking on the outer acrylic material. There is no fall protection.	Replace skylights and install fall protection.	\$168,000	

Ellis Middle School	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000	
Ellis Middle School	Exterior Brick/EIFS	There are several ages of brick on the exterior. The majority of the academic wing is free from damage. Areas around the gym space show signs of moisture damage. The mortar has failed in several locations along with spalling brick. The EIFS in this area is damaged due to moisture.	Perform exterior masonry repairs including repointing and replace EIFS.	\$454,000	
Ellis Middle School	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building.	Remove and replace masonry control joints.	\$24,000	
Ellis Middle School	Chiller Privacy Screen Wall/South	The brick wall has a damaged top cap. Many of the bricks are cracking.	Replace brick wall.	\$4,300	
Ellis Middle School	EIFS Wrapped Columns/South	Several structural columns are covered with EIFS. The EIFS is damaged in several locations.	Replace damaged material and paint to match.	\$2,000	
Ellis Middle School	Window Caulking/Throughout	Many of the windows have caulking that has failed or is missing.	Remove and replace window caulking.	\$14,400	
Ellis Middle School	Exterior Doors/Throughout	The doors at the auditorium and gym have not been replaced. In addition, the frames are rusted.	Replace doors.	\$42,600	
Ellis Middle School	Stair Railings/Auditorium Exit	The paint is peeling and missing on the south stairs. The west exit railing is showing signs of peeling paint.	Prepare and repaint railings.	\$2,700	
Ellis Middle School	Window Lintels/Throughout	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$13,300	
Ellis Middle School	IMC	Ceiling tile is worn/ dated and 2x4 which will begin to sag over time.	Replace with 2x2 ACT ceiling.	\$89,400	
Ellis Middle School	Music Suite	Existing ceiling has some tiles missing and is worn/ dated.	Replace with new ACT ceiling and lighting. Incorporate acoustical treatments for music room.	\$93,100	
Ellis Middle School	Gym 1 + 2	Walls are worn and damaged.	Re-paint walls and add acoustical panels to walls.	\$91,000	
Ellis Middle School	Music Suite	Exposed brick walls are dated.	Replace with drywall furred out for additional outlets and add acoustical wall treatments.	\$176,000	
Ellis Middle School	Gym 3	Walls are worn and damaged.	Re-paint walls and add acoustical panels to walls.	\$43,100	

Ellis Middle School	East Wing	Walls are worn and damaged. Exposed brick is worn and has some joint cracking.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$85,800	
Ellis Middle School	Fabric Walls Near Computer Lab	Walls are worn and damaged.	Replace with gypsum + metal stud partition.	\$53,200	
Ellis Middle School	East Wing	Doors are worn and have wire glass.	Replace doors and hardware with panic hardware. Replace wire glass with tempered glass.	\$183,000	
Ellis Middle School	Theatre	Theatre flooring is worn and due for replacement.	Replace theatre carpet.	\$121,000	
Ellis Middle School	East Wing	Flooring in the east wing (Athletics/ Music Area) is worn and due for replacement.	Replace flooring.	\$305,000	
Ellis Middle School	Gym 3	Floor is worn.	Replace with rubberized sports floor.	\$60,700	
Ellis Middle School	Music	Existing casework is worn and due for replacement.	Replace existing classroom casework.	\$99,800	
Ellis Middle School	Science Labs	Science lab casework is worn/ dated.	Replace casework with new science lab casework.	\$266,000	
Ellis Middle School	IMC	Existing casework is worn and due for replacement.	Replace existing casework.	\$21,300	
Ellis Middle School	Restrooms	Some restrooms do not have ADA stall (boys) and finishes are dated. East wing restrooms are worn.	Re-configure for ADA stalls and update finishes.	\$395,000	
Ellis Middle School	Panelboards/Throughout	Siemens brand panelboards were manufactured in 1988 and appear to be in good condition but are nearing the end of their useful service life.	Replace panelboards.	\$102,000	
Ellis Middle School	Transformers/Mechanical Mezzanine	Siemens brand transformers in mechanical mezzanine are dated, exceed normal operating temperatures, and have a loud buzz.	Replace transformers.	\$10,700	
Ellis Middle School	Disconnects/Boiler Plant	Alan Bradley brand disconnects appear to be original to building and past its useful service life.	Replace gear.	\$1,400	
Ellis Middle School	Main Service Gear/Main Electrical Room	Main service gear manufactured in 1988 and nearing end of useful service life. Only (1) spare fuse bucket available.	Replace gear to circuit breaker switchboard with more space capacity for future.	\$114,000	
Ellis Middle School	Existing GE Panelboards/East Wing of School	GE panelboard appears to be original to the building and past their useful service life.	Replace panelboard.	\$41,900	
Ellis Middle School	Exterior Parking Lot Lighting Controls	Parking lot pole lights were observed on while during the daytime with ample sunlight.	Program exterior lighting for dusk to dawn control.	\$2,000	

Ellis Middle School	Fire alarm system	Notifier NFS2-320 main control panel with horn strobe notification system installed in 2014. Fire code requires education occupancies to have a voice evacuation communication system. Main panel to be replaced. Notification devices to be replaced to be speakers except. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$716,000	
Ellis Middle School	Unit Heater/Throughout	Original cabinet unit heaters are past their useful service life.	Replace cabinet unit heaters.	\$16,000	
Ellis Middle School	Boiler Room	Boiler and air handler room has four pumps which are lead lag with two serving one side of building and two serving the other side of building. Three expansion tanks have pumps with variable frequency drives (VFD). A newer water softener was installed within two years and is in good condition. Two water heaters serve the space, although one is in repair on the east side. Upgrade new water heaters in the next five years. A large water storage tank is in decent condition. The third water heater most likely serves the kitchen dishwasher and three compartment sink, two boilers with three million BTUs each. One has been re-tubed. The other will probably need to re-tubing in the next five years. Four new PVI brand condensing boilers, unknown capacity were installed in the last year. Each boiler has its own pump. AHU-1 has chilled and hot water. Air handler one appears to serve the office and front entry area.	Retube or replace standard efficient boiler	\$20,000	
Ellis Middle School	Welding Booths/CTE	Old welding booths do not have proper exhaust ventilation system. Paint booth appears to be under sized. A casting part system lacks a proper exhaust system.	Update exhaust hood and make-up air system. Replace paint booth.	\$53,200	
Ellis Middle School	Dust Collector/CTE	Dust collection system is past its expect useful service life.	Replace dust collection system.	\$66,500	
Ellis Middle School	Wash Fountain/CTE	Wash fountain is past its expected useful service life.	Replace wash fountain.	\$21,300	
Ellis Middle School	Dust Collector/CTE	Dust collection return airbags should be replaced with new system and technology.	Replace duct collection return air bags.	\$10,700	
Ellis Middle School	Domestic Water Piping/East	Gym locker room wing domestic water is galvanized and should be replaced.	Replace domestic water piping on east portion of building.	\$631,000	

Ellis Middle School	AHU/Gyms	Gym HVAC system most likely uninsulated ductwork, no cooling.	Replace HVAC and add cooling.	\$1,400,000	
Ellis Middle School	AHU/Band + Choir	Band and choir air handler unit is original to the building hot water chilled water original to the building that should be replaced. Extremely noisy.	Replace air handling unit.	\$994,000	

Ellis Pool Area	Locker Rooms	Existing locker room doors, lockers, finishes and fixtures are due for replacement. Showers entry has curb and showers are gang showers.	Complete remodel of existing locker rooms and associated toilet rooms and showers. Provide accessible route to locker rooms for increased function.	\$4,000,000	
Ellis Pool Area	AHU/Locker Rooms	Locker room and small gym unit original to the building there is no cooling. The unit is past its useful life.	Replace air handling unit.	\$1,200,000	
Ellis Pool Area	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2009 and 2022. The section over the pool is an EPDM membrane that was installed in 1998. There is water damage throughout. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Replace pool roof.	\$450,000	
Ellis Pool Area	Exterior Brick/Pool	Areas around the pool show signs of moisture damage. The mortar has failed in several locations along with spalling brick.	Perform exterior masonry repairs including repointing.	\$300,000	
Ellis Pool Area	Exterior Door/Pool Seating Entrance	The double door on the west side appears to be original. Paint is peeling and the door is rusted. The window transom has single pane glass.	Replace doors.	\$10,600	
Ellis Pool Area	Pool Panelboards	Panelboards in pool area appear to be original to building and are rusting and past their useful service life.	Replace panelboard.	\$18,000	
Ellis Pool Area	Pool Water Treatment Room Electrical	All electrical equipment, gear, and conduit appears to be original and showing major signs of rust.	Replace all electrical in room	\$12,700	
Ellis Pool Area	AHU/Pool	Pool unit is original to the building. No dehumidification no cooling, outside air mesh is 50% open filter section is very dirty. Fan is original heating coil.	Air handling unit for the pool is well past its expected useful service life and should be replaced.	\$1,400,000	
Ellis Pool Area	Diving Well	Diving well too shallow for current standards	Increase diving well area	\$1,100,000	
Ellis Pool Area	Surge Capacity	Surge Tank capacity is insufficient	Increase surage tank capacity with building addition	\$732,000	
Ellis Pool Area	Pool Equipment	Pool equipment is in need of replacement	Replace pool equipment	\$532,000	
Ellis Pool Area	Pool Area Finishes	Pool area finishes are due for replacement	Replace flooring of deck, pool wall finishes and ceiling finishes, and associated items	\$2,200,000	

High School	3rd Street NW	The asphalt pavement is cracking.	Replace asphalt pavement.	\$123,000	
High School	South Parking Lot	The asphalt pavement is cracking.	Replace asphalt pavement.	\$80,900	
High School	South Parking Lot	The accessible parking stall doesn't have a sign.	Install accessible parking sign.	\$670	
High School	Door 2	Handrail doesn't meet accessibility requirements.	Install new handrail.	\$3,400	
High School	Door 1	There is no handrail on bottom section of ramp.	Install new handrail.	\$10,000	
High School	Concrete Walk	Overtime concrete walks start to crack, as seen throughout the site.	Seal the cracks in the concrete walk to prolong life expectancy.	\$12,700	
High School	Concrete Walk	The concrete walk has settled in areas on the site.	Replace settled concrete walks.	\$20,000	
High School	Skylights	The existing skylights were installed in 1992. Several have cracking on the outer acrylic material. There is no fall protection.	Replace skylights and install fall protection.	\$320,000	
High School	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2007 and 2022. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Perform regular maintenance.	\$0	
High School	Exterior Brick/East	The building features a running course brick bond throughout the three vintages. The district has completed repointing projects on the west side and gym addition. Portions of the brick on the east side are showing signs of moisture intrusion.	Repoint select areas on the east side of the building.	\$221,000	
High School	Exterior Stone/Throughout	Stone accents are found throughout the exterior. The sealants have failed at the upper and lower copings and at the upper tower sections. Damaged stones were observed at entrances. Staining has occurred due to water intrusion.	Remove and replace exterior stone sealants and replace damaged stone. Wash stones with staining.	\$59,900	
High School	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building.	Remove and replace masonry control joints.	\$24,000	
High School	Exterior Brick/Boiler Plant Building	The building features a common course brick bond. There is minor damage to brick throughout. There is stair-step cracking in the northwest corner.	Repair stair-step crack and complete selective repointing.	\$30,300	
High School	Window Caulking/Throughout	The window caulking is cracking and becoming brittle to the touch. The average useful life of window caulking is 7-10 years.	Remove and replace window caulking.	\$139,000	

High School	Windows/Boiler Plant Building	There are several broken windows. Openings have been infilled with plywood on the north. Concrete window sills on the south are delaminated.	Replace windows and sills.	\$81,500	
High School	Exterior Doors/Boiler Plant Building	There are two entrance doors. One of which appears to be original. They are free from damage.	Replace original door.	\$6,700	
High School	Window Lintels/Throughout	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$58,600	
High School	Generator Intake/Boiler Plant Building	The generator intake grate is protected by plywood. The wood has been impacted by the elements.	Replace wood screen with permanent material.	\$2,000	
High School	Corridor Ceilings	Corridor ceilings are worn/ dated and due for replacement	Replace ceilings and update lighting.	\$612,000	
High School	Packer Gym Lobby	The Packer Lobby ceiling is showing some ceiling and wall water damage.	Address water leak from roof, repair wall and replace ceiling.	\$77,200	
High School	Corridors	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$798,000	
High School	Mezzanine	Walls are worn and damaged.	Re-paint mezzanine walls.	\$18,100	
High School	Existing Doors	Many doors with knob style hardware which is not ADA compliant.	replace door hardware with ADA compliant lever-style hardware.	\$99,800	
High School	Corridor Doors	Existing corridor doors (doors from one corridor to another) do not all have panic hardware.	Replace doors and hardware with panic hardware.	\$300,000	
High School	Classroom doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also floor stops are not preferred way of holding doors open.	Replace doors and add hold opens on doors.	\$665,000	
High School	Rated doors	Existing rated doors with wire glass which is a safety hazard if it breaks.	Replace existing rated doors with wire glass.	\$79,800	
High School	Remaining Rooms with Original Flooring	Some rooms still have original flooring.	Install new flooring and base.	\$32,000	
High School	Kitchen Stair	The existing stairs leading down to the kitchen are worn and due to be updated.	Re-fresh stairs for proper nosing and replace flooring.	\$26,600	
High School	Classroom Casework	Existing classroom casework is worn and due for replacement.	replace existing classroom casework and increase amount of casework for sufficient storage.	\$2,100,000	
High School	Ag Lab	Casework is worn/ dated.	Replace casework.	\$183,000	
High School	Stairs	Guardrails at stairs are not tall enough for current code.	Replace or increase height of existing stair guardrails.	\$126,000	

High School	Drinking Fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$99,800	
High School	Ramp in Corridor	Handrail missing on one side of ramp.	Add handrail on wall-side.	\$13,300	
High School	271 - Theatre	There is no ADA accessible route from seating area to stage. Stage ladder to mezzanine does not have cage.	create accessible route from seating area to stage. Replace ladder to mezzanine to include cage.	\$71,900	
High School	Egress From Storage Room to Cafeteria In Basement	There is no clear floor space in front of door.	re-configure stair, walls and doors for proper clear floor space.	\$59,900	
High School	Ove Berven Gym	There is no landing at existing gym ramp in front of egress doors.	Reconfigure gym egress doors to provide proper landing and add handrails.	\$120,000	
High School	Lockers	Lockers are worn and due for replacement.	Replace existing lockers.	\$1,100,000	
High School	Packer Gym Locker Rooms	Existing Packer Gym Locker Room have gang showers and worn lockers.	Re-configure showers for private single user showers and replace lockers.	\$168,000	
High School	Ove Berven Gym Locker Rooms	Existing locker room doors, lockers, finishes and fixtures are due for replacement. Showers entry has curb and showers are gang showers.	Complete remodel of existing locker rooms and associated toilet rooms and showers. Provide accessible route to locker rooms for increased function.	\$2,000,000	
High School	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$2,400,000	
High School	Branch Panelboard/East Stage Electrical Room	Eaton panelboard is missing dead-front cover exposing live bussing. Door unlocked and accessible to students.	Install dead-front cover and lock room door or panel door to limit access.	\$340	
High School	Old Panelboard Box/Lower Level	Old panelboard box being utilized as junction box. Holes in cover and not locked, screwed shut or secured allowing for exposed conductors.	Provide proper electrical enclosure for conductor splicing.	\$670	
High School	Old Panelboard/021 Lower Level Workshop	Square D fuse panel appears to be original to building and past its useful service life. Located in space where painting/staining was occurring.	Replace panelboard.	\$6,000	
High School	Old Disconnects/021 Lower Level Workshop	Square D disconnects appear to be original to building and past its useful service life. Located in space where painting/staining was occurring.	Replace gear.	\$1,400	

High School	Fire Alarm System	Notifier brand NFS2-3030 main control panel with horn strobe notification system installed in 2015. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers except for previous office remodel area that has been updated. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm to include voice command within the next 5-10 years. Any additions or renovations may require a system upgrade.	\$1,700,000	
High School	Branch Panel Electrical Rooms Egress Exiting/North First, Second, and Third Floors/Branch Panel Electrical Rooms	Two post- and wall-mounted information technology (IT) racks have been installed in front of an entrance to the electrical rooms. It prevents the required working space and/or egress to exit from the electrical space.	Relocate IT equipment inside of room to allow for proper egress exiting.	\$0	
High School	Office Electrical Closet Doors/Office Electrical Closet	Doors were unable to open to allow proper access and required working space for electrical panels.	Repair doors.	\$670	
High School	Panelboard/Lower Level Storage	Storage was blocking path to panel not allowing proper access and required working space for electrical panel.	Remove items blocking egress path and working space.	\$0	
High School	Emergency Lighting/Lower Level	Outdated emergency lighting fixtures that are no longer utilized for emergency egress. If installed need to be properly maintained.	Remove existing/outdated emergency lighting fixtures that are no longer utilized for emergency egress.	\$270	
High School	Ranges, Washer, and Dryer Circuits/Family + Consumer Science (FACS)	Ranges, washers, and dryer circuits are not ground-fault circuit interrupter (GFCI) protected.	Replace washer receptacles with GFCI receptacles and ranges and dryer circuit breakers with GFCI circuit breakers.	\$940	
High School	3rd Street NW	The concrete walk is cracking.	Replace concrete walk.	\$57,800	
High School	South Parking Lot	The concrete walk is cracking.	Replace concrete walk.	\$14,400	
High School	Condensing Unit/Roof	Server unit rooftop appears to be installed in 2007 getting close to expected the useful life of 20 to 25 years.	Replace unit.	\$167,000	
High School	AHU/Area B	AHU-15 that serves area B third floor classrooms the return fan was replaced but still be noisy. It appear the sound criteria was not evaluated when the fan was selected and still remains quite loud.	Replace return fan or add sound attenuation near the fan.	\$26,600	

High School	Water Heaters/Basement	Domestic water heating plant consists of (4) A.O. Smith water heaters sized at 199 each. Then a second domestic hot water plant consist of a water heater storage tank sized at 120,000 BTUs. The storage tank water heater serves the building providing 140° water. The A.O. Smith tank glass water heaters are trying to maintain 140° water which does not maintain the large storage tank underneath the stage as it continually less than setpoint. There is not a building mixing valve shall be added to prevent scolding and further review of the domestic water system heating plant should be performed.	Further research and test shall be preformed to validate existing domestic water heater system but in conversation with staff, the water temperature can be maintain for the 120F lavatory and sink water and the 140F for kitchen sinks. Recommended update piping, recirculation pump, install new building mixing valves and update water storage system.	\$133,000	
High School	AHU/Area C	AHU-8 serves area C second Floor Classrooms. The Air Handler is typically maxed out and not enough airflow.	Root cause shall be determined with further testing by balance contractor. Possible under sized ductwork, blockages in ductwork, undersized fan and motors.	\$133,000	
High School	Boilers/Boiler House	The High School system is separate from the Annex, and consists of two Fulton brand pulse boilers condensing units with 1,400,000 BTU. It is near the end of its useful service life as it was installed in 2001. There are two LES brand units with new Riello brand burners with 3,500,000 BTU. Separate pumping systems serve the High School and the Annex. The Annex does not have condensing boilers, only the LES brand unit with Riello brand burner's with 1.5 million BTUs each. Main High School building circulation pumps are not running lead lag. Both operate consistently at 30 hertz (Hz). Annex building circulation pumps operate lead lag with one pump at 30 Hz. Both systems use propylene glycol.	Combine boiler plants so that one plant serves both the High School and the Annex. Replace and add condensing boilers. Replace High School building circulator.	\$732,000	

High School Annex	North Parking Lot	Accessible parking signs do not meet the height requirement. Accessible parking stall doesn't have an access aisle.	Install new parking signs and restripe parking stalls.	\$2,700	
High School Annex	Door 1	Concrete outside door doesn't meet accessibility requirements.	Replace concrete walk.	\$8,000	
High School Annex	West Concrete Walk	Concrete walk is cracking and doors 8, 9, and 11 are not accessible.	Replace concrete walk.	\$31,200	
High School Annex	Roof	The Garland built-up roof (BUR) system consists of multiple layers of asphalt alternated with ply sheets (felts) are applied over the roof deck (vapor retarder) and, most often over insulation that is attached to the roof decking. All roof sections were installed between 2009 and 2022. The average useful life is 30 years. The roofing system has a 30 year warranty. See roofing restoration schedule in appendix.	Perform regular maintenance.	\$0	
High School Annex	Exterior Brick/Throughout Original Building	The building features a common course brick bond. There is minor damage to brick throughout. Window sills specifically have degraded mortar. There is stair-step cracking in the northwest corner.	Replace damaged bricks. Repoint window sill throughout and repair stair-step cracking.	\$26,800	
High School Annex	EIFS Sealant/Throughout	The sealant on the EIFS is cracking and showing signs of failure, specifically on the west and south sides.	Remove and replace sealant.	\$12,000	
High School Annex	Exterior Doors/Throughout	Exit/Entrance doors vary in age around the building. The majority are free from damage. Door frames on the north side are rusted. Door #8 is rusted and the frame is damaged.	Repair door frames on the north side. Replace door #8 and frame.	\$8,000	
High School Annex	Overhead Doors/Throughout	There are three overhead shop doors and one freight elevator. The elevator door is rusted.	Replace the freight elevator door.	\$15,700	
High School Annex	Interior Doors (not part of last project)	Some original doors still have knob style door hardware. Also corridor doors are damaged and due for replacement.	replace doors and hardware and repair frames. Replace with ADA compliant hardware.	\$167,000	
High School Annex	Drinking Fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$13,300	
High School Annex	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$201,000	
High School Annex	Bulldog panelboards/Throughout	Bulldog electric Pushmatic panelboards(1953) is past its useful service life.	Replace panelboard.	\$47,900	
High School Annex	Bulldog Service Gear/LL Electrical Room	Bulldog electric switchgear(1953) is past its useful service life.	Replace gear.	\$114,000	
High School Annex	ITE Panelboard/LL Auditorium	ITE panelboard is past its useful service life.	Replace panelboard.	\$6,000	

High School Annex	Main Electrical Gear/Boiler Plant	Westinghouse brand main service disconnect and distribution panel are past their useful service life.	Replace gear.	\$7,000	
High School Annex	Disconnects/Boiler Plant	Square D disconnects appear to be original to the building and past their useful service life.	Replace gear.	\$5,400	
High School Annex	Fire Alarm System/Throughout	Notifier NFS2-320 main control panel with horn strobe notification system installed in 2015. Fire code requires education occupancies to have a voice evacuation communication system. Main panel to be replaced. Notification devices to be replaced to be speakers. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next 5-10 years. Replace out dated manual pull devices. Any additions or renovations may require a system upgrade.	\$473,000	
High School Annex	Corridor Ceilings	Corridor ceilings are worn/ dated and due for replacement.	Replace ceilings and update lighting.	\$63,900	
High School Annex	Pumps/Basement	Storm sewer pumps original to building should be replaced in storm sewer pump pit, ground water. One pump is original. One pump has been replaced.	Provide new pumps and floats and monitoring control.	\$20,000	
High School Annex	AHU/Stage	Air handling unit (AHU)-18 serves the annex old choir room, which now serves as a storage room, this unit has a heating coil. The chilled water coil is past its useful service life.	Replace air handler.	\$543,000	
High School Annex	AHU/Stage	AHU-28 serves the annex auditorium and is past its expected useful service life. This unit is heating only.	Replace air handler and add cooling.	\$422,000	
High School Annex	RTU/Roof	Rooftop unit is a 6-ton cooling only serving the construction lab and is lacking a condensate trap.	Install new condensate trap.	\$400	
High School Annex	RTU/Roof	Rooftop Aeon brand 6-ton cooling unit serves the shop and was relocated from the McPhail center. Installation year is unknown, but appears to be in working order.	Install a heat coil to duct system.	\$20,000	
High School Annex	AHU/First Floor	AHU-19 provides air to the McPhail Center with all the practice rooms and office space. Heating and cooling unit with heating coil before the cooling coil thus reheat of dehumidified air must be performed at the VAV reheat coil.	Switch the coils so that the air is cooled first then reheated at the AHU.	\$26,600	
High School Annex	AHU/First Floor	AHU-20 provide air the band and orchestra rooms. Heating and cooling unit with heating coil before the cooling coil thus reheat of dehumidified air must be performed at the VAV reheat coil.	Switch the coils so that the air is cooled first then reheated at the AHU.	\$26,600	

High School Annex	AHU/Basement	AHU-23 serves facility maintenance and one classroom appears to also be installed around 2006 2004 date needs to be verified. Heating and chilled water cooling 3/4 way through it's useful life.	Replace air handler.	\$431,000	
High School Annex	AHUs/Basement Multi-Purpose Room + Weight Room	AHU-24, AHU-25 and AHU-26 heating only units installed in 2015 serves storage in the basement gym and weights. Didn't notice that the weight room had a large barn fan trying to move some cool air into the space.	Add cooling to unit.	\$689,000	
High School Annex	AHU/CTE Spaces	AHU-22 supplies metal shop and small engine shop and possibly wood shop unknown age currently one of the older units I've seen in the building possibly heating and cooling unit.	Replace air handler	\$982,000	

IJ Holton Intermediate School	East Parking Lot	Accessible parking sign is located in front of the access aisle stall.	Replace with no parking sign.	\$540	
IJ Holton Intermediate School	Trash/Maintenance Area Concrete Walk	Concrete walk has extensive cracking at trash entrance.	Remove concrete walk and curb. Replace with concrete pavement design to handle vehicle traffic.	\$3,200	
IJ Holton Intermediate School	South Trail	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$6,100	
IJ Holton Intermediate School	Door 3 Concrete Walk	Concrete has settled along retaining wall. Concrete pavement is cracking.	Replace concrete pavement. Seal cracks and perform regular maintenance to prolong life expectancy.	\$7,300	
IJ Holton Intermediate School	Door 6 Concrete Walk	Concrete walk has deteriorated at cracks.	Replace concrete walk.	\$3,200	
IJ Holton Intermediate School	Door 10 Concrete Walk	Concrete walk is deteriorating at cracks.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$340	
IJ Holton Intermediate School	Patio Privacy Wall/North	The concrete top cap on the patio wall is missing skyfacing joints allowing water to infill the brick.	Remove and replace skyfacing joints.	\$170	
IJ Holton Intermediate School	Common Areas	Drywall walls in common areas do not have corner protection and are getting damaged.	Add corner guards to outside corners of drywall walls in common areas.	\$23,300	
IJ Holton Intermediate School	IMC	IMC does not have window shades to control daylighting.	Add motorized window shades for daylight control.	\$19,000	
IJ Holton Intermediate School	Fire Alarm System	Notifier brand NFW-320 control panel manufactured in 2013 uses a horn/strobe system. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel or addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$555,000	
IJ Holton Intermediate School	Boiler/Boiler Room	Boiler room all equipment appears to be original 2013 install one boiler to appear to be leaking. Much of the shell is rusted at the bottom boiler three of four very light rust.	Replace boiler.	\$266,000	
IJ Holton Intermediate School	Circulating Pump/Boiler Room	Pump 4A is really noisy and is need of maintenance or replacement.	Replace pump.	\$46,600	

IJ Holton Intermediate School	AHU/Classrooms	AHU-5 serves classrooms east, hot water chilled water with ERV. Large unit has a bad fan vibration should be reviewed and root cause shall be determined if the fan needs balancing or bad blades, or bad bearings or high static due to under sized ductwork.	Repair fan or replace ductwork.	\$133,000	
IJ Holton Intermediate School	AHU/Classrooms	AHU-2 serves classrooms Large unit has a bad fan vibration should be reviewed and root cause shall be determined if the fan needs balancing or bad blades, or bad bearings or high static due to under sized ductwork. The Fan VDF is operating well above the 60 he at 90 he.	Repair fan or replace ductwork.	\$133,000	
IJ Holton Intermediate School	Water Valve	Tempered water pumping system appears to have issues with control valve slipping. Should be replaced. Install three-way valve in lieu of mixing valve.	Replace valves and actuator	\$33,300	
IJ Holton Intermediate School	HVAC System	There were reports from staff that the building over cools in the summer and the air handlers are very loud. The energy usage of the building is higher than expected for its age.	The HVAC system should be recommissioned.	\$399,000	

Neveln Elementary	Accessible Stalls	The cross slope of the accessible parking stalls exceeds the maximum allowable slope. An access aisle is not provided.	Relocate stalls	\$3,400	
Neveln Elementary	Door 3, 4, and 5	There is no accessible door along the west side of the building.	Construct an accessible route from the most used door.	\$4,700	
Neveln Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000	
Neveln Elementary	Exterior Brick/Throughout	The building features a common course brick bond throughout. There is damage to brick throughout. Sealants have been added to damaged mortar. There is evidence of recent repointing projects. There seems to be a reoccurring gap in the brick above the tie in joint.	Perform exterior masonry repairs including repointing. The gap in the brick course should be further investigated by a structural engineer to see the cause.	\$46,600	
Neveln Elementary	Exterior Masonry Sealants/Throughout	Control joints have failed or are missing in areas of the building. Skyfacing joints on stone window sills and copings is missing and cracked.	Remove and replace masonry control joints including skyfacing window sill joints.	\$18,000	
Neveln Elementary	Windows/Throughout	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. Metal panels have been infilled in window openings. The install date is unknown. The average useful life is 30 years. Window caulking has failed throughout.	Replace windows for better energy efficiency.	\$323,000	
Neveln Elementary	Glass Block Windows/Northeast	There are glass block windows in the northeast corner. It appears damaged windows have been replaced. Sheet metal has been added to protect lower windows.	Replace windows for energy efficiency.	\$10,200	
Neveln Elementary	Exterior Doors/Throughout	The exterior doors are metal with metal frames. Some of them have been replaced. There are four remaining doors that appear original.	Replace original doors.	\$26,600	
Neveln Elementary	Window Lintels/Throughout	Window opening lintels are showing signs of corrosion throughout. The paint is missing in locations with exposed steel.	Prepare and repaint window lintels.	\$26,600	
Neveln Elementary	Concrete Stairs/Door #2	The concrete stairs are severely damaged. There is exposed reinforcing material.	Replace the stairs and hand rails.	\$16,000	
Neveln Elementary	Classrooms	Classroom ceilings are worn/ dated and ceiling tiles are beginning to sag.	Replace with 2x2 ACT ceiling with updated lighting.	\$296,000	
Neveln Elementary	Corridors + Common Areas	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$364,000	

Neveln Elementary	Common Areas	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$171,000	
Neveln Elementary	Doors	Doors are worn/ damaged. Also many doors have knob style hardware which is not ADA compliant.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$336,000	
Neveln Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	Replace existing classroom casework and increase amount of casework for sufficient storage.	\$256,000	
Neveln Elementary	IMC	IMC casework is worn/ dated.	Replace IMC casework.	\$21,300	
Neveln Elementary	drinking fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$26,600	
Neveln Elementary	IMC Furniture	Existing IMC furniture is dated and not flexible.	Replace with modern furniture that can be easily re-configured for different learning styles.	\$66,500	
Neveln Elementary	Classroom Furniture	Existing classroom furniture is dated and not flexible.	Replace with modern furniture that can be easily re-configured for different learning styles.	\$479,000	
Neveln Elementary	Lockers	Lockers are worn and due for replacement.	Replace existing lockers.	\$293,000	
Neveln Elementary	Lower Level	The lower level corridor and music exposed piping and wall finishes are not proper for school environments.	Refinish walls and install proper ceilings and lighting.	\$412,000	
Neveln Elementary	Window treatments	Classroom windows do not have window shades.	Install manual window shades.	\$46,600	
Neveln Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement.	Update restroom layouts, finishes and fixtures.	\$834,000	
Neveln Elementary	Main Service Gear/Main Electrical Room	Main service gear was manufactured in 2011. Service conduits are corroded and letting in water from parking lot into main service gear. Main switch section has significant corrosion and rust issues.	Replace service damaged service conduits and conductors. Replace switchboard main and feeder sections.	\$147,000	
Neveln Elementary	Fire Alarm System	Notifier control panel has a horn/strobe system. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel or addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next five to 10 years. Any additions or renovations may require a system upgrade.	\$241,000	

Neveln Elementary	Boilers/Boiler Room	2 LES boilers steam 1.2 million BTU input in fair condition. Steam condensate pump shows lots of rust and corrosion near the pump portion of the Condensate. The steam feed water pump is also fairly corroded. Both should be replaced. Boiler three upright, all rich 1 million BTU boiler starting to corrode a Faribault at the bottom May need to be replaced in the next few years. Heating water pumps appear to be in good working order. He exchangers appear to be in good working order.	Replace steam boilers, heat exchangers, condensate pumps, and boiler feed pumps with new condensing boiler hot water system.	\$798,000	
Neveln Elementary	Domestic Water System	The domestic water piping has mastic insulation and piping is galvanized.	Re-piping domestic water systems throughout building.	\$1,100,000	
Neveln Elementary	Sump Pump/Boiler Room	Submergible sump pump system that handles boiler level drainage pumps and piping should be replaced along with float controls.	Replace pumping system.	\$2,700	
Neveln Elementary	Kiln/Boiler Room	Kiln lacks exhaust hood.	Install exhaust hood.	\$13,300	
Neveln Elementary	Exhaust Fan/Elevator Equipment Room	Elevator equipment room exhaust fan turns on with lights. It should turn on with temperature sensor above 80°.	change controls to turn exhaust fan on when temperature is above set point.	\$1,400	
Neveln Elementary	Boiler Piping/Throughout	Music room gets hot due to steam piping and Condensate piping. Some of which is uninsulated.	Remove all steam from the building in re-pipe.	\$665,000	
Neveln Elementary	Fin tube Heat/Throughout	Fin tube radiation along exterior steam should replaced and converted to hot water.	Remove all steam from the building in re-pipe. Cost is included in re-pipe item.	\$0	
Neveln Elementary	Technology Closet	Mini split not operating correctly. Error code indicates room is hot. The HVAC staff have had ongoing issues.	Replace mini split as required.	\$16,000	
Neveln Elementary	AHU/Classrooms	AHU-2 serves west classrooms Condensate drain trap is broke unit exhaust fans are operating in the wrong direction should be off or should be exhausting air out. Unit is not cooling properly either even though the condenser fans are on.	Replace condensate drain and repair relief/exhaust fans.	\$13,300	
Neveln Elementary	Chimney/Roof	Chimney bricks have cracked and needs repair.	Repoint damaged areas on chimney.	\$2,400	
Neveln Elementary	Secure Entrance	The existing entrance to the office is past vestibule doors allowing for access to the building.	Install door into office inside the existing vestibule.	\$30,000	
Neveln Elementary	Basement Classrooms	The basement music and art rooms are under utilized.	Repurpose spaces.	\$725,000	
Neveln Elementary	Original Auditorium	The original auditorium on the second floor could be better served as a classroom.	Repurpose room.	\$878,000	

Southgate Elementary	North Parking Lot	The cross slope of the accessible parking stalls exceeds the maximum allowable slope. An access aisle is not identified.	Relocate parking stall and install required signs and parking lot paint.	\$6,700	
Southgate Elementary	West Parking Lot	Asphalt pavement is cracking.	Replace asphalt pavement.	\$22,700	
Southgate Elementary	Kids Corner Dropoff	There is no accessible drop-off for Kids Corner.	Replace asphalt pavement with accessible drop-off area.	\$15,100	
Southgate Elementary	Door 12 Concrete Walk	Concrete walk has deteriorated at cracks.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$700	
Southgate Elementary	Asphalt Walk	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$4,700	
Southgate Elementary	Door 1 and 17 Concrete Walk	Curb cut at bottom of steps exceeds maximum allowable longitudinal slope. Ramp exceeds maximum allowable longitudinal slope.	Replace concrete walk and ramp to meet accessibility requirements.	\$20,000	
Southgate Elementary	16th Street Entrance	Concrete walk doesn't meet accessibility requirements.	Replace concrete walk.	\$6,400	
Southgate Elementary	Door 4 Concrete Walk	Concrete walk doesn't meet accessibility requirements.	Replace concrete walk.	\$6,800	
Southgate Elementary	Asphalt Play Area	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$22,000	
Southgate Elementary	Skylights	The skylights lack fall protection.	Install fall protection.	\$8,000	
Southgate Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$4,000	
Southgate Elementary	Roof/Storage Building	The roof on the small storage building appears worn. The metal flashing around the perimeter is damaged and rusted.	Replace roof.	\$8,700	
Southgate Elementary	Upper EIFS Walls/Gym + Clerestory	The north facing EIFS wall of the gym is stained due to water running off the roof. There is also staining on the small clerestory walls.	Wash EIFS with mild detergent.	\$1,700	
Southgate Elementary	EIFS/Original Building	EIFS was added to the exterior walls in 1991 along with the building addition. The wall system has damage throughout. Cracking and holes were observed. The EIFS sealants have failed.	Repair damaged EIFS walls. Remove and replace sealants. Repaint to match. (see wall replacement line item)	\$0	
Southgate Elementary	Brick/Original Building	The lower brick courses feature a stacked bond appearance. The mortar has deteriorated throughout.	Perform exterior masonry repairs including repointing.	\$75,700	
Southgate Elementary	Structural Columns + Beams/Original Building	The paint is peeling and missing throughout on the columns and beams.	Prepare and repaint the columns and beams.	\$26,500	

Southgate Elementary	EIFS/1991 Addition	The wall system has damage throughout. Cracking and holes were observed. The EIFS sealants have failed.	Repair damaged EIFS walls. Remove and replace sealants. Repaint to match. (see wall replacement line item)	\$0	
Southgate Elementary	Brick/1991 Addition	The lower brick courses feature a stacked bond appearance. The mortar has deteriorated throughout.	Perform exterior masonry repairs including repointing.	\$124,000	
Southgate Elementary	CMU Block/Pod	The painted concrete block walls are showing signs of moisture intrusion throughout. Cracking is visible at wall connection points.	Perform exterior masonry repairs including repointing. Repaint to match using proper masonry specific paint.	\$63,900	
Southgate Elementary	Structural Columns + Beams/1991 Addition	The paint is faded and starting to peel throughout on the columns and beams.	Prepare and repaint the columns and beams.	\$26,000	
Southgate Elementary	Exterior Walls/Storage Building	The EIFS walls are damaged and stained throughout.	Repair damaged EIFS walls. Repaint to match.	\$3,000	
Southgate Elementary	Windows/Original Building + 1991 Addition	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. They were installed in 1991. The average useful life is 30 years. Window caulking has failed throughout.	Replace windows for energy efficiency.	\$255,000	
Southgate Elementary	Windows/Pod	There is a combination of fixed and operable single pane glass, wood frame windows. These windows appear to be original to construction in the 1960s.	Replace windows for energy efficiency.	\$44,300	
Southgate Elementary	Exterior Doors/Throughout	The entrance doors to the north and south have been replaced. Secondary exit doors and doors in the pod were not. These doors range in age from 32 years to over 50 years old. The average useful life is 30 years.	Replace doors.	\$58,600	
Southgate Elementary	Exterior Doors/Storage Building	There are two doors to the storage building. Both are rusted including the frames. The east door was not operable due to swelling.	Replace doors and frames.	\$8,000	
Southgate Elementary	Common Areas	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$149,000	
Southgate Elementary	SPED Wing	Ceiling is exposed with many exposed pipes and conduit which should be concealed.	Replace with new ACT ceiling and lighting.	\$99,800	
Southgate Elementary	Common Areas	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$236,000	

Southgate Elementary	Doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also many existing doors have knob style hardware. Doors/sidelights have wire glass.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$390,000	
Southgate Elementary	SPED Wing	Carpet is worn and due for replacement.	Replace flooring and base.	\$99,800	
Southgate Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	replace existing classroom casework and increase amount of casework for sufficient storage.	\$298,000	
Southgate Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement. Stalls are not ADA compliant.	Update restroom layouts, finishes and fixtures.	\$613,000	
Southgate Elementary	Panelboards	Kinney brand panelboards appear to be original to the building and are past their useful service life.	Replace panelboards.	\$12,000	
Southgate Elementary	Panelboards/Custodial Closet	GE brand panelboards installed around 1989 are nearing the end of their useful service life and are located in a room with cleaning supplies. Panel covers are showing signs of rusting.	Perform regular maintenance. Relocate cleaning supplies from room to lengthen panel life span.	\$0	
Southgate Elementary	Boiler Disconnects	Boiler room disconnects appear to be original to the building and past their useful service life.	Replace gear.	\$2,700	
Southgate Elementary	Original Square D Equipment/Old Main Electrical Room	Original building square D main disconnect and Kinney panelboards are original to the building and are pasted their useful service life.	Replace gear.	\$18,000	
Southgate Elementary	Fire Alarm System	Notifier NFW2-100 control panel with Horn/strobe system manufactured in 2010. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next 5-10 years. Any additions or renovations may require a system upgrade.	\$397,000	
Southgate Elementary	Outbuilding	Lighting uses filament bulbs, and all electrical devices conduit, and equipment appear to be corroded.	Replace all electrical within outbuilding.	\$13,300	
Southgate Elementary	Boiler/Boiler Room	Fulton boiler is past its expected useful service life installed in 1994. The average useful life is 25 years.	Replace boiler.	\$200,000	
Southgate Elementary	Mini Split Units/Media Center	Media center mini splits install 2013. Condensing unit number one appears to cycle very frequently on low load proximately every 30 seconds.	Repair condensing unit.	\$2,000	
Southgate Elementary	Exterior EIFS/Brick	Consider replacing exterior walls vs repairing them, which is listed above.	Install new wall system.	\$612,000	

Sumner Elementary	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection	\$2,000	
Sumner Elementary	Exterior Brick/Throughout	The building features a common course brick bond throughout with stacked bond infills around windows. There is minor damage to brick at door #5 and door #11. A large amount of graffiti was observed in the courtyard. There is evidence of recent repointing projects.	Perform exterior masonry repairs including repointing. Consider installing an anti-graffiti coating to the walls in the courtyard.	\$16,700	
Sumner Elementary	Windows/Throughout	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. Metal panels have been infilled in window openings. The install date is unknown. The average useful life is 30 years.	Replace windows for energy efficiency.	\$203,000	
Sumner Elementary	Cafeteria	Existing ceiling is exposed dark wood with exposed piping that should be concealed.	Install new 2x2 ACT ceiling and new lighting.	\$22,700	
Sumner Elementary	Common Areas	Existing corridor ceilings are worn/ dated and stained in spots.	Replace with new ACT ceiling and lighting. Incorporate soffits in specific locations to include school branding/ colors.	\$399,000	
Sumner Elementary	Classrooms	Existing corridor ceilings are worn/ dated and stained in spots. Ceiling tiles are sagging.	Replace with new ACT ceiling and lighting.	\$348,000	
Sumner Elementary	Gym	Ceiling is 2x4 ACT and shows some signs of sagging.	Replace with 2x2 ACT ceiling with updated lighting.	\$35,300	
Sumner Elementary	Cafeteria	Wall finishes are dated and due for replacement.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$74,500	
Sumner Elementary	Common Areas	Corridor walls are dated, worn and damaged.	Replace corridor wall finishes. Bottom 2/3 of wall should be tile and re-paint top 1/3. Incorporate graphics/ branding in to wall treatments.	\$358,000	
Sumner Elementary	Gym	Walls with glazed block are dated.	Re-finish glazed block and paint wall above glazed block.	\$37,100	
Sumner Elementary	South Wing Corridor	Flooring is worn in the corridor and due for replacement.	Replace corridor walk-off carpet.	\$6,000	
Sumner Elementary	Classroom Casework	Existing classroom casework is worn and due for replacement.	Replace existing classroom casework and increase amount of casework for sufficient storage.	\$288,000	
Sumner Elementary	Lockers	Lockers are worn and due for replacement.	Replace existing lockers.	\$320,000	

Sumner Elementary	Original Auditorium	The original auditorium on the second floor could be better served as a classroom.	Repurpose room.	\$938,000	
Sumner Elementary	Pumps/Boiler Room	One of the chilled pumps appears to be leaking glycol. Condensate is dripping into insulation.	Repair piping and reinsulate.	\$5,400	
Sumner Elementary	Domestic Water Piping/Throughout	Most piping throughout the building is galvanized and original to the building.	Replace galvanized piping.	\$998,000	
Sumner Elementary	Unit Heater/Throughout	Original cabinet unit heaters at entry doors have past their useful service life.	Replace cabinet unit heaters.	\$2,700	
Sumner Elementary	AHU/Classrooms	AHU-3 serves the south end of school. Temperatures in three classrooms are extremely hot.	Repair glycol leak and fill system. Repair rooftop unit.	\$26,600	
Sumner Elementary	AHU	AHU-1 door does not close all the way on east side.	Repair door handle.	\$1,400	
Sumner Elementary	AHU/Classrooms	AHU-2 serves east classrooms and was installed in 2012. Piping leaks below the unit.	Replace coil or repair piping leak.	\$26,600	
Sumner Elementary	AHU/Lower Level	AHU-7 serves the over lower level. There is a vibration coming from the air handler, possibly at the return. There is air flowing in the chilled water piping.	Replace return fan, and bleed air out of chilled water piping.	\$26,600	
Sumner Elementary	ITE Panelboards	ITE panelboards appears to be original to the building and is nearing the end of their useful service life.	Replace panelboard.	\$24,000	
Sumner Elementary	Square D Original Panels	Square D distribution panel appears to be original to the building and pasted it's useful service life.	Replace panelboard.	\$12,000	
Sumner Elementary	Fire Alarm System	Notifier control panel with Horn/strobe system. Fire code requires education occupancies to have a voice evacuation communication system. Main panel has capabilities to be expanded to include voice. Notification devices to be replaced to be speakers. Any remodel/addition could trigger requirement for immediate upgrade.	Update fire alarm code to include voice command within the next 5-10 years. Any additions or renovations may require a system upgrade.	\$202,000	
Sumner Elementary	Exterior Doors/Throughout	Entrance and exit doors are metal with metal frames. Rust was observed on frames, mullions, and lower sections of doors.	Replace doors and frames.	\$90,500	
Sumner Elementary	Doors	Existing high traffic doors from classrooms to corridors are worn and showing signs of damage. Also many existing doors have knob style hardware. Doors/sidelights have wire glass.	Replace doors and hardware for ADA compliant hardware. Replace sidelights with wire glass.	\$270,000	
Sumner Elementary	Drinking Fountains	Existing drinking fountains are not ADA compliant (some only have one, others don't have dual height).	Upgrade drinking fountains to be dual height fixtures.	\$33,300	
Sumner Elementary	Corridor to south Classroom Wing	There is no accessible route to 2nd floor classroom wing on south end of building.	Create accessible route with elevator addition.	\$599,000	

Sumner Elementary	Restrooms	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement. Stalls are not ADA compliant.	Update restroom layouts, finishes and fixtures.	\$639,000	
Sumner Elementary	Accessible Stall	The cross slope of the accessible parking stalls exceeds the maximum allowable slope. An access aisle is not identified and signs do not meet requirements.	Replace asphalt pavement to meet accessibility requirements. Install accessible parking signs and identify access aisle.	\$10,700	
Sumner Elementary	Concrete Steps Along South Side of Building	Top of concrete stairs is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$1,200	

Woodson Education Center	North Parking Lot	Missing no parking accessible aisle sign.	Install no parking accessible aisle sign.	\$670	
Woodson Education Center	Southeast Parking Lot	Accessible parking signs are too far from the stalls. Missing no parking accessible aisle signs.	Install accessible parking signs.	\$4,000	
Woodson Education Center	Door 1 Concrete Walk	Concrete walk doesn't meet accessibility requirements.	Replace concrete walk.	\$14,700	
Woodson Education Center	Door 2 Concrete Walk	Concrete walk has settled at stoop.	Replace concrete walk.	\$3,900	
Woodson Education Center	Asphalt Play Area	Asphalt pavement is cracking.	Seal cracks and perform regular maintenance to prolong life expectancy.	\$5,900	
Woodson Education Center	Outdoor Learning Area	There is no accessible path to the outdoor learning area.	Construct concrete walk.	\$5,800	
Woodson Education Center	Flag Pole	There is no accessible walk to the flag pole.	Construct concrete walk.	\$1,500	
Woodson Education Center	Roof Hatch	The roof hatch lacks fall protection.	Install fall protection.	\$2,000	
Woodson Education Center	Exterior Brick/Throughout	The building features a common course brick bond throughout the three vintages. There is damage to brick on the north and south ends of the 1953 additions and around the cafeteria on the original building. Sealants have been added to damaged mortar.	Repoint select areas on the east side of the building.	\$95,800	
Woodson Education Center	Foundation Wall/1953 Additions (North + South)	There is damage to the poured foundation wall on the northwest and southeat corners of the 1953 additions. The concrete is cracked and spalled.	Investigate to the cause of the issues. Repair foundation wall.	\$4,000	
Woodson Education Center	EIFS/Throughout Original Building and 1953 Addition	The wall system has damage throughout. Cracking and holes were observed. The worst of the damage was observed on the west and south sides of the building.	Repair damaged EIFS walls. Repaint to match.	\$40,000	
Woodson Education Center	Windows/Throughout Original Building + 1953 Addition	The operable windows are single pane glass with aluminum frames. Storm windows with screens have been installed. The install date is unknown. The average useful life is 30 years.	Replace windows for energy efficiency.	\$250,000	
Woodson Education Center	Window Sills/Original Building + 1953 Addition	The window sills are slate and appear to be original to building. They are damaged and degraded throughout.	Replace sills in conjunction with window replacement.	\$44,900	
Woodson Education Center	Exterior Doors/Throughout	Exterior doors have been replaced with the exception of door #7 on the west side. This door appears to be original. It has single pane, wired glass, with metal door and frame.	Replace door.	\$16,000	
Woodson Education Center	Corridors	Ceilings are worn and show signs of sagging.	Replace ceiling tiles and grid.	\$97,100	

Woodson Education Center	Corridors	Some of the existing corridors have been re-finished with wall tile on bottom half of wall and paint finish above. Remaining corridors have glazed block bottom	For non-tiled corridor walls, install tile over glazed block areas and paint above.	\$346,000	
Woodson Education Center	Gym	Walls are dated and do not have acoustical treatments.	Re-finish and paint walls and add acoustical wall panels.	\$47,900	
Woodson Education Center	1/4 of interior doors	Approx. 1/4 of interior doors are damaged/ worn.	Replace doors and hardware.	\$66,500	
Woodson Education Center	Corridors + Classrooms	VCT flooring is worn and dated.	Replace with carpet tile/ LVT in classrooms and polished concrete in corridors.	\$414,000	
Woodson Education Center	Restrooms Near Gym	Restroom doors, floors, walls and ceiling finishes and fixtures are due for replacement. Stalls are not ADA compliant.	Update restroom layouts, finishes and fixtures.	\$479,000	
Woodson Education Center	Trumbull Electric Panelboards/Throughout	Trumbull brand panelboard appears to be original to the building and is rusted.	Replace panelboard.	\$30,000	
Woodson Education Center	Existing Boiler Disconnects + Starters	Existing Westinghouse brand disconnects and starters located throughout boiler room appear to be original to the building and past their useful service life.	Replace gear.	\$670	
Woodson Education Center	Fire Alarm System	Notifier brand NFW-50 control panel with a horn/strobe system is installed. Fire code requires education occupancies to have a voice evacuation	Update fire alarm code to include voice command within the next five to 10 years. Any additions or	\$206,000	
Woodson Education Center	Receptacles	Two prong receptacle and no tamper resistant receptacles were observed.	Replace two prong receptacles. Replace receptacles with tamper resistant receptacles while existing	\$200	
Woodson Education Center	Kitchen Receptacles	All receptacles within kitchen are single phase 50 amps or less and three phase 100 amps or less. GFCI receptacles are needed.	Provide GFCI receptacles or breakers for kitchen equipment receptacles that does not currently	\$10,800	
Woodson Education Center	Backflow Preventor/Boiler Room	The water main backflow preventor appears to be leaking.	Repair leak.	\$4,000	
Woodson Education Center	Piping/Boiler Room	Re-insulate Hydronic heating piping, both glycol fill tanks are empty. Hydronic system pressure is zero must have a leak should be around 15-20 psi. Chilled	Repair pipe insulation, fill glycol fill tanks, find hydronic leaks, reinstall pressure gauges.	\$20,000	
					\$ 66,228,310.00