



MASON
PUBLIC SCHOOLS

FACILITY ASSESMENT

11.09.2023 [DRAFT]



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Executive Summary

The team (a group from Mason Public Schools, GMB, Christman Construction and Moore Trospen) spent time in and around the District's buildings in the middle of August of 2023. Our goal was to review current assets and identify deficiencies. These items will be utilized in the planning of the 2025 Bond Proposal.

The previous bond work's focus on the elementary schools has resulted in excellent overall condition of Alaieton, North Aurelius and Steele elementaries. While there are needs in these three schools, they are fairly minimal.

James C. Harvey Education Center (Early Childhood / Child Development Services) was also renovated in the prior bond, but not to the extent of the elementary schools. The needs in this building are greater than the elementaries, but not to the degree of the middle and high school campuses.

The Middle School and High School show the greatest need. Nearly all of the items identified fall into the immediate category (within a one to three year period). These items totaled over \$100,000,000. Our recommendation would be to direct the vast majority of the 2025 bond scope to one or both of these schools.



Summary of Costs:



Mason Public Schools
Mason, MI
Bond Planning 2025

November 8, 2023

EXECUTIVE SUMMARY RECOMMENDATIONS

	<u>Facility</u>	Priority 1 1 - 3 Years	Priority 2 4 - 6 Years	Priority 3 7 - 10 Years	<u>Subtotal Facility Cost:</u>
	Middle School - Building Assessment	\$44,979,298	\$5,510,415	\$3,468,890	\$53,958,602
	High School - Building Assessment	\$76,675,387	\$992,113	\$934,956	\$78,602,455
	Alaiedon Elementary - Building Assessment	\$3,105,119	\$173,549	\$651,969	\$3,930,636
	Harvey Education Center - Building Assessment	\$6,035,637	\$767,271	\$651,969	\$7,454,878
	N. Aurelius Elementary - Building Assessment	\$3,046,423	\$0	\$0	\$3,046,423
	Steele Elementary - Building Assessment	\$124,291	\$0	\$0	\$124,291
	Transportation Building	\$0	\$5,501,202	\$0	\$5,501,202
TOTAL ESTIMATED PROJECT COST BY PRIORITY:		\$133,966,156	\$12,944,550	\$5,707,784	
TOTAL ESTIMATED PROJECT COST :					\$152,618,489



Mason High School





MASON PUBLIC SCHOOLS

Proposed Bond Issue Improvements | Vote Date: Nov. 7, 2017

STRONGER

SMARTER

SAFER

Mason High School Floor Plan

build STRONGER schools

- HVAC improvements
- Plumbing improvements
- Electrical improvements
- Accessibility improvements

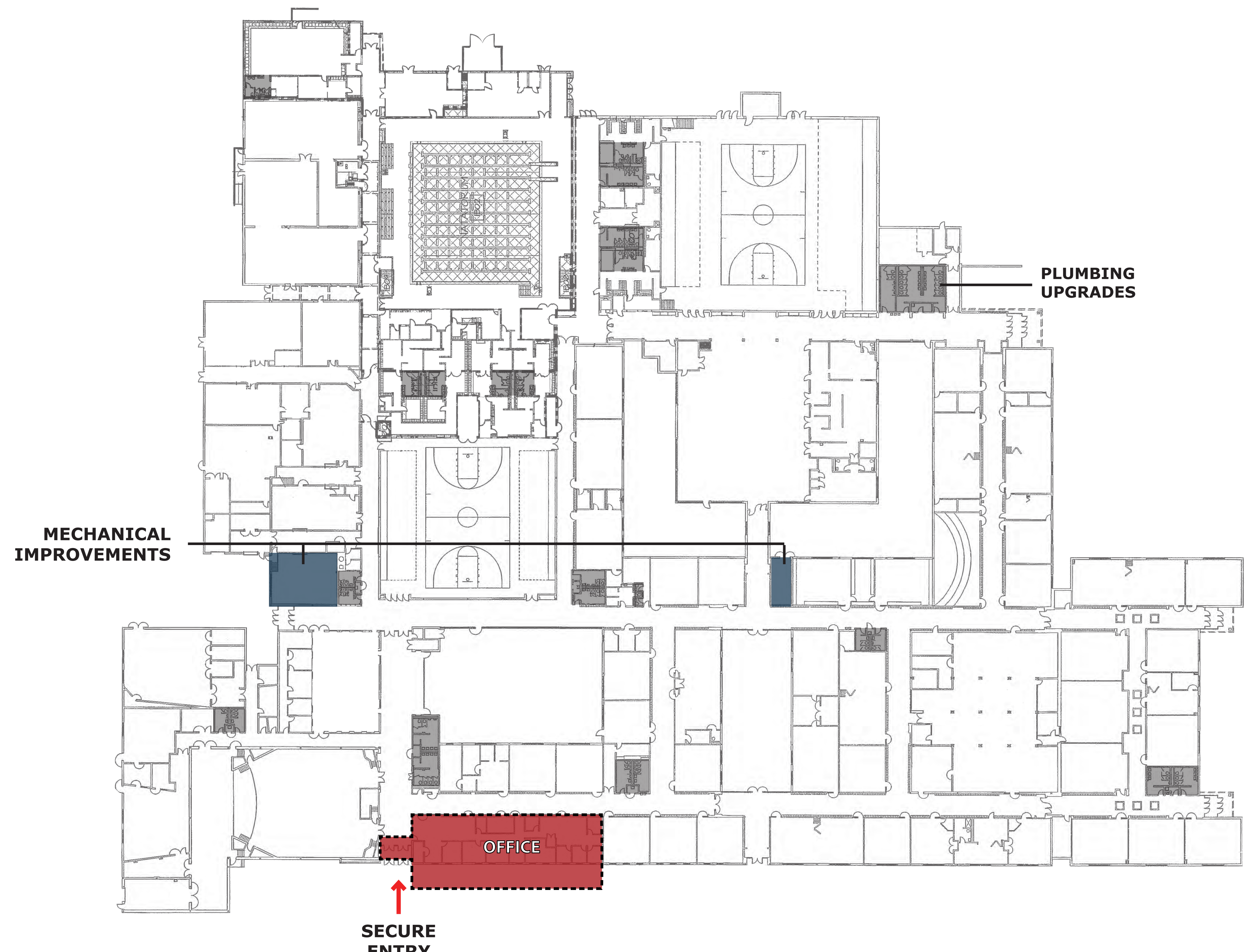
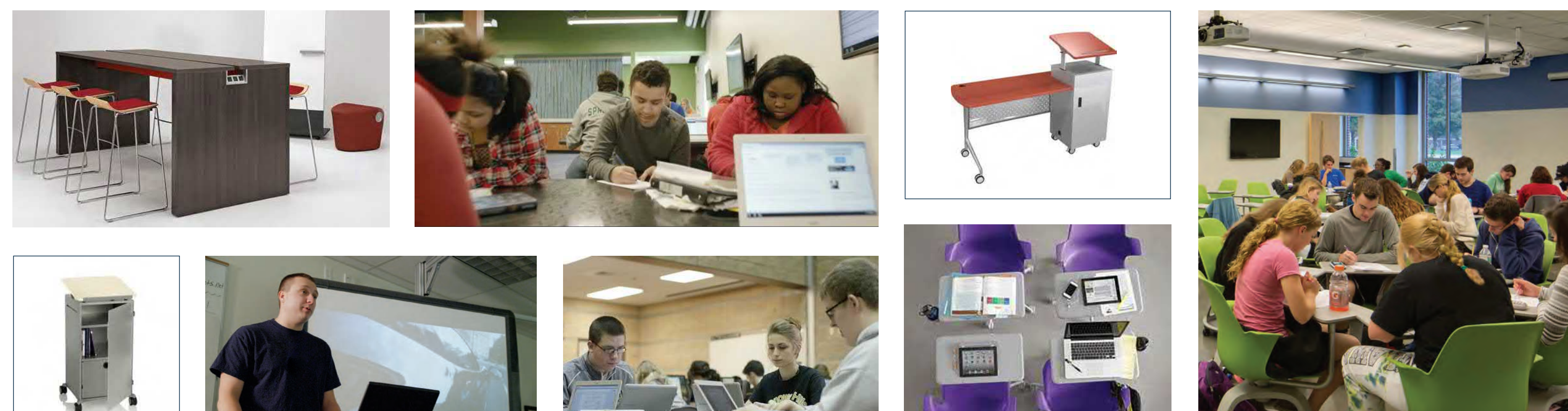
build SMARTER schools

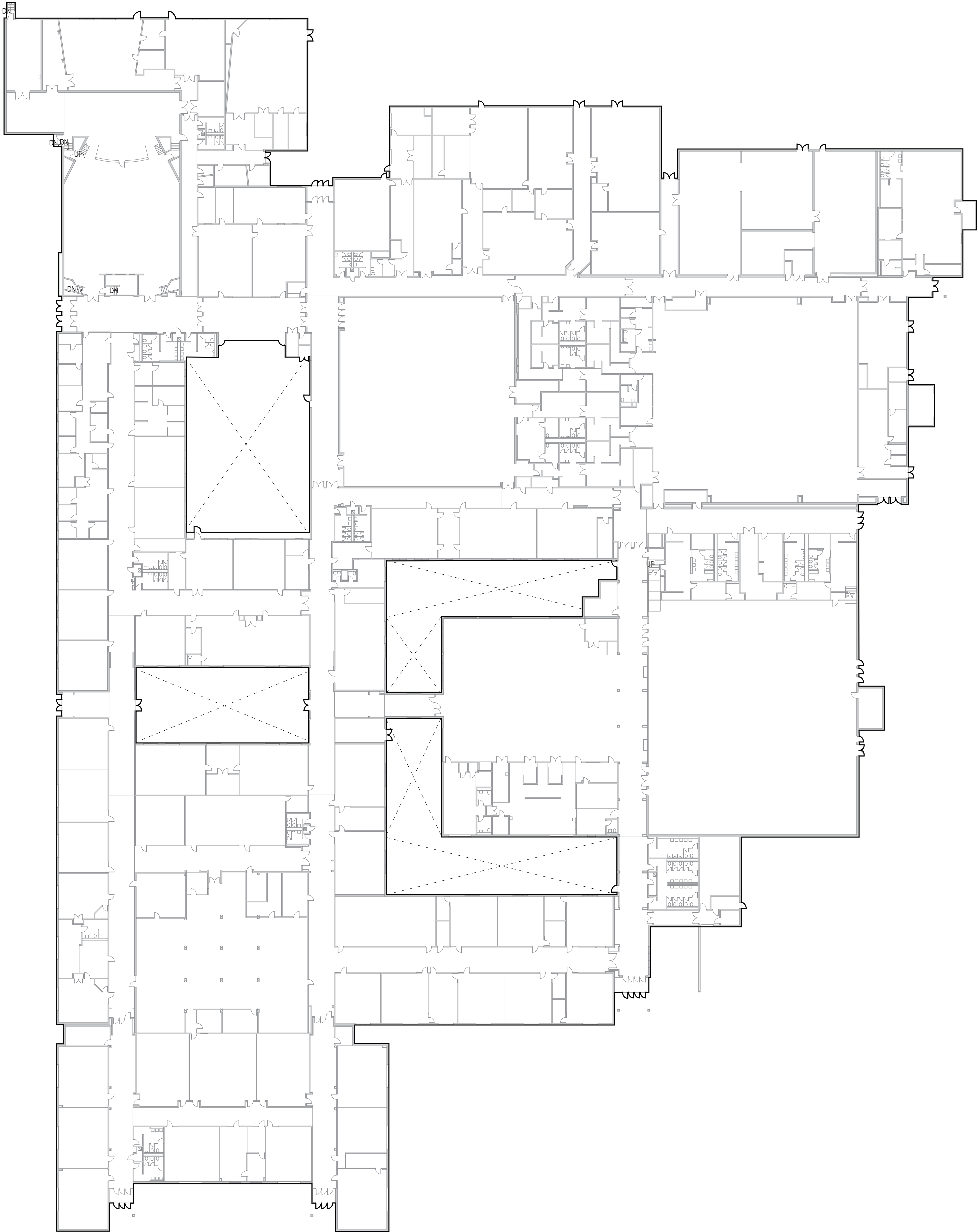
- Technology infrastructure improvements
- New technology equipment
- Classroom multi-media improvements
- New furnishings and equipment

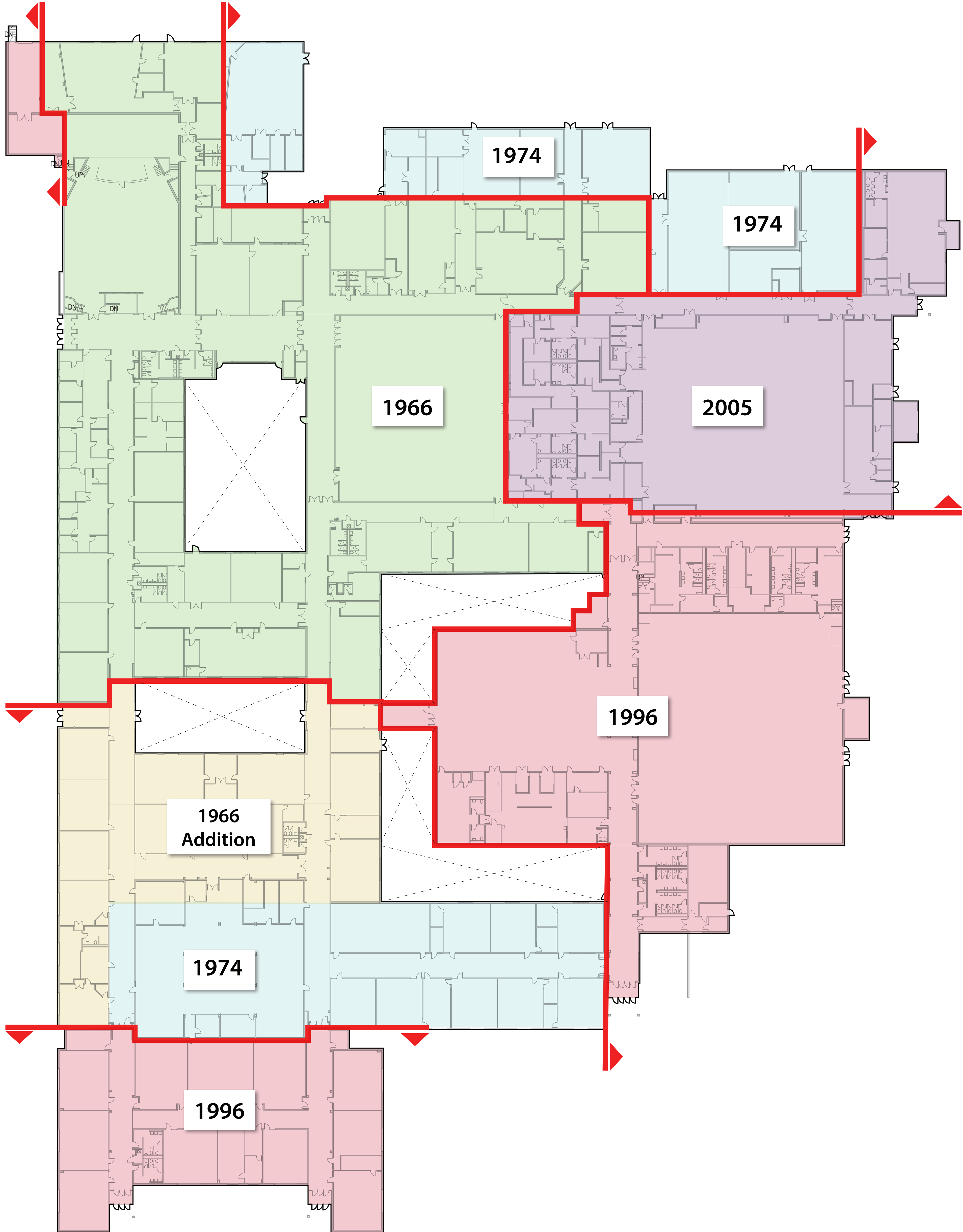
build SAFER schools

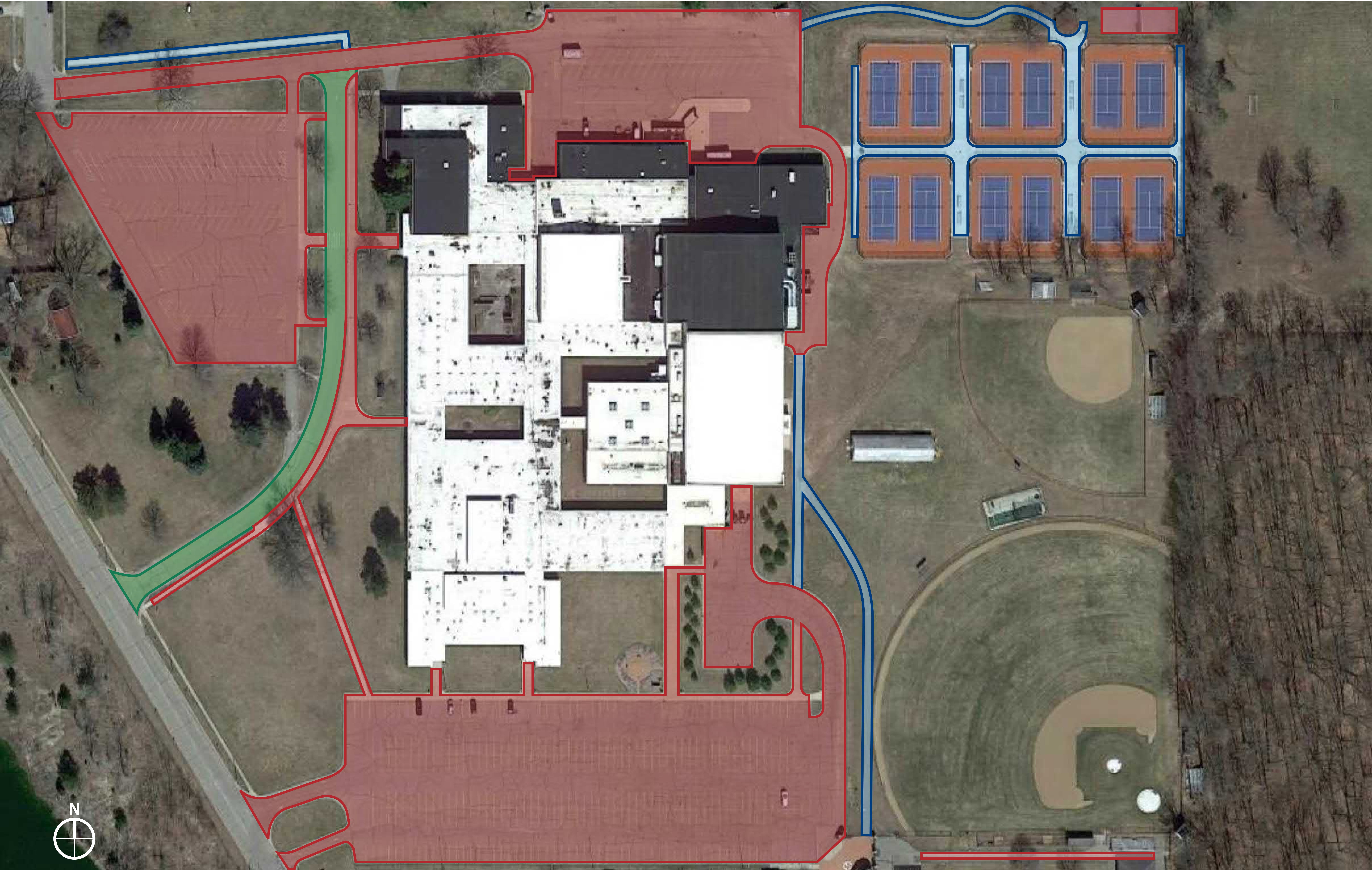
- Secure entrance
- Video surveillance improvements
- Fire alarm improvements

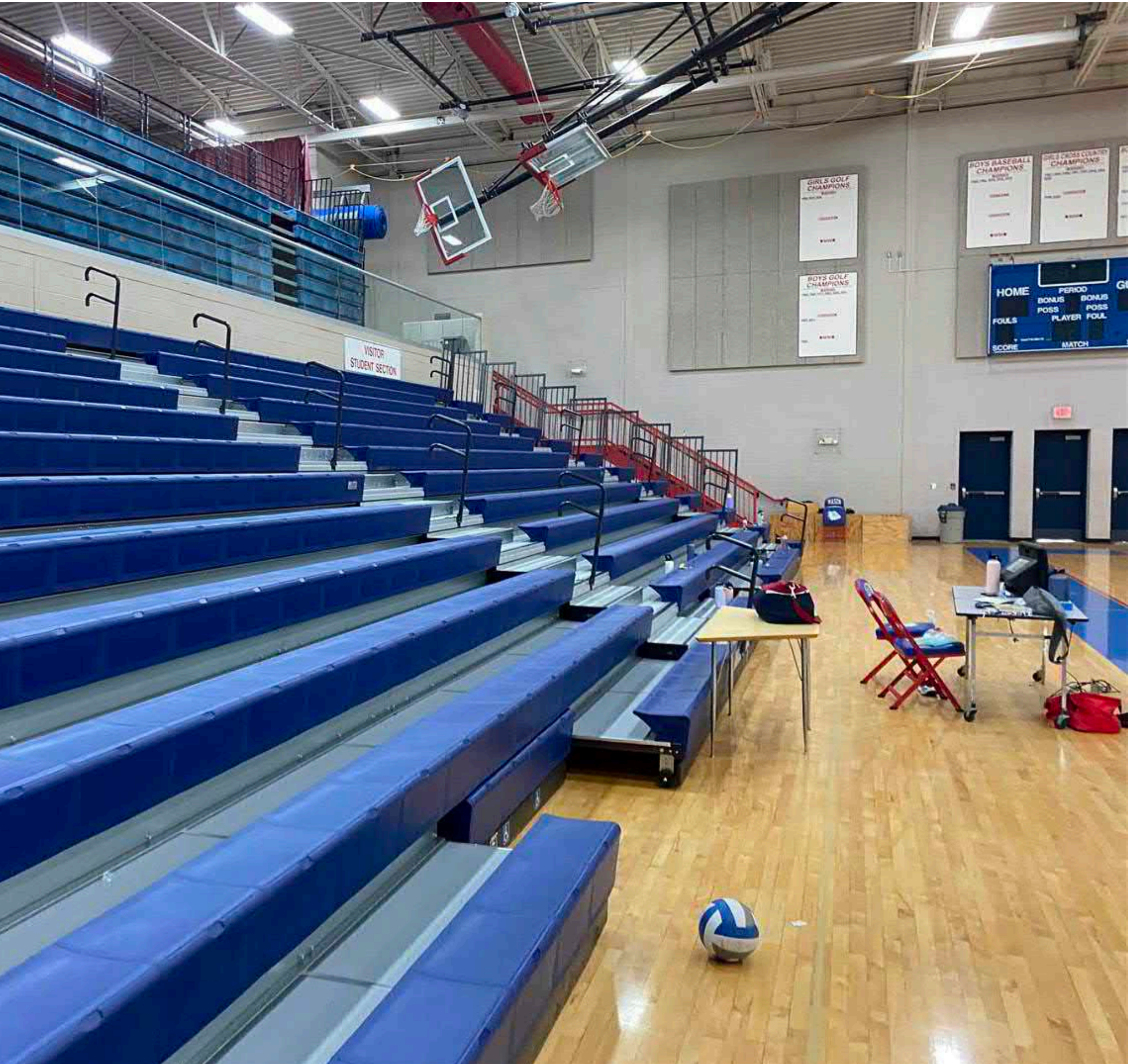
CLASSROOM TECHNOLOGY AND FURNITURE UPGRADES













Mason Middle School





MASON PUBLIC SCHOOLS

Proposed Bond Issue Improvements | Vote Date: Nov. 7, 2017

STRONGER

SMARTER

SAFER

Mason Middle School Floor Plan



build STRONGER schools

- HVAC improvements
- Plumbing improvements
- Electrical improvements
- Accessibility improvements

build SMARTER schools

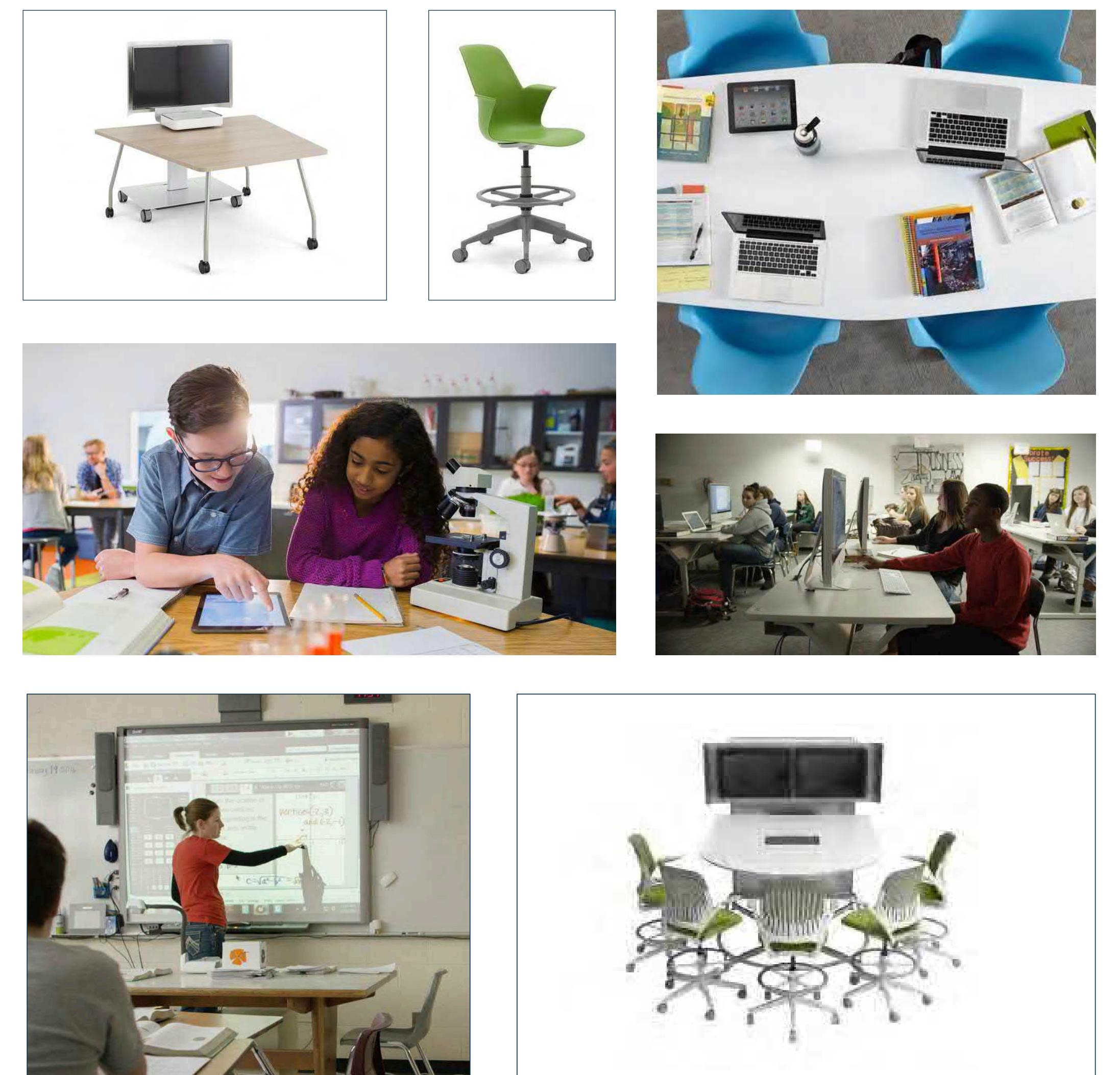
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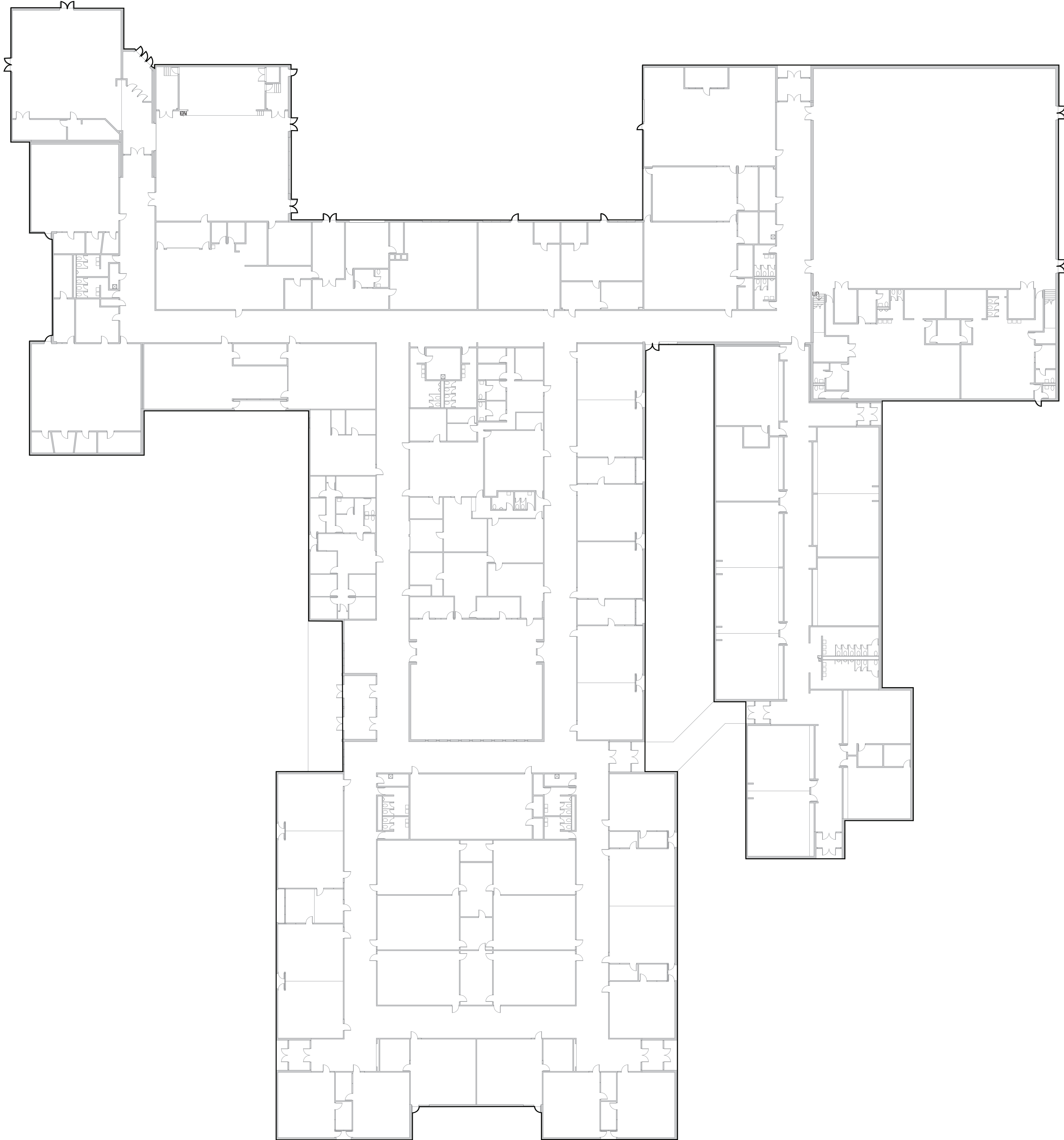
build SAFER schools

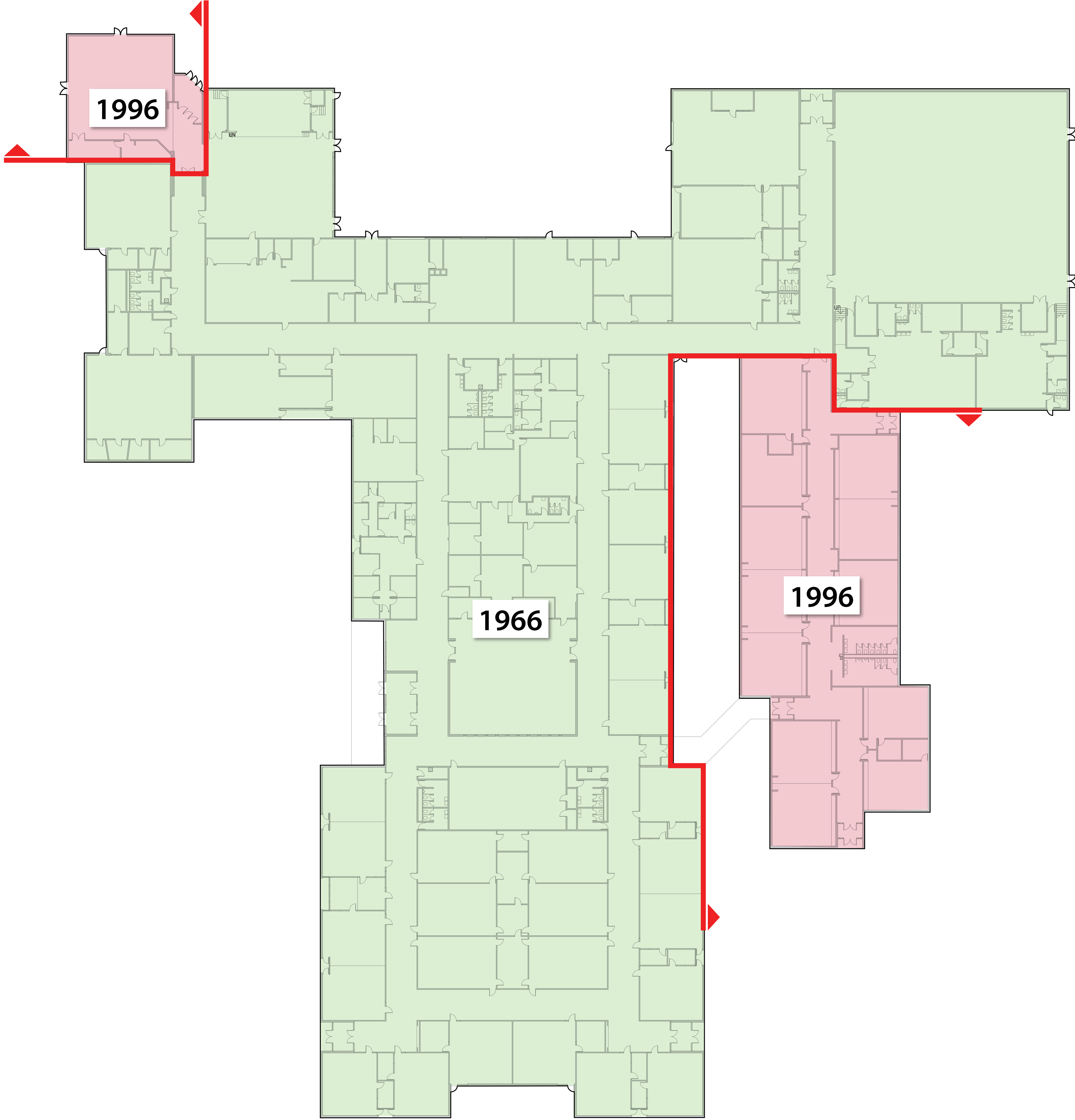
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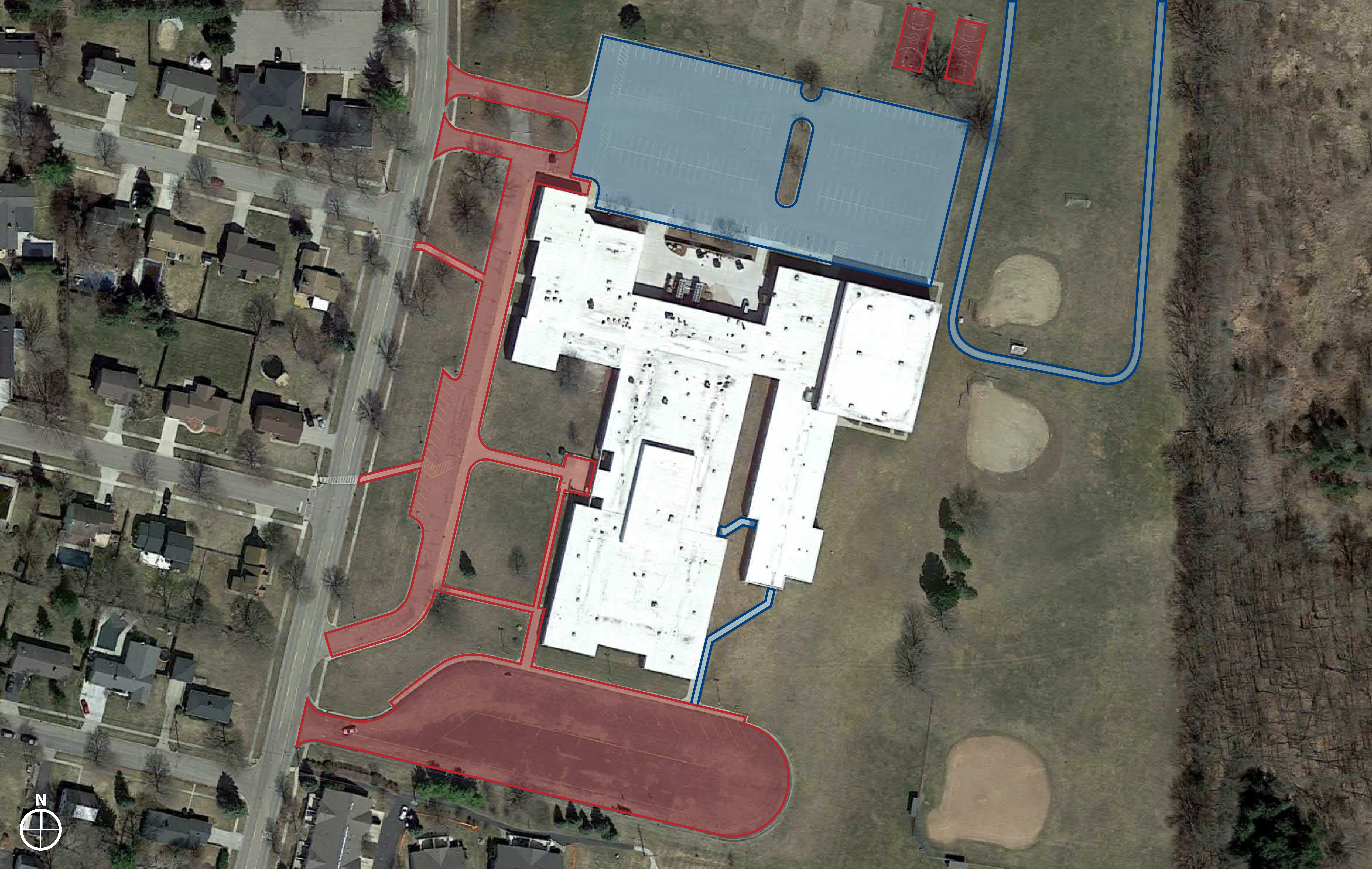
□ EXISTING
 ■ LIGHT REMODELING

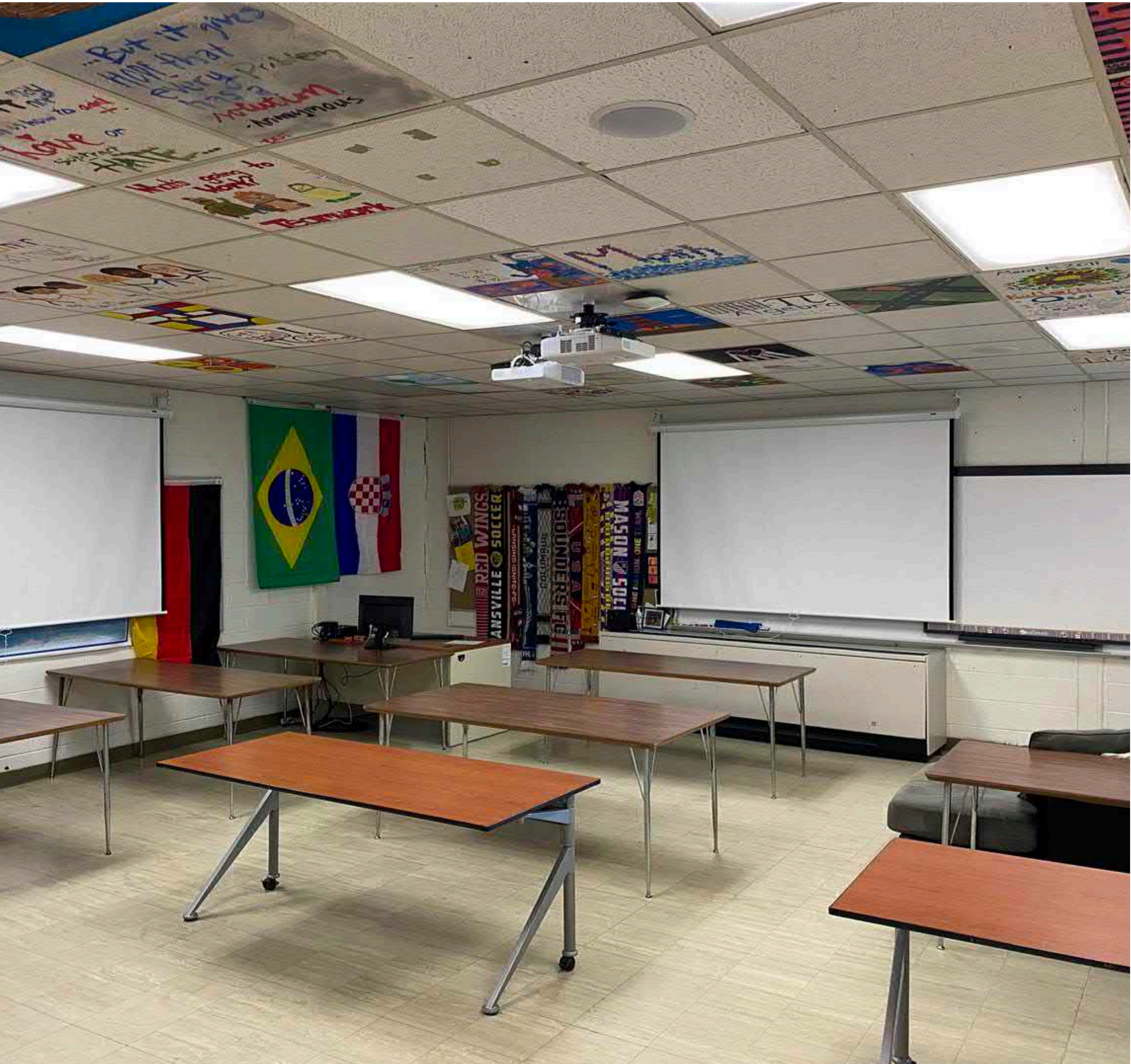
CLASSROOM TECHNOLOGY AND FURNITURE UPGRADES

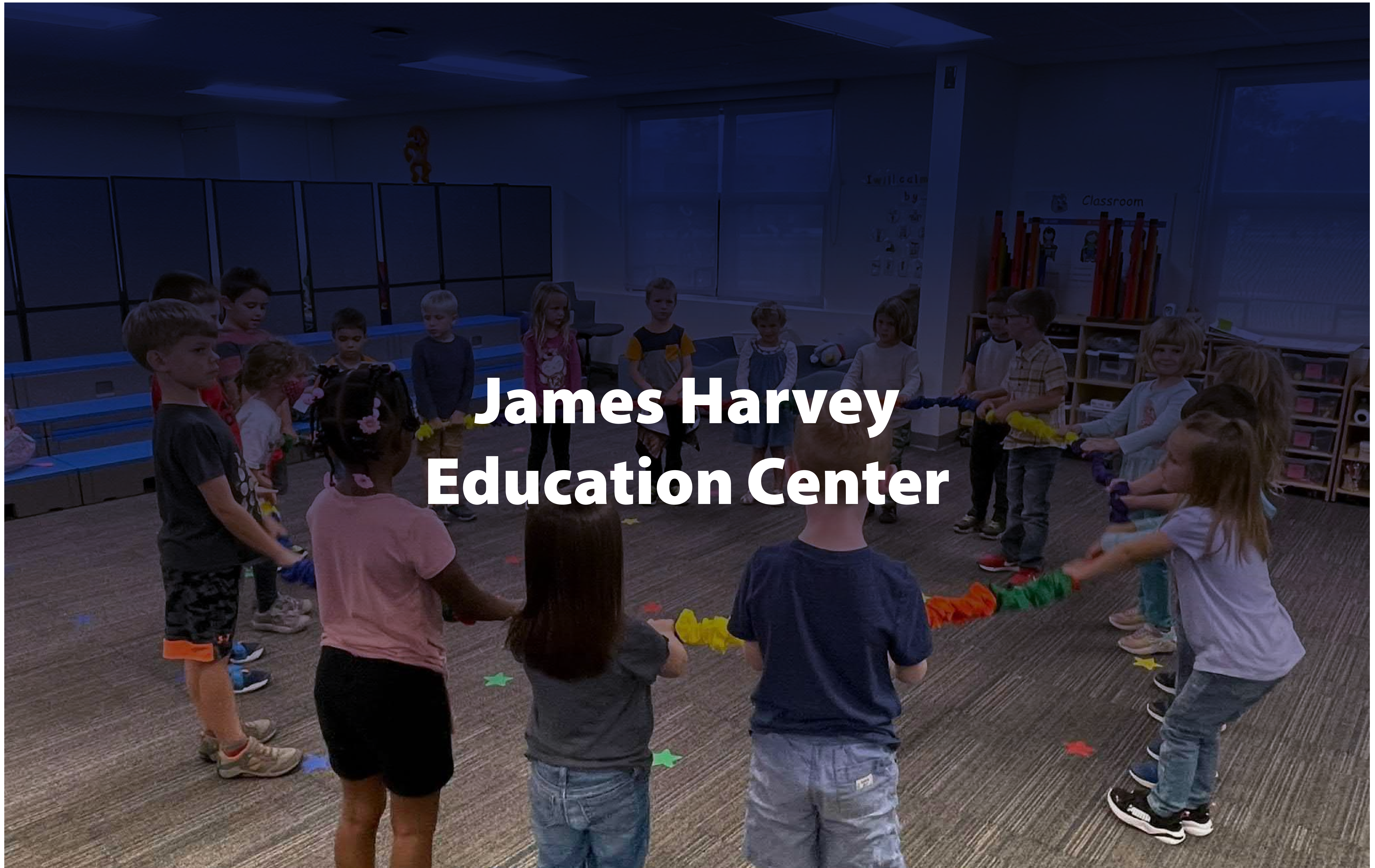






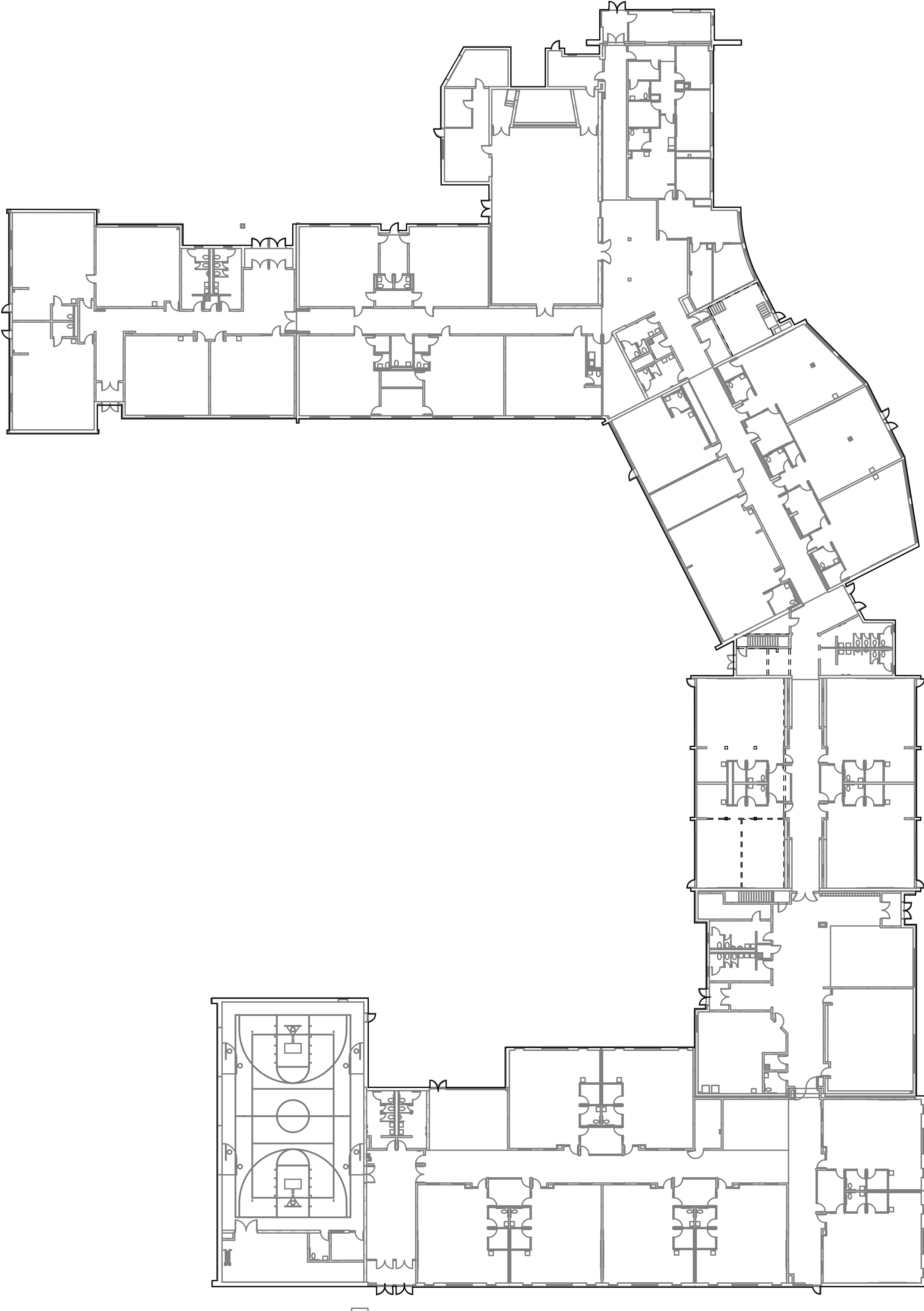


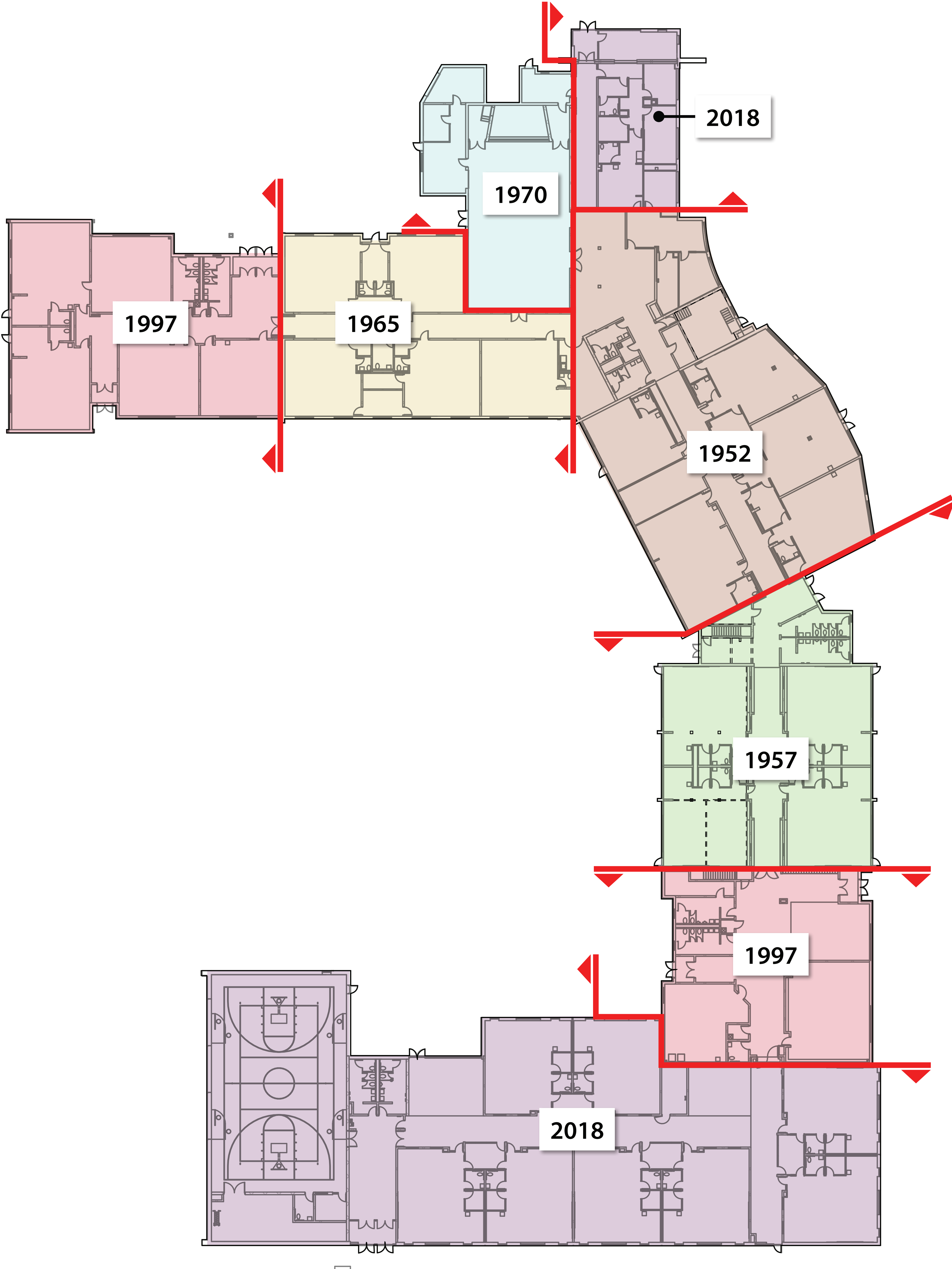


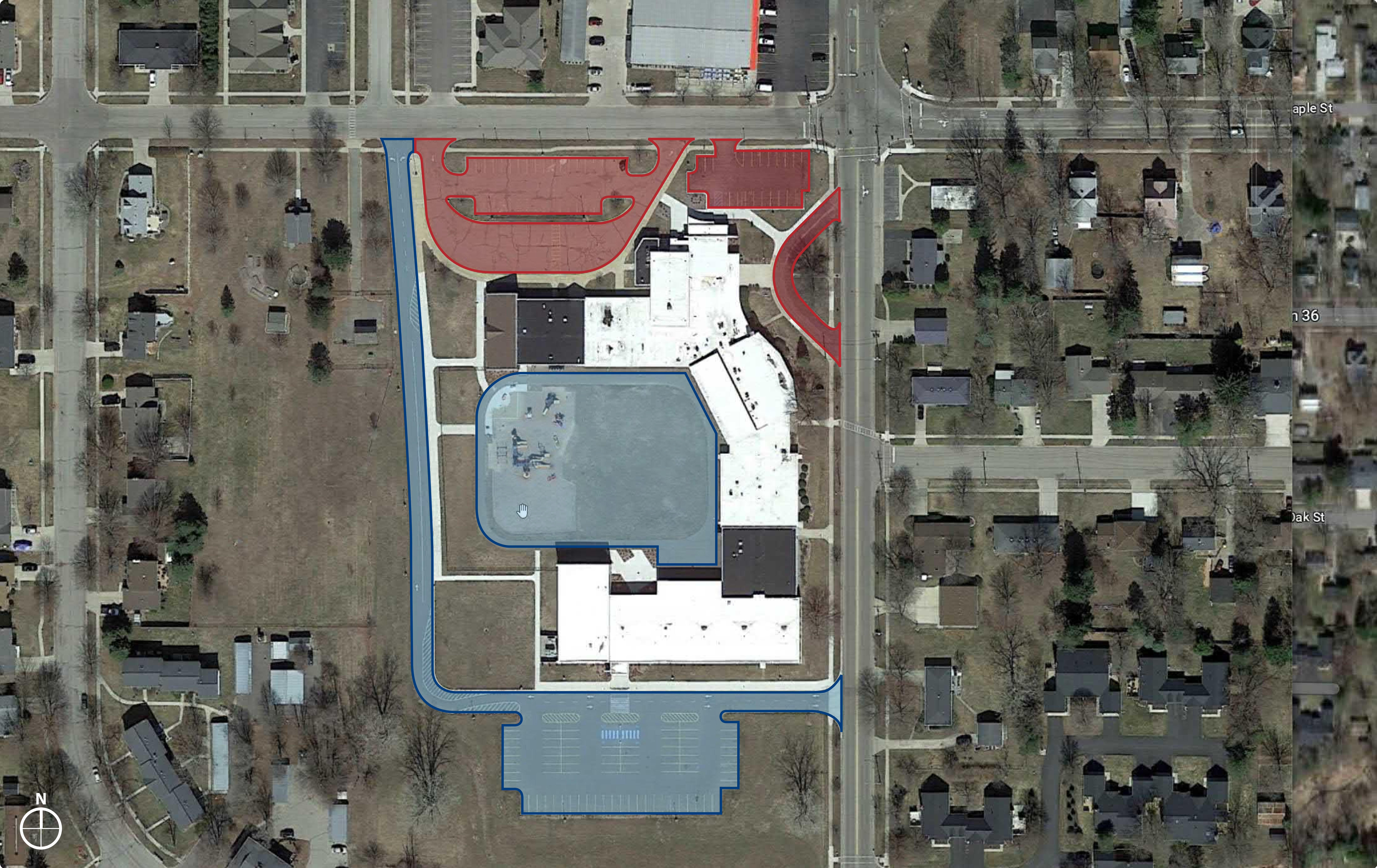


James Harvey Education Center





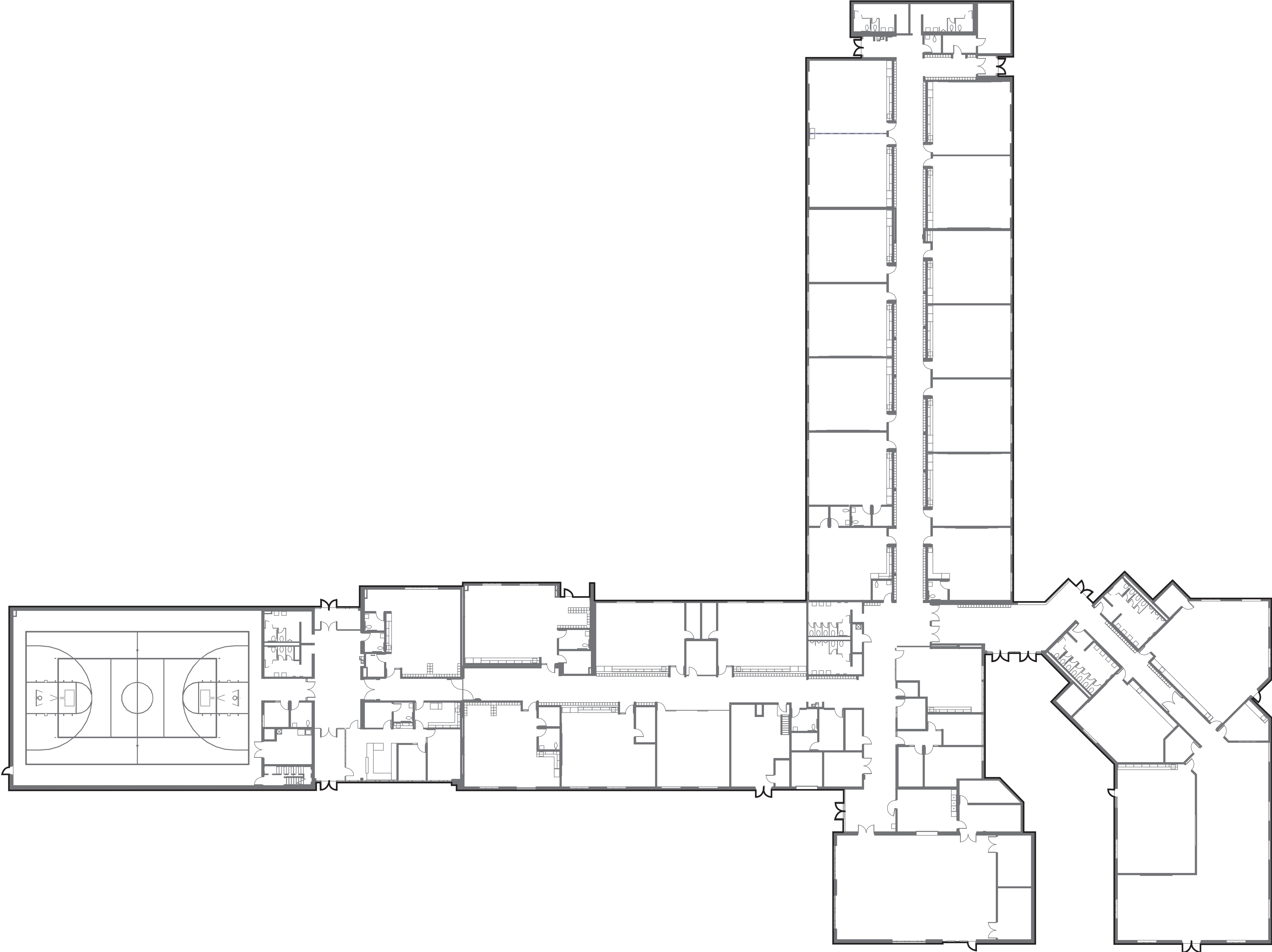


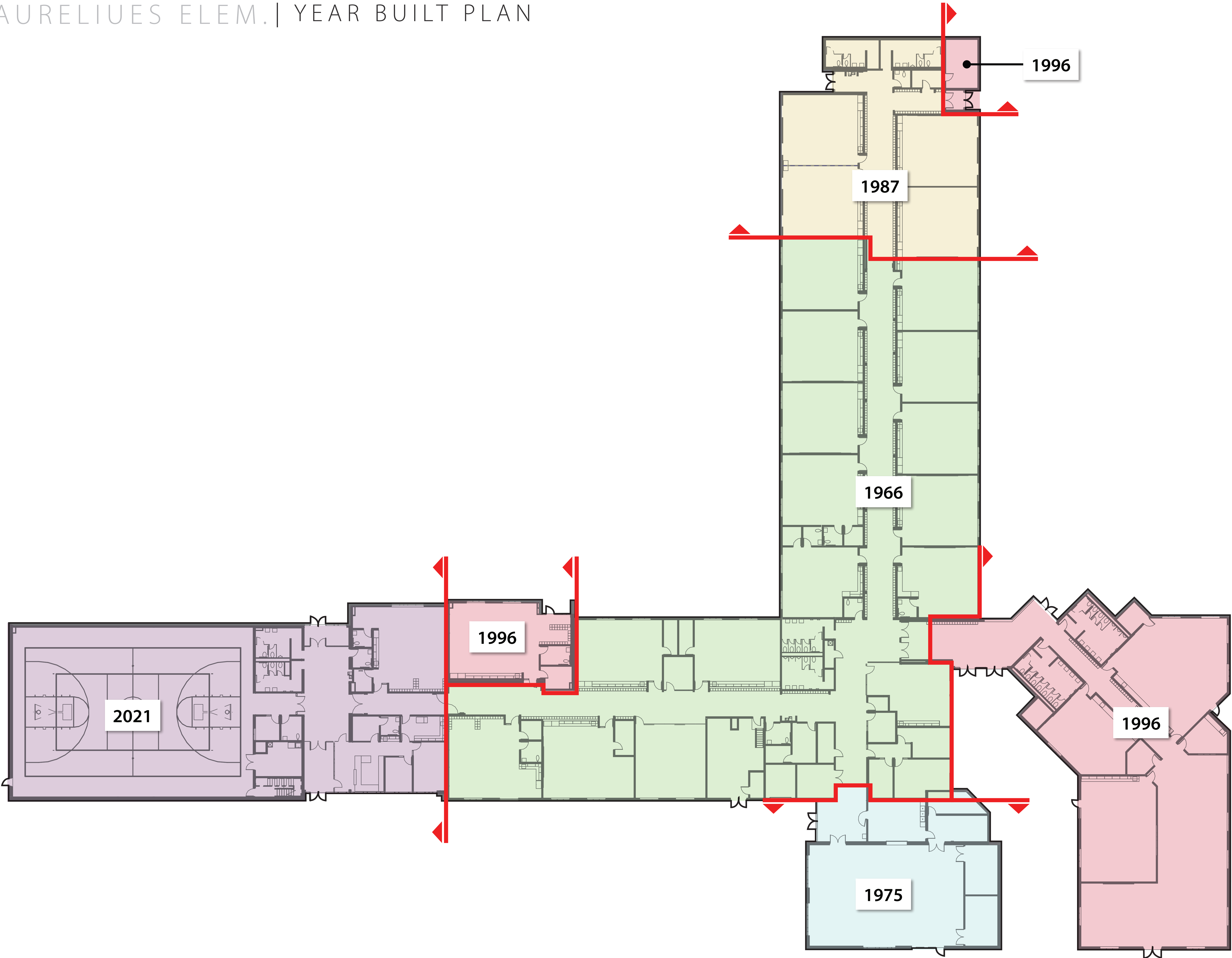


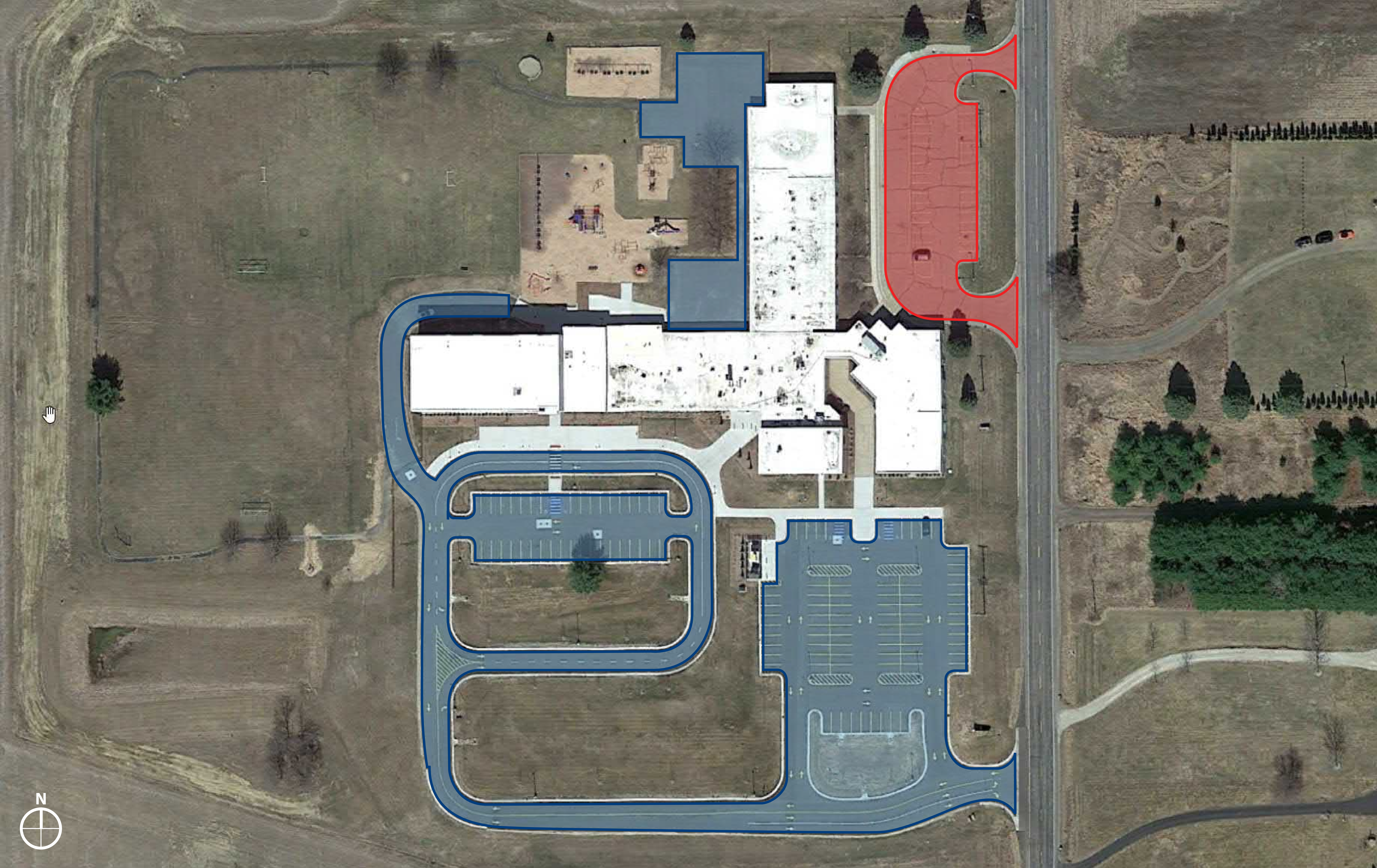




North Aurelius Elementary



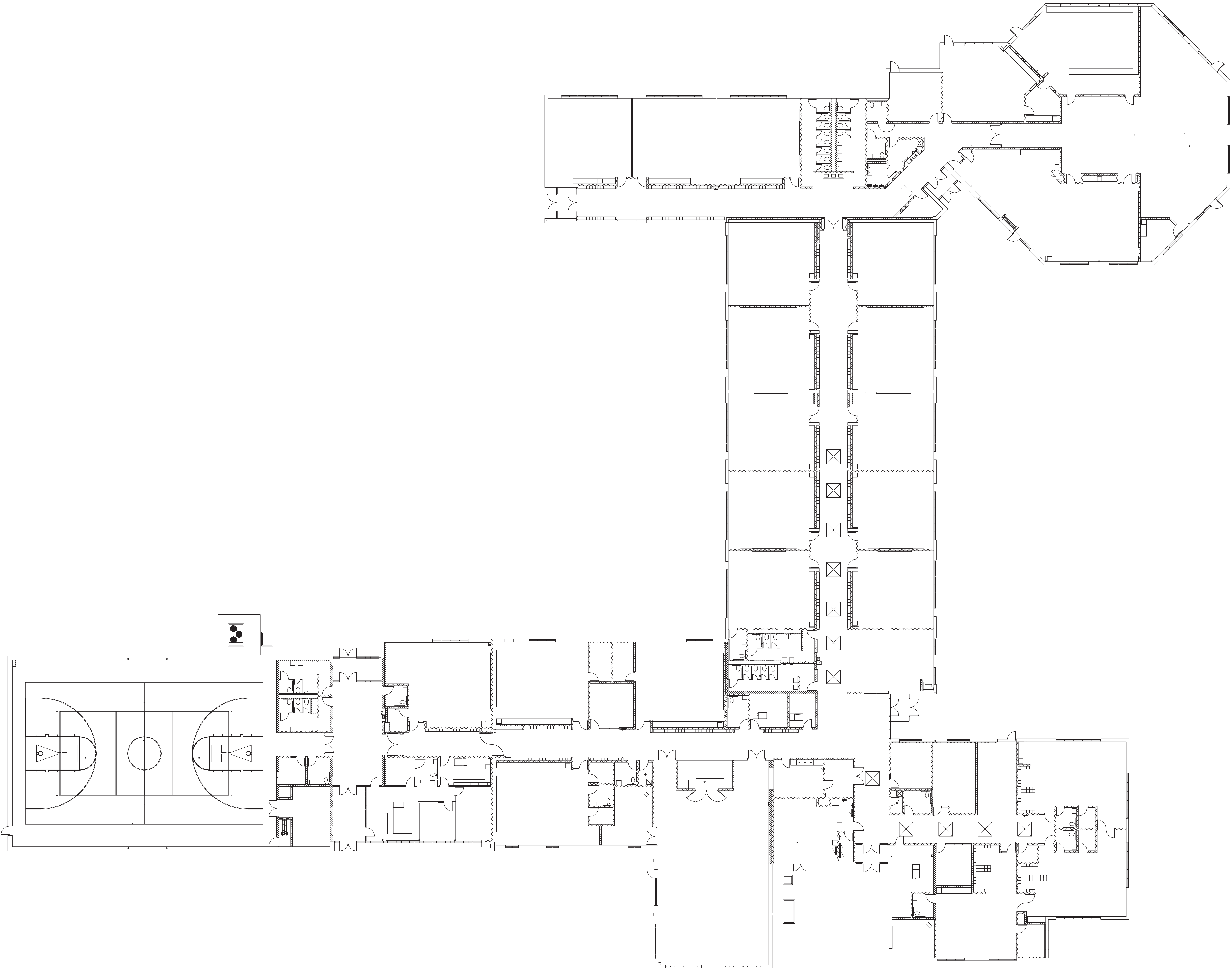


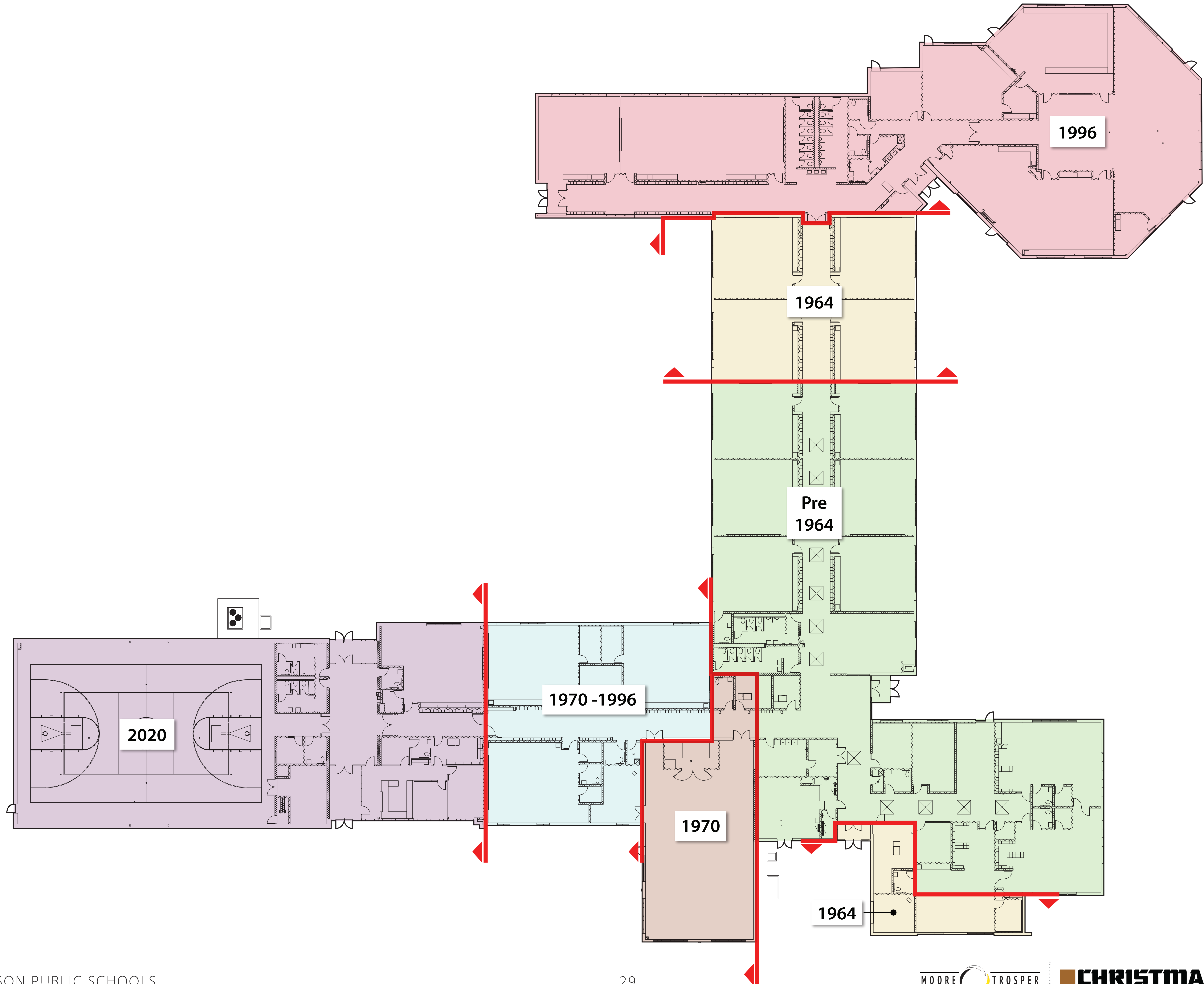


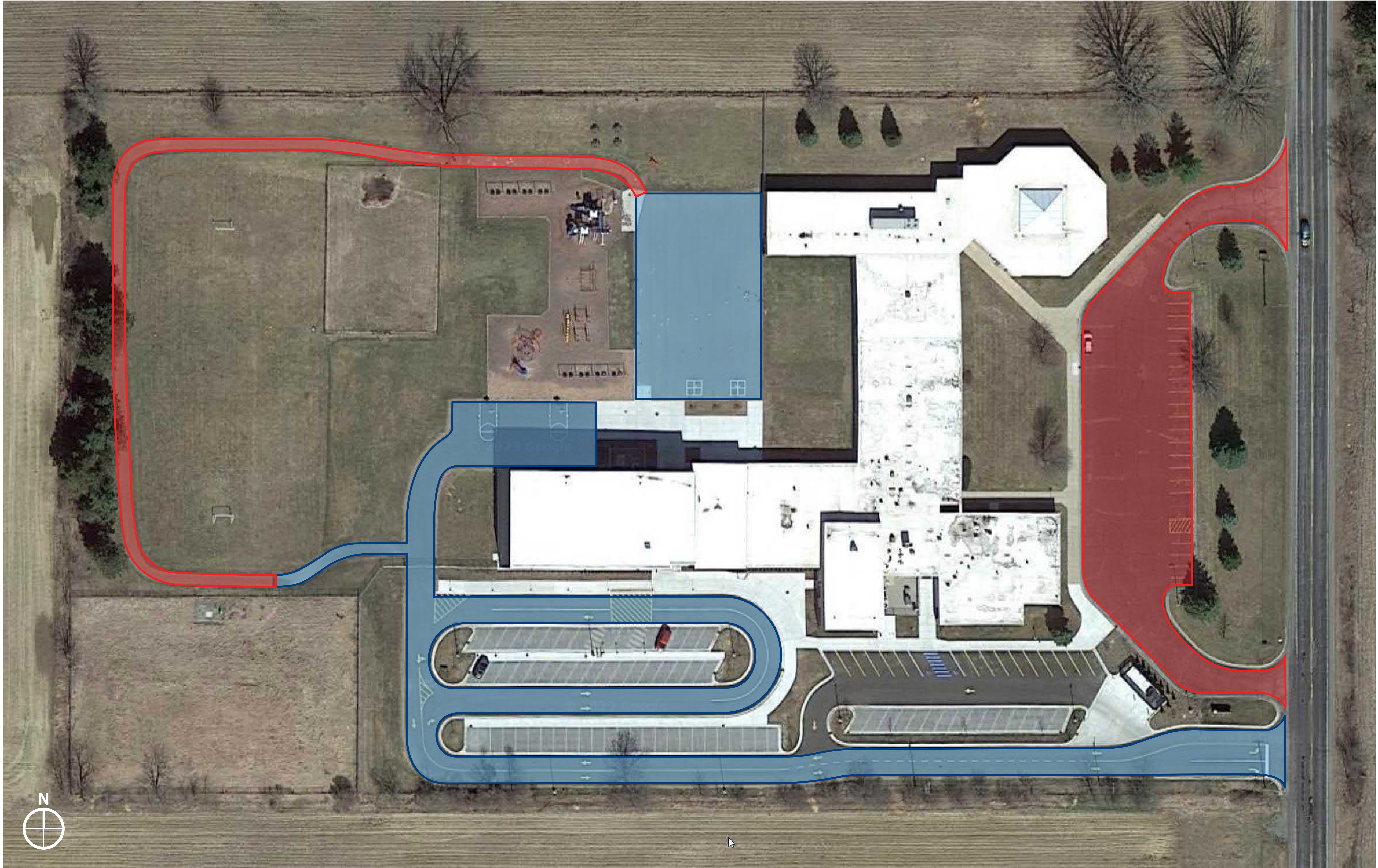


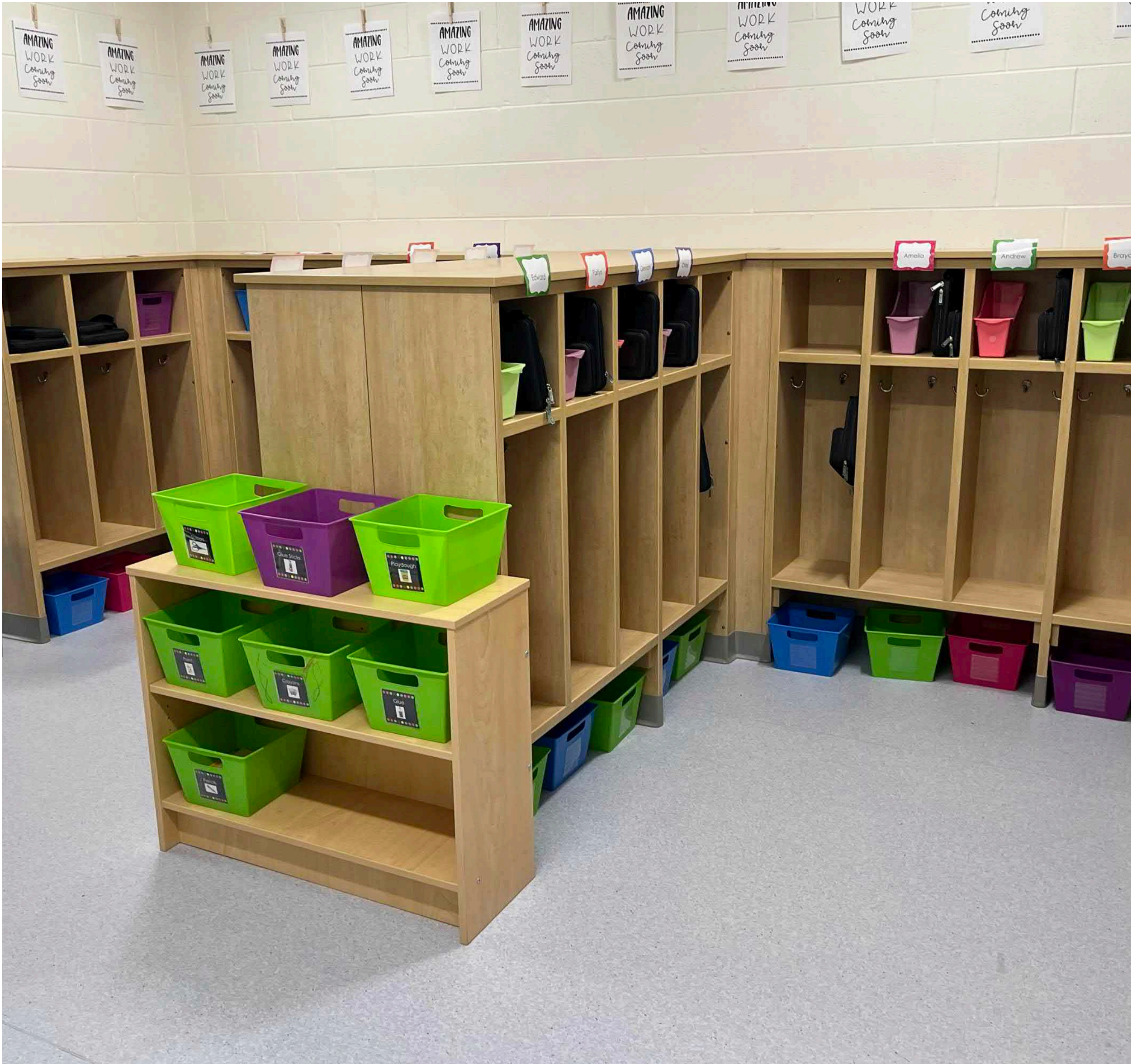


Alaiedon Elementary











Steele Elementary School

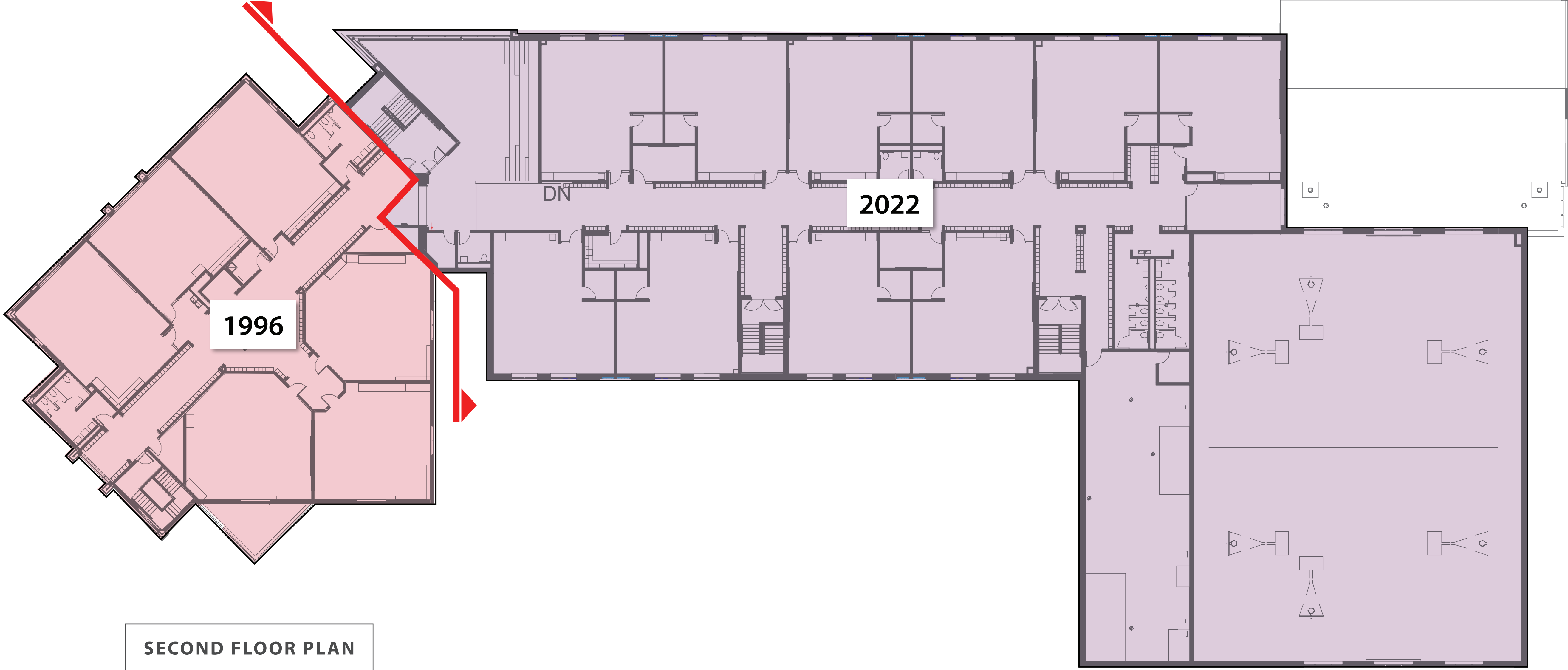




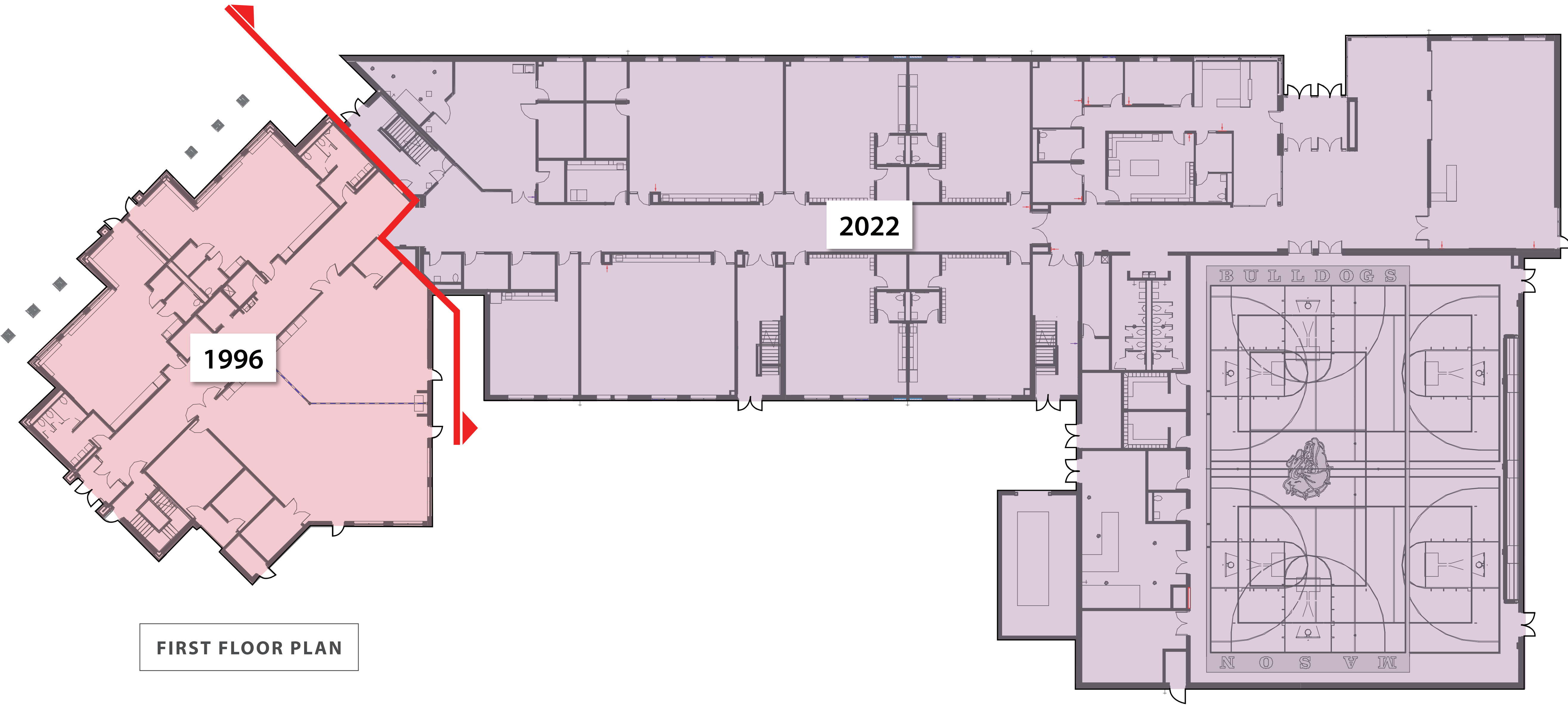
SECOND FLOOR PLAN



FIRST FLOOR PLAN

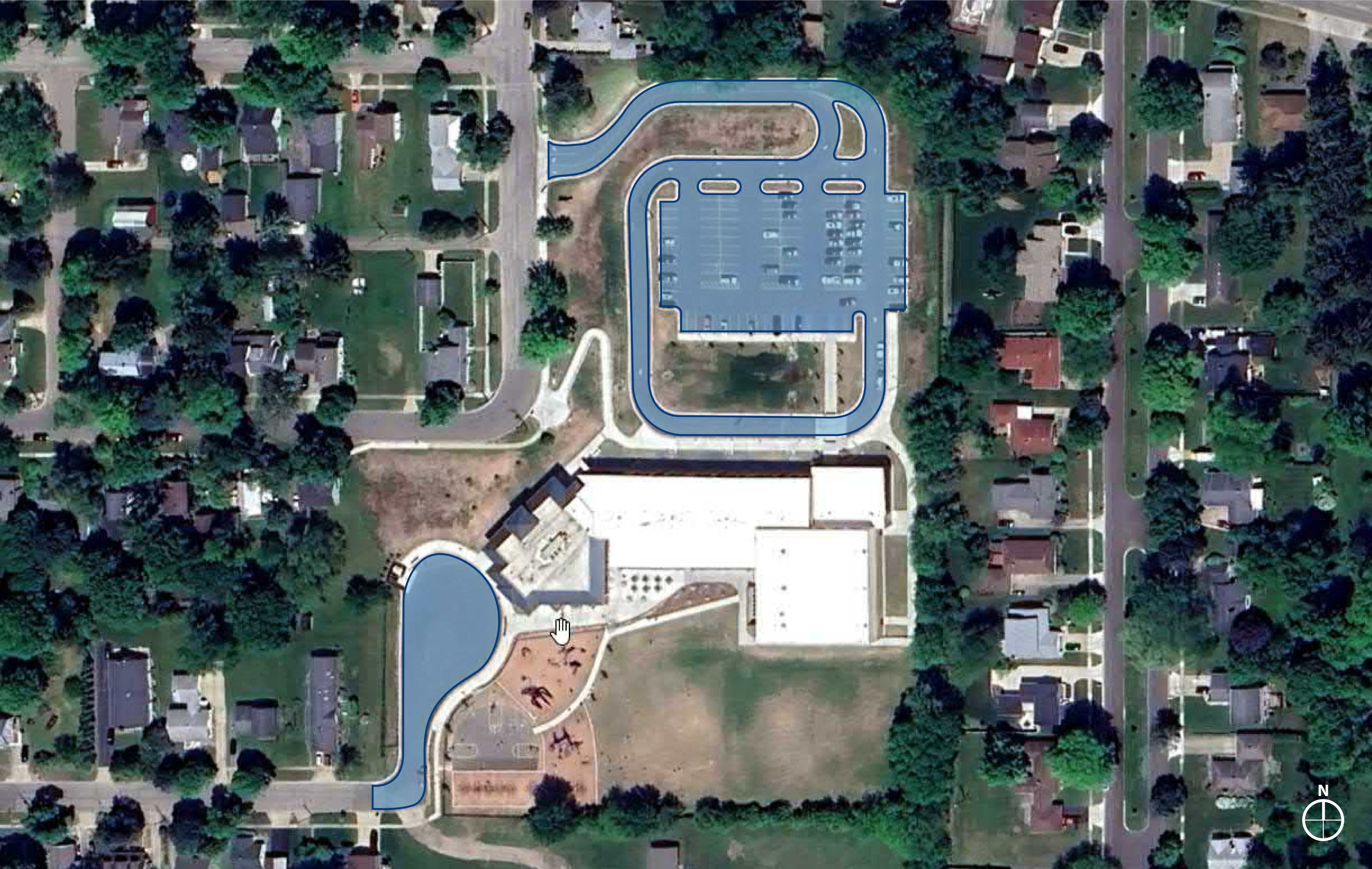


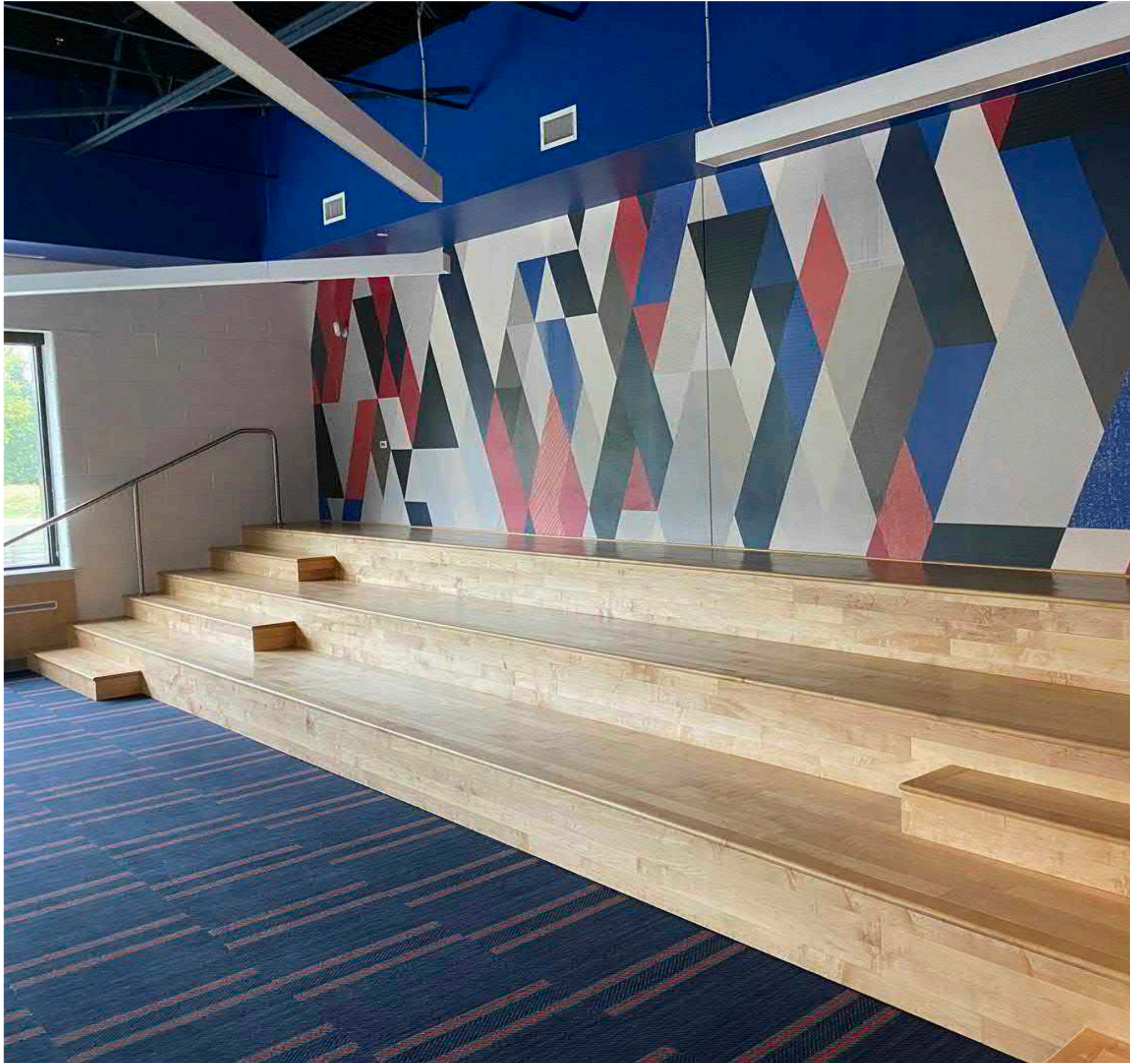
SECOND FLOOR PLAN



FIRST FLOOR PLAN

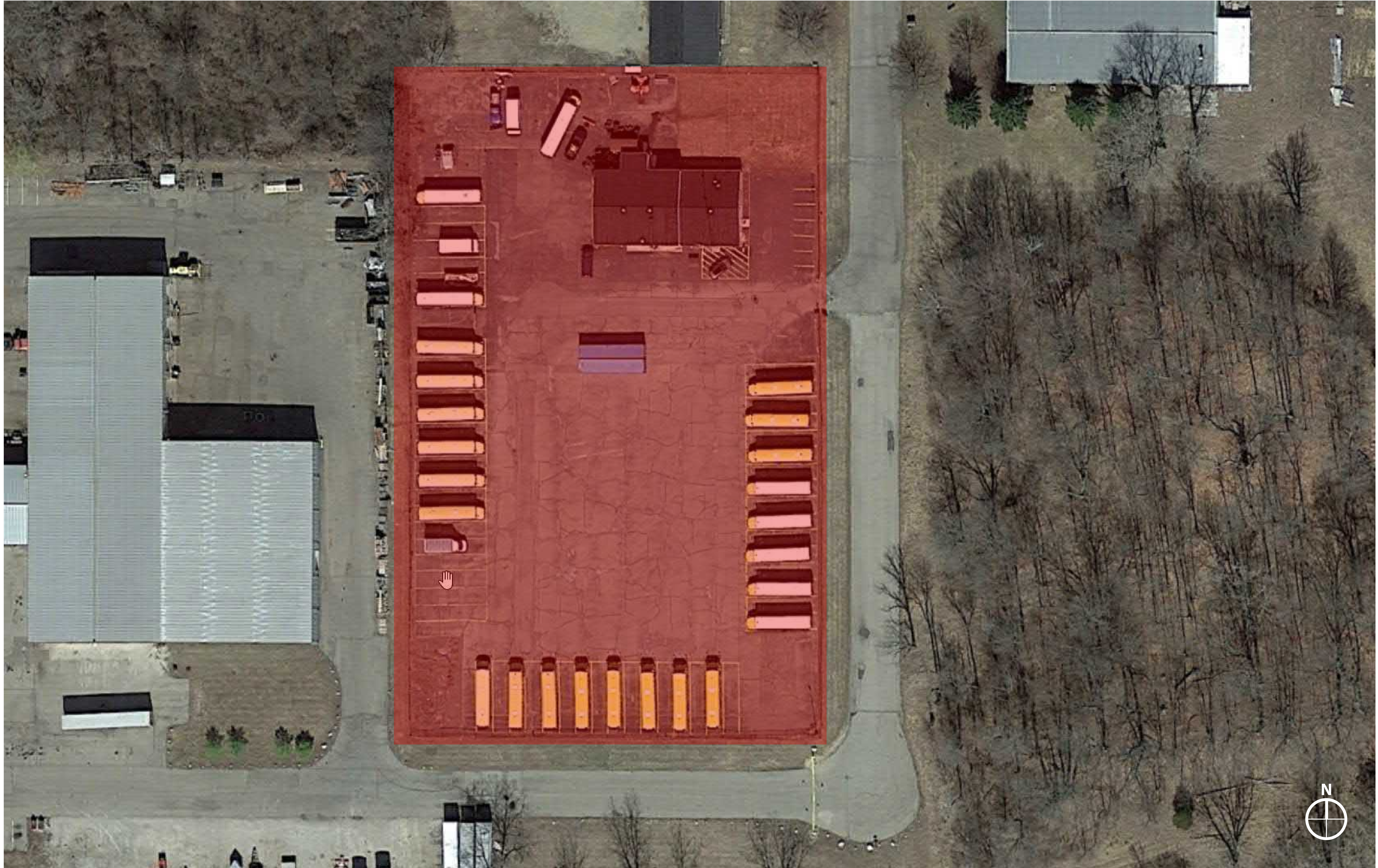


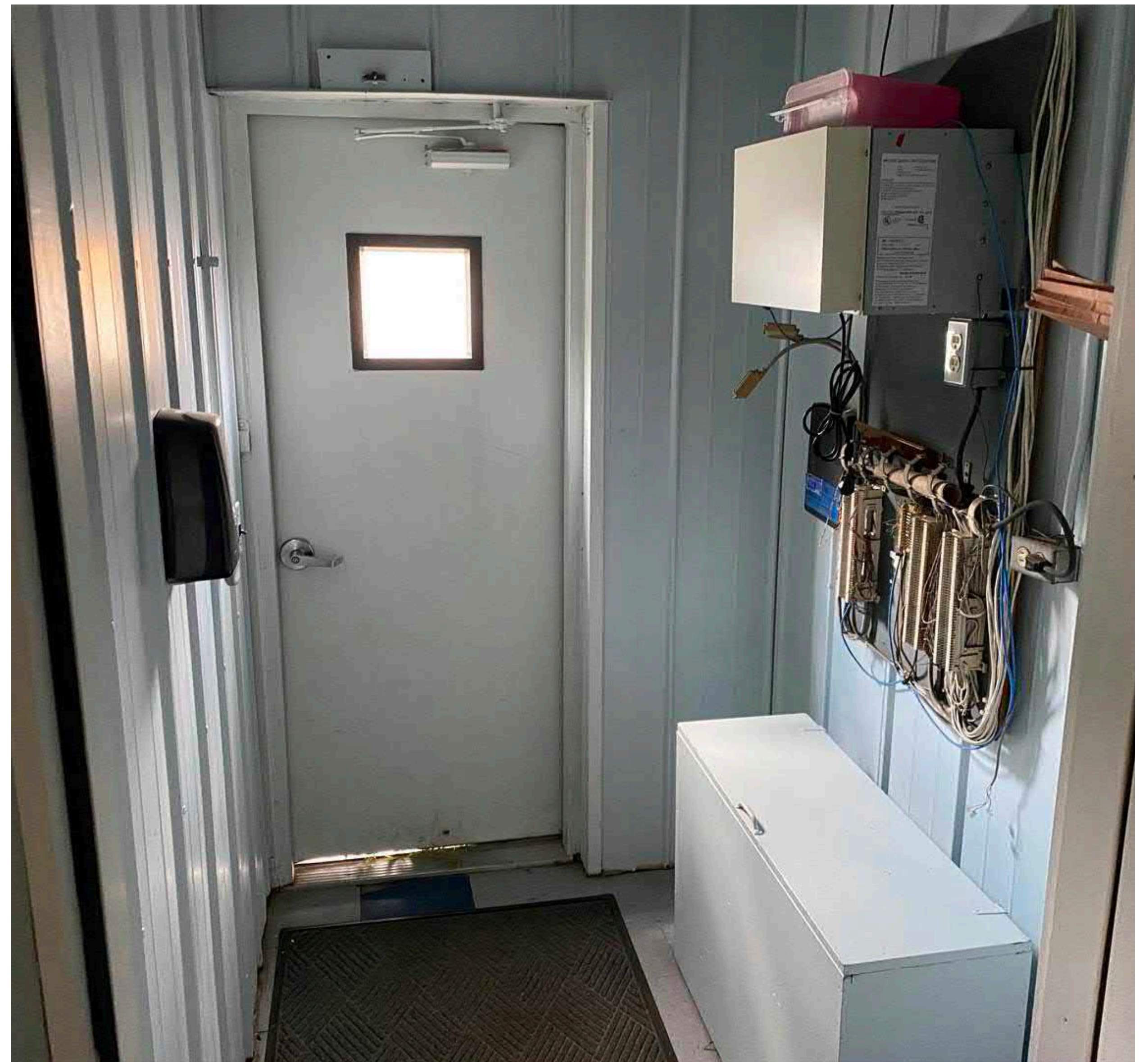
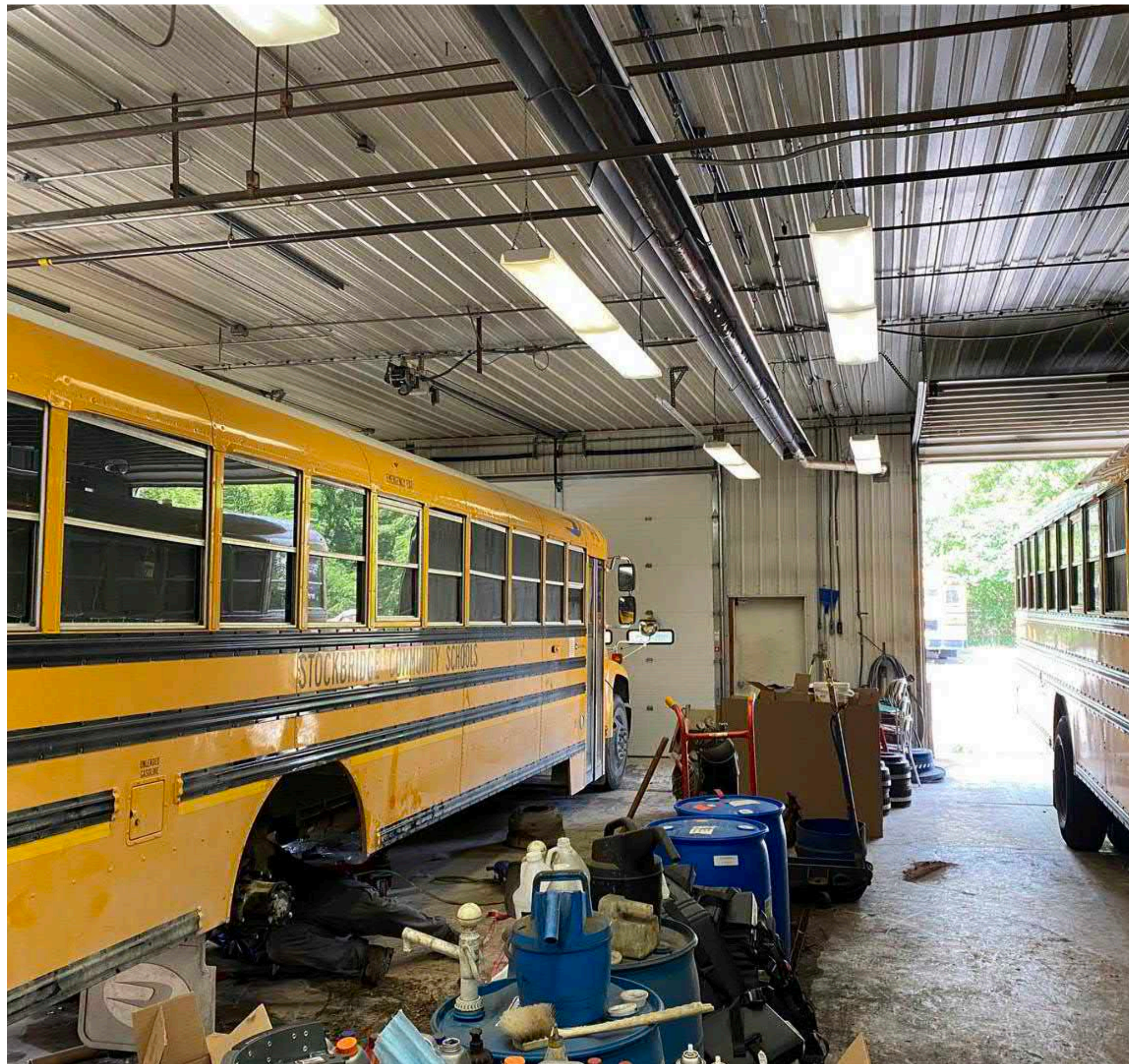




Transportation Building









Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment Building Area = 220,433 Square Feet

Civil & Site

Land Locked Site	Desire to capture more land to serve the district.
Surface Water Concern	Historical surface water issues that may need to be addressed with future sitework.
Parking Lot Pavement	South Lot - Observed in poor condition approaching the end of it's useful life. Block cracking, traverse cracking, and alligator cracking observed. Recommend soil borings and testing to understand subgrade composition. Budget for full reconstruction.
Parking Lot Pavement	South Lot - Observed in poor condition approaching the end of it's useful life. Block cracking and alligator cracking observed. Recommend soil borings and testing to understand subgrade composition. Budget for full reconstruction.
Parking Lot Pavement	West Lot - Observed in fair condition but approaching the end of it's life cycle. Recommend soil borings and testing to understand subgrade composition. Budget for reconstruction.
Parking Lot Pavement	West Drive - Observed in fair condition. Plan for mill and replacement in approximately 10 years.
Concrete Sidewalks	The sidewalks are in poor condition with settlement occurring throughout. This is presenting trip hazards. Questionable ADA grades observed at the front entrance. Further study warranted during planning for replacement. Recommend replacement concurrent with asphalt paving projects.
Asphalt Paths	Observed in fair condition. Some selective replacement needed where heavy cracking and alligator cracking is occurring.
Monument Sign	A monument sign is needed at the front of the school.
Site Signage	Better identification needed. Recommend adding wayfinding signage throughout the property.
Lawns	Observed healthy and in good condition.

\$336,995	\$353,845		
\$0			
\$1,710,388	\$1,795,908		
\$682,406	\$716,526		
\$847,078	\$889,432		
\$253,577			\$375,293
\$296,567	\$311,395		
\$120,447	\$126,469		
\$74,139	\$77,846		
\$101,098	\$106,153		
\$0			

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment	Building Area = 220,433 Square Feet
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Shrubs	Observed in good condition.
Trees	Observed at full maturity. Recommend removing trees that overhang the roof line and adjacent to building.

\$0			
\$33,699	\$35,384		

Outdoor Athletic Facilities

Sports Field Signage	Replace sign at sports fields.
Turf	Desire to remove grass and add a turf field.
Baseball Upgrades	Observed in fair condition. The field does not currently have base running lanes (currently grass). Recommend improvements to the field.
Softball Upgrades	Water drainage issue at softball field. Backstop plywood observed. Recommend replacement with fence fabric.
LED Lighting	Desire to add LED lights to all fields.
Fencing	Some older fencing observed along the property border. This fence is in poor condition and at end of useful life. Recommend replacement.
Field House	Window Issues
Football	There is not enough parking available.
Track	Observed in good condition.
Bleachers	Observed in good condition.
Dugouts	Some dugouts observed in fair condition. Recommend replacement.
Concessions	Observed in fair condition. Refresh needed. See programming notes.
Backstops	Some older backstops observed. Recommend replacement with athletic projects.
Scoreboards	Observed in good condition.
Tennis Courts	Observed in good condition.
Tennis Hitting Wall & Pavement	Observed in poor condition at end of life. Recommend removal.

\$53,919	\$56,615		
\$1,891,786	\$1,986,375		
\$874,425	\$918,147		
\$344,569	\$361,798		
\$1,455,817	\$1,528,608		
\$215,407	\$226,177		
\$33,699	\$35,384		
\$628,158	\$659,566		
\$0			
\$0			
\$336,995		\$431,353	
\$318,123			\$470,822
\$101,098		\$129,406	
\$0			
\$0			
\$41,877	\$43,971		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment Building Area = 220,433 Square Feet

Building Envelope

Aluminum Entrances	Aluminum entrances have reached the end of useful life cycle. Budget to replace entrances and storefronts throughout school.	\$986,303	\$1,035,618		
Windows	The windows are in fair condition but some very old single pane windows observed. Recommend replacing older windows for improved thermal efficiency and functionality. Some newer (1997) windows observed in good condition.	\$1,223,756	\$1,284,944		
Brick	The brick is observed in good condition. The brick currently does not have adequate control joints at exterior corners presenting consistent cracking at the building corners throughout the building. Recommend adding control joints and tuck pointing where the cracks are present.	\$485,272	\$509,536		
Limestone	Observed discolored, but in good condition. Recommend washing concurrent with exterior improvement projects. Sealant failures observed. (see below)	\$160,073	\$168,076		
Metal Fascia	Observed fair. Decolorization and sealant concerns observed.	\$60,027			\$88,840
EFIS	The EFIS is in poor condition throughout the exterior. There are many holes observed, cracking, decolorization, and sealant concerns. Recommend removal and replacement with other material, Budget for metal panels.	\$1,490,675	\$1,565,209		
Translucent Panels	The translucent panels (Kalwall?) are in poor condition and at end of life. Fiberglass fibers observed as the panel is deteriorating. Recommend replacement.	\$67,399	\$70,769		
Caulking & Sealants	The sealants have failed throughout the buildings facade. Recommend sealant removal and replacement throughout to protect the asset from water infiltration.	\$280,127	\$294,133		
Plaster Soffits	Observed in fair condition. Some cracking present. Recommend painting and sealant patch work to close hairline cracking. New sealant needed.	\$23,590	\$24,769		
Granite Panels	Observed in good condition.	\$0			
Granite Caps	Observed in good condition. Sealants have failed.	\$0			
Snow Slide Concerns	Recommend adding snow slide guards where this issue exists.	\$33,699	\$35,384		

Action Threshold Costs

Survey Item	Survey Notes	Action Threshold Costs			
		Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
High School - Building Assessment		Building Area = 220,433 Square Feet			
Both Gymnasiums	South wall water infiltration issues.	\$107,838	\$113,230		
Roof Systems					
Roof System	Reported in good condition. Google earth images show that sections of the roof was updated approximately 2005, 2006, 2007, 2011, 2016, & 2018. Further study needed as there are a few sections with built-up roofing still installed. The school is to provide a roofing survey.	\$0			
ADA Accessibility					
Classroom Accessibility	There were several rooms observed not providing adequate accessibility. The lockers are too close to the door handles and encroaching upon the side clearance requirement. Recommend reworking entrances where this condition occurs. (removal of door and sidelight frame and adjusting opening position.) Further study warranted as renovation projects develop.	\$377,434	\$396,306		
Knob Hardware	Some knob hardware observed within the building that does not meet ADA code. This happens at 5-10% of doors within the building. Replacement required with future renovation projects.	\$77,509	\$81,384		
Main Entrance	The slope may not meet ADA standards for accessibility. Further study needed.	\$80,879	\$84,923		
Sidewalks	ADA tactile warning strips missing at sidewalks that lead to traffic lanes. Plan to add these concurrent with future pavement and sidewalk replacement projects.	\$40,439	\$42,461		
Group Restrooms	Observed missing vertical grab bars, and insulation shields. (See interior finishes & remodel)	\$43,075	\$45,228		
Elevator	Observed at gymnasium mezzanine.	\$0			
Exterior Signage	Observed in mixed condition. Some good some bad. Recommend replacing old worn out signage. Budget for 6 signs.	\$161,757	\$169,845		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment Building Area = 220,433 Square Feet

Interior Finishes

Flooring	1959 ACT flooring observed.
Flooring	1997 carpet observed in worn condition. Budget for flooring refresh throughout building.
Tile Floors	In acceptable condition.
Terrazzo Flooring	Dated aesthetically, but in good condition.
VCT Flooring	Observed in fair condition.
Paint	In mixed condition throughout. Budget to include painting work with renovations.
Doors & Hardware	Very old non rated doors observed deficient. Very old door frames with large glass openings as well. Budget for removal and replacement concurrent with future renovations. (cost included in remodel)
Interior Glass	Large areas of wire glass observed in non rated frames. Also some lites have been replaced with standard glass. (see door hardware note).
Folding Partition Walls	At cafeteria area in poor condition. Plan for removal or replacement.
Suspended Ceilings	Aging and in fair condition. Serval water damaged tiles observed. Many different vintages and styles observed throughout the building. Budget for replacement concurrent with LED lighting replacement project.

\$155,692	\$163,476		
\$822,184	\$863,293		
\$0			
\$0			
\$0			
\$594,278	\$623,992		
\$1,314,098	\$1,379,803		
\$5,240	\$5,502		
\$98,664	\$103,597		
\$2,640,399	\$2,772,419		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment Building Area = 220,433 Square Feet

Casework	Very old casework observed withing the building. Recommend replacement.
Countertops	Very old countertops observed. There were several classrooms with sinks that don't meet ADA code requirements. Recommend replacement. (cost included w/ casework replacement)
Group Restrooms	Bathroom upgrades desired. Recommend gut and remodel of restrooms.
Asbestos	Budget for asbestos abatement needed with renovations.
Lockers	Older lockers at end of life that nave been painted over. Plan for replacement.

\$1,702,159	\$1,787,267		
\$0	\$0		
\$2,983,482	\$3,132,656		
\$624,517	\$655,743		
\$905,168	\$950,426		

Indoor Athletic Facilities

Gym Renovations	1959 Gym observed in fair condition. The school desires to renovate and refresh the gymnasium.
Locker Room Renovations	Desire to renovate locker rooms. ADA improvements needed. Group showers don't meet todays code requirements.
Bleachers	1997 plastic bleachers observed in fair condition.
Bleachers	Old wooden bleachers at end of life.
Field House	1997 field house
Pool Notes	
Pool Mechanical	Pool boiler, pumps, and equipment needs upgrades.
Pool Ladders, Diving Boards, Starter	Surface rust starting to develop and equipment is aging and tired. Plan on
Wrestling Room	Desire for additional space for a wrestling room.
Weight Room	Observed in good condition.

\$1,034,237	\$1,085,949		
\$388,400	\$407,820		
\$0			
\$47,179	\$49,538		
\$0			
\$0			
\$350,475	\$367,998		
\$134,798	\$141,538		
\$226,460	\$237,784		
\$0	\$0		

Survey Item	Survey Notes
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High School - Building Assessment Building Area = 220,433 Square Feet

Action Threshold Costs

Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Life Safety Systems

Fire Alarm System	Fire alarm system needs replacement. Older system and components observed throughout the building.
Security Camera	New cameras observed throughout building.
Fire Protection System	Partially sprinklered building observed.
Side-lite Entrances	Observed with large areas of wire glass. 10% of these window's have been replaced with glass due to assumed maintenance or damage. Tempered glass replacement required. Further code evaluation needed to determine if fire glass and fire barrier code separation requirement is met. (cost included in door and hardware replacement)
Door Openings	There are non rated doors leading to classrooms along corridor walls. These doors and frames will be required to be replaced with rated openings with future remodeling within the school. (cost included in door and hardware replacement)
AED Cabinets	Observed adequate.
Door Access System	Desire for all interior doors to have an access system and ability to lockdown system be added. (cost included below)
Card Access	Desire to add readers throughout for access into building.

\$787,419	\$826,789		
\$0			
\$0			
\$0	\$0		
\$0	\$0		
\$0			
\$0	\$0		
\$1,010,273	\$1,060,786		

Food Service

Full Kitchen Renovation	Food service renovation desired. Further study and equipment evaluation needed as part of renovation process.
Freezer / Refrigerator	Both walk-in units showing moisture problem and icicles.
Cafeteria	Observed in fair condition. Refresh needed to address aesthetic needs. Skylight failures observed with water infiltration and drywall damage.
Serving Line	Improvements desired.
Cafeteria	Observed in fair condition. Refresh needed to address aesthetic needs.

\$3,066,922	\$3,220,268		
\$208,937	\$219,384		
\$882,926	\$927,073		
\$336,995		\$431,353	
\$0			

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment Building Area = 220,433 Square Feet

Mechanical

Current Work	
Upgrading Controls Now	Under Construction
Currently Adding Chiller and Some Air	Under Construction
Upgrading Boiler system - remove steam system from building	Under construction
Replace Chiller and related pumps. P/I VFDs on pumps	Chiller system serving the east side of the facility. 300 ton chiller. Pumps: (1) 7.1/2 HP and (1) 20 HP
Replace DHU	Current is 36,600 CFM
HVAC System upgrade	Replace AHUs and HRUs older than 1996 addition. (4) units
Replace two pipe hydronic system and related HVAC equipment	(12) UVs, (2) AHUs, related piping. Refer to GMB Project 5-5394 for additional scope
Replace east side boiler and related pumps	Current boiler input: 1260 CFH
Replace remaining classroom UVs to vertical style	(32) UVs required.
Replace MultiZone AHUs with VAV system	(1) 3,000 CFM, (1) 5,000 CFM
Replace rooftop exhaust fans	Assume (36) EFs
Kitchen MUA and exhaust system upgrade	Current is 3,900 CFM
Upgrade controls in Gymnasium and Aux Gym for demand control ventilation	Replace motor in AHUs ((2) at 15,400 CFM and (1) at 14,000 CFM), controls upgrade.
Building Management System	System upgrades to include lighting. Being done under current construction project.

\$0			
\$0			
\$0			
\$516,795	\$542,635		
\$1,280,525	\$1,344,551		
\$906,520	\$951,846		
\$3,535,690	\$3,712,475		
\$206,325	\$216,641		
\$1,781,600	\$1,870,680		
\$481,818	\$505,909		
\$403,690	\$423,875		
\$133,358	\$140,026		
\$95,630	\$100,412		
\$2,079,973	\$2,183,972		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment Building Area = 220,433 Square Feet

Plumbing

Fixtures	Older fixtures observed throughout building. See group restroom notes and countertop notes. General refresh needed throughout.
General Comment	Plumbing concerns and leaks throughout.
Water Quality	The water is reported to be really harsh and corrosive.

\$1,485,695	\$1,559,980		
\$2,971,391	\$3,119,960		
\$67,399	\$70,769		

Electrical

Lighting	Fluorescent T8 fixtures observed throughout the school. Plan on LED lighting replacement throughout for improved efficiency, controls, and light quality.
Lighting Controls	Do not meet todays code standards. Plan for upgrades. (cost included in BMS upgrades)
Devices	Many devices observed original or very old. Plan to replace devices throughout as they have reached the end of useful life cycle.
Primary Switchgear	Old gear observed at the end of it's life cycle.
Switchboards	Older equipment observed at end of useful life.
Panelboards	Old panelboards observed at end of useful life.
Sub Panels	Old sub panels observed.
Conduits and Wiring/Cabling	Older infrastructure throughout building.
Electrical Receptacles & Devices	Many devices observed original or very old. Plan to replace devices throughout as they have reached the end of useful life cycle.
Emergency Lighting	Needs replacement.
Exit Signs	Older discolored fixtures approaching end of useful life.
Building Exterior Lights	Building lights are a mix of metal halide and LED.
Site Lighting	Parking Lot Poles - Older poles with new LED lights.
Paging System	Needs replacement.
Clocks	Need new clock system.

\$3,234,193	\$3,395,903		
\$0	\$0		
\$1,634,265	\$1,715,978		
\$2,079,973	\$2,183,972		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$297,139	\$311,996		
\$0	\$0		
\$148,570	\$155,998		
\$85,934	\$90,230		
\$371,424	\$389,995		
\$178,283	\$187,198		

Programming / Other

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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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High School - Building Assessment Building Area = 220,433 Square Feet

Furniture	There is a mix of furniture observed throughout the building. Much of the furniture is very old and at the end of it's useful life cycle.
Greenhouse	May need improvement.
Tennis Court Bathrooms	There is a desire to add bathrooms to serve outdoor sports near tennis courts.
Athletic Concessions	Desire to add concessions.
Multipurpose Rooms	Desire to have multipurpose rooms added.
Band and music program	Needs
Performing Arts Center	Needs
Auditorium	Dated.
Courtyards	Need to be renovated or refreshed.
Office Needs	Desire for more space.
Tunnel Infrastructure	Desire to get everything out of the tunnels.

\$2,228,543	\$2,339,970		
\$67,399	\$70,769		
\$1,398,865	\$1,468,809		
\$776,267	\$815,081		
\$1,658,014	\$1,740,915		
\$812,157	\$852,765		
\$1,658,014	\$1,740,915		
\$3,545,185	\$3,722,444		
\$134,798	\$141,538		
\$630,854	\$662,397		
\$148,570	\$155,998		

High School - Building Assessment SUBTOTAL

\$73,807,880	\$76,021,119	\$992,113	\$934,956
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Middle School - Building Assessment Building Area = 131,229 Square Feet

Civil & Site

Monument Sign	A monument sign is needed at the front of the school.
Parking Lot - North	Recently repaved and observed in good condition.
Parking Lot - South	In very poor condition with block cracking, traverse cracking, and alligator cracking present. Many potholes observed. Plan for full reconstruction of this lot.
Parking Lot - West	Observed in poor condition and at end of useful life cycle. Cracking
Pavement Areas - Other	Replace / repave basketball Courts (costs included in Outdoor Athletic Facilities)
Sidewalks - South & West	Sidewalk settlement (1.5") and trip hazards observed along the front of the building and along the south parking lot.. Plan to replace sidewalks throughout.
Sidewalks - North & East	Observed in good condition.
Site Need	Wet field and underdrain issue adjacent to volleyball area.
Site Need	More Parking and space desired up front.
Site Need	Could use another traffic outlet and drive along the back of the building north to E. Columbia Street.
Site Signage	Parking lot and traffic signage observed at end of life.

\$74,139	\$77,846		
\$0			
\$737,877	\$774,771		
\$282,388	\$296,507		
\$0	\$0		
\$294,282	\$308,996		
\$0			
\$0			
\$125,765	\$132,053		
\$201,102	\$211,157		
\$172,533	\$181,159		
\$87,619	\$92,000		

Outdoor Athletic Facilities

Athletic Need	Desire to add athletic facilities onsite to support district in general.
Basketball Courts	Pavement is showing heavy cracking presenting a trip hazard. Plan to replace court surface.
Basket Ball Goals	Showing heavy rusting. Plan for replacement concurrent with pavement.

\$520,387		\$666,096	
\$59,020	\$61,971		
\$66,051	\$69,354		

Playgrounds

Playground Needs	There is currently not a good play area for recess. Plan to add playground to meet the need.
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\$435,705		\$557,702	
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Middle School - Building Assessment	Building Area = 131,229 Square Feet
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Building Envelope

EFIS	The EFIS is observed in poor condition with discoloration and holes observed throughout the skin. Recommend EFIS be removed and replaced with metal panels.
Batt Problem	There is a bat problem at the gymnasium area.
Windows	The school is reporting some window issues. Older windows observed approaching the end of useful life cycle. Recommend widow replacement at older sections of the building.
Storefront Entrances	Glass failures observed showing condensation and fog between panes. Some exterior entrances do not have insulated glass. Budget to replace entrances and storefronts throughout school.
Caulking & Sealants	Observed at end of life and failing. Budget for whole building sealant removal and replacement.

\$700,195	\$735,205		
\$41,787	\$43,877		
\$618,938	\$649,885		
\$807,237	\$847,599		
\$213,793	\$224,482		

Roof Systems

Roof System	Google earth images show that the roof was updated approximately 2010.
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\$4,694,612			
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Middle School - Building Assessment Building Area = 131,229 Square Feet

ADA Accessibility

General Note	There are tiered rooms observed without ADA ramps.
Sidewalks	ADA tactile warning strips missing at sidewalks that lead to traffic lanes. Plan to add these concurrent with future pavement and sidewalk replacement projects.
Door Handle Side Clearance	There are many rooms that don't meet today's ADA requirements for side clearance and the door handles. Future remodels should plan to address side clearance including removal of walls and widening entrances into classrooms and restrooms.
Group Restrooms	Observed without proper clearances, missing vertical grab bars, and insulation shields. (See interior finishes & remodel)
Knob Hardware	Some knob hardware observed within the building that does not meet ADA code. Replacement required. (cost included in Interior Finishes)
Cafeteria Stage	There is no lift or ramp to the elevated stage within the cafeteria.

\$134,798	\$141,538		
\$40,439	\$42,461		
\$466,131	\$489,438		
\$0	\$0		
\$0	\$0		
\$117,948	\$123,846		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Middle School - Building Assessment Building Area = 131,229 Square Feet

Interior Finishes

Door & Hardware	Doors and hardware 1969 vintage showing heavy wear and some failures starting to occur. Recommend replacement throughout building at older sections.
Window Treatments	The window treatments have reached the end of their useful life cycle. Plan for replacement.
Suspended Ceilings	The suspended ceilings are observed in fair condition, but leaks and stained tiles were observed throughout the building. Some rusting and discolored grid observed. Recommend replacing ceilings with new concurrent with LED lighting replacements.
Casework	Very old casework observed withing the building. Recommend
Countertops	Very old countertops observed. There were several classrooms with sinks
Group Restrooms	Very old finishes. Some restrooms don't meet current ADA code requirements. Recommend gut and remodel of restrooms.
Flooring	Older flooring observed throughout the building. Recommend refresh and
Classroom Operable Partitions	Observed in poor condition. Where present, recommend removal or replacement with new partition walls.
Plate Glass Windows	There are large non-tempered windows observed within classrooms. These large windows don't meet today's code standards. Removal and replacement with tempered glass recommended.
Classroom Separation Walls	The walls between classrooms were observed with wood framing and insulation board dividing rooms in some areas. Provide budget for top of wall improvements with future remodeling projects.
Single Occupant Restrooms	Observed on poor condition not meeting ADA or finish standards. Plan for remodeling.

\$1,386,464	\$1,455,787		
\$88,259	\$92,672		
\$3,113,180	\$3,268,839		
\$1,073,963	\$1,127,661		
\$0	\$0		
\$1,315,089	\$1,380,843		
\$1,677,756	\$1,761,644		
\$116,600	\$122,430		
\$131,000	\$137,550		
\$524,000	\$550,200		
\$460,675	\$483,708		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Middle School - Building Assessment Building Area = 131,229 Square Feet

Indoor Athletic Facilities

Gym Renovations	Desire to renovate gymnasium.
Locker Room Renovations	Desire to renovate locker rooms. ADA improvements needed. Group showers don't meet today's code requirements.
Gym Entrances	Some security upgrades needed at gym entrances.
Bleachers	Old 10 tier wooden bleachers observed

\$735,639	\$772,421		
\$1,936,237	\$2,033,049		
\$40,439	\$42,461		
\$121,318	\$127,384		

Life Safety Systems

Fire Alarm System	Reported ok, but older discolored devices observed. Recommend planning for fire alarm system improvements within a ten year life cycle as materials reach the end of their useful life cycle.
Security Camera	New cameras observed throughout building.
Fire Protection System	Non sprinklered building observed. Non rated corridor wall assemblies observed. (see Interior Finishes)
Side-lite Entrances	Observed with large areas of wire glass. 10% of these windows have been replaced with glass due to assumed maintenance or damage. Tempered glass replacement required. Further code evaluation needed to determine if fire glass and fire barrier code separation requirement is met.
Door Openings	There are non rated doors leading to classrooms along corridor walls. These doors and frames will be required to be replaced with rated openings with future remodeling within the school. (cost included with Door & hardware replacement)
Corridor Walls	Many corridor walls observed with wall butting to underside of steel beams. Future remodeling may require that fire proofing spray be added to protect the structure and provide rated walls.
AED Cabinets	Observed adequate.

\$751,799			\$1,112,663
\$353,788	\$371,477		
\$1,288,669	\$1,353,102		
\$209,600	\$220,080		
\$0	\$0		
\$262,000	\$275,100		
\$0			

Action Threshold Costs

Survey Item	Survey Notes	Net Present Value	Action Threshold Costs		
			1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
Middle School - Building Assessment		Building Area = 131,229 Square Feet			
Food Service					
Full Kitchen Renovation	The kitchen prepares food for other elementary schools and needs updating.	\$3,348,919		\$4,286,617	
Mechanical					
Replace Boilers (2 Boilers)	Very old boilers observed at end of life. Plan for replacement.	\$714,429	\$750,150		
Replace Chillers (2 Chillers)	Very old chillers observed at end of life. Plan for replacement.	\$1,383,858	\$1,453,051		
Remove Incinerator	Very old remove observed at end of life. Plan for removal.	\$40,439	\$42,461		
Unit Ventilators	Desire to replace horizontal unit ventilators and go with vertical unit ventilators.	\$2,804,079	\$2,944,283		
Gymnasium Air Conditioning	Desire to add air conditioning to the gymnasium.	\$800,583	\$840,612		
JCI Building Management System	Desire to migrate to one system. 2017 upgrades including valves and dampers noted.	\$1,592,045			\$2,356,227
Replace HV and HVAC units from original construction (1968)	Assume (16) units to be replaced (FCM range from 2,600 CFM to 9,000 CFM).	\$2,360,725	\$2,478,761		
Replace roof top EF	Assume (20) fans to be replaced	\$158,772	\$166,711		
Mechanical Infrastructure Note	There are tunnels throughout the school with mechanical infrastructure. There is a desire to abandon the infrastructure and run new lines overhead.	\$3,099,899	\$3,254,894		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Middle School - Building Assessment Building Area = 131,229 Square Feet

Plumbing

Fixtures	Older fixtures observed throughout building. See group restroom notes and countertop notes. General refresh needed throughout.
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\$884,470	\$928,693		
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Electrical

Clock System	Older clock system observed in need of replacement.
PA System	Older PA system reported in need of replacement. Very old speakers observed throughout the building and classrooms.
Lighting	Fluorescent T8 fixtures observed throughout the school. Plan on LED lighting replacement throughout for improved efficiency, controls, and light quality.
Lighting Controls	Do not meet today's code standards. Plan for upgrades. (cost included in lighting replacement)
Devices	Many devices observed original or very old. Plan to replace devices throughout as they have reached the end of useful life cycle.
Primary Switchgear	Old gear observed at the end of its life cycle.
Switchboards	Older equipment observed at end of useful life.
Panelboards	Old panelboards observed at end of useful life.
Sub Panels	Old sub panels observed.
Conduits and Wiring/Cabling	Older infrastructure throughout building.
Electrical Receptacles & Devices	Many devices observed original or very old. Plan to replace devices throughout as they have reached the end of useful life cycle.
Emergency Lighting	Older bug eye fixtures observed throughout the building. Recommend
Exit Signs	Older discolored fixtures approaching end of useful life. (cost included in lighting replacement)
Building Exterior Lights	Very old building mounted sconce fixtures and soffit fixtures at end of useful life. Some have already been replaced with LED, but many fixtures need replacement. (85%)
Site Lighting	Parking Lot Poles - Older metal halide fixtures observed in need of replacement.

\$194,583	\$204,313		
\$309,564	\$325,043		
\$2,202,330	\$2,312,446		
\$0	\$0		
\$1,061,364	\$1,114,432		
\$1,238,258	\$1,300,170		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$0	\$0		
\$176,894	\$185,739		
\$0	\$0		
\$88,447	\$92,869		
\$88,425	\$92,846		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Middle School - Building Assessment Building Area = 131,229 Square Feet

Programming / Other

Office Needs	Desire to move some office rooms to renovated area and some rooms elsewhere. (approx 3,850 sqft)
Asbestos Survey	The asbestos survey is not complete at this building. Future renovations need to account for abatement needs.
Music & Band	Renovations desired. The music room has a horn strobe device located in a poor location not allowing teacher to hear or see device during a fire alarm. Recommend adding additional devices within this room. The practice rooms are not sealed tight to deck and there is no sound barrier between rooms leaving the space unusable. Recommend wholistic remodeling. (approx 3,000 sqft)
Industrial Arts	Robust robotics program observed.
Industrial Arts	In need of new equipment.
Furniture	There is a mix of furniture observed throughout the building. Much of the furniture is very old and at the end of it's useful life cycle.
IT Department	Desire for IT Department remodeling and new room layouts.

\$1,105,410	\$1,160,681		
\$530,682	\$557,216		
\$768,348	\$806,765		
\$262,000	\$275,100		
\$370,694	\$389,229		
\$1,503,599	\$1,578,778		
\$410,460	\$430,983		

Middle School - Building Assessment SUBTOTAL

\$53,978,499 \$44,766,782 \$5,510,415 \$3,468,890

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Harvey Education Cen - Building Asse Building Area = 72,437 Square Feet

Civil & Site

Parking Lot Need	Desire for land for additional parking.
Parking Lot Pavement	Northwest Lot - Observed in poor condition approaching the end of it's useful life. Block cracking, traverse cracking, and alligator cracking observed. Recommend soil borings and testing to understand subgrade composition. Budget for full reconstruction.
Parking Lot Pavement	Northeast Lot - Observed in fair condition.
Parking Lot Pavement	Playground Pavement - Observed in good condition
Parking Lot Pavement	West Drive - Observed in good condition.
Concrete Sidewalks	The sidewalks are in fair condition but several are aging and showing a need for selective replacement. This is presenting trip hazards. Budget for selective replacement throughout the site within a ten year period.
Monument Sign	There is a new monument sign.
Lawns	Observed healthy and in good condition.
Shrubs	Observed in good condition.
Trees	Observed at full maturity. Recommend removing trees that overhang the roof line and adjacent to building.

\$0		\$0	
\$327,798	\$344,188		
\$0			
\$0			
\$0			
\$162,252		\$207,682	
\$0			
\$0			
\$0			
\$45,831	\$48,123		

Outdoor Athletic Facilities

Grass Fields	Observed in good condition.
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\$0			
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Harvey Education Cen - Building Asse Building Area = 72,437 Square Feet

Playgrounds

General Comment	New playground observed in good condition. There is a mix of some older and new equipment within the playground.
General Comment	Budget for selective equipment replacement as equipment reaches the end of useful life cycle towards the end of a ten year period.

\$0			
\$440,520			\$651,969

Building Envelope

Aluminum Entrances	The aluminum entrances are observed with double pane thermal windows but single pane windows within the door. Budget to add lite kits and thermal windows within these doors.
Windows	Some of the buildings windows were recently replaced in 2019, but there are several older windows that are in poor condition. Budget for replacing the older windows.
Brick	The brick is generally observed in good condition. There are tuck pointing needs throughout the exterior of the building. Budget accordingly.
Limestone	Observed discolored, but in good condition. Recommend washing concurrent with exterior improvement projects. Sealant failures observed. (see below)
Metal Fascia	Observed in good condition.
EFIS	The EFIS is in poor condition throughout the exterior. There are many holes observed, cracking, decolorization, and sealant concerns. Recommend removal and replacement with other material, Budget for metal panels.
Caulking & Sealants	The sealants have failed throughout the buildings facade. Recommend sealant removal and replacement throughout to protect the asset from water infiltration.

\$354,518	\$372,244		
\$245,182	\$257,441		
\$199,535	\$209,511		
\$46,269	\$48,583		
\$0			
\$689,414	\$723,884		
\$161,943	\$170,040		

Action Threshold Costs

Survey Item	Survey Notes	Action Threshold Costs			
		Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
Harvey Education Cen - Building Asse		Building Area = 72,437 Square Feet			
Vestibule Entrances	There are a few areas within the building that would benefit from the addition of an interior vestibule. Budget accordingly.	\$122,268	\$128,382		
Roof Systems					
Roof System	Reported in good condition. Google earth images show that sections of the roof was updated approximately 2010 & 2020. Further study needed as there are a few sections with built-up roofing still installed. The school is to provide a roofing survey.	\$0			
Shingle Roof Area	Desire to replace this with a metal standing seam roof.	\$154,980		\$198,374	
ADA Accessibility					
Classroom Accessibility	Observed with acceptable ADA accessibility.	\$0			
Lever Hardware	Lever hardware observed.	\$0			
Sidewalks	ADA tactile warning strips missing at sidewalks that lead to traffic lanes. Plan to add these concurrent with future pavement and sidewalk replacement projects. (cost included in sidewalk replacement)	\$0	\$0		
Group Restrooms	Observed missing vertical grab bars, and insulation shields. Budget to add these throughout restrooms.	\$37,036	\$38,888		
Interior Finishes					
Flooring	The flooring materials are in good condition throughout the building.	\$0			
Tile Floors	In acceptable condition.	\$0			
Terrazzo Flooring	Dated aesthetically, but in good condition.	\$0			
VCT Flooring	Observed in fair condition.	\$0			

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Harvey Education Cen - Building Asse Building Area = 72,437 Square Feet

Paint	Observed in good condition throughout the building.
Doors & Hardware	There is a mix of old and new doors within the building. The older doors are very old and in poor condition. There is also a knob hardware observed at these doors that do not meet today's code requirements.
Suspended Ceilings	Observed in good condition.
Casework	Very old casework observed withing the building. Recommend replacement.
Countertops	Very old countertops observed. There were several classrooms with sinks that don't meet ADA code requirements. Recommend replacement. (cost included in casework)
Group Restrooms	Group restrooms are observed in good condition. Vertical grab bars and insulation shield needs. (See ADA)
Lockers	Older lockers at end of life that nave been painted over. Plan for replacement.

\$0			
\$962,942	\$1,011,089		
\$0			
\$829,531	\$871,008		
\$0	\$0		
\$0			
\$282,199		\$361,215	

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Harvey Education Cen - Building Asse Building Area = 72,437 Square Feet

Indoor Athletic Facilities

Newer Gym	Observed in good condition.
Older Gym / Cafeteria	Observed in good condition. Fluorescent lighting should be upgraded to LED. See electrical.

\$0			
\$0	\$0		

Life Safety Systems

Fire Alarm System	There appears to be new fire alarm equipment throughout the building.
Security Camera	New cameras observed throughout building.
Fire Protection System	Non sprinklered building observed.
AED Cabinets	Observed adequate.
Card Access	Observed.

\$0			
\$0			
\$0			
\$0			
\$0			

Food Service

Cafeteria	Observed.
General Comment	Review needs with client.

\$0			
\$0			

Mechanical

General Comment	Most of the mechanical except for the far wing is new.
General Comment	Review needs with GMB Mechanical Engineer
General Comment	UV project next summer (2024)

\$0			
\$0			
\$0			

Plumbing

Fixtures	Older fixtures observed throughout building. General refresh needed concurrent with casework replacement throughout building.
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\$0		\$0	
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Electrical

Action Threshold Costs

Survey Item	Survey Notes	Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
Harvey Education Cen - Building Asse		Building Area = 72,437 Square Feet			
Gym / Cafeteria Lighting	Fluorescent T8 fixtures observed. Plan on LED lighting replacement throughout for improved efficiency, controls, and light quality. (cost included with lighting replacement)	\$0	\$0		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Harvey Education Cen - Building Asse Building Area = 72,437 Square Feet

Lighting	Older areas of the building need fixture replacement. Fluorescent T8 fixtures observed. Plan on LED lighting replacement throughout for improved efficiency, controls, and light quality.
Lighting Controls	Do not meet todays code standards. Plan for upgrades.
Devices	Many devices observed original or very old. Plan to replace devices throughout as they have reached the end of useful life cycle.
Sub Panels	Old sub panels observed.
Electrical Receptacles & Devices	Many devices observed original or very old. Plan to replace devices throughout as they have reached the end of useful life cycle.
Building Exterior Lights	Building mounted lights should be upgraded to LED.
Site Lighting	Parking Lot Poles - Older poles with new LED lights (2019).

\$746,973	\$784,322		
\$219,698	\$230,683		
\$537,040	\$563,892		
\$195,287	\$205,051		
\$0	\$0		
\$26,960	\$28,308		
\$0			

Programming / Other

Bus Separation	Desire to separate buses further from traffic in kindergarten area.
Bus Separation	Study whether there is room to reroute busing to the south and add additional bus entrance and bus loop.
Early Child Care	There are multiple programs within the building and there is a desire to look at this from a programing prospective.
Daycare	There is a daycare component to the building that should be studied.
Head Start	There is a head start program here as well.
Before & After School Childcare	These services are offered at Harvey.
Small Office Space Needs	There is a desire to renovate spaces to create several small office areas within the building.

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Harvey Education Cen - Building Assessment SUBTOTAL

\$6,788,176	\$6,035,637	\$767,271	\$651,969
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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N. Aurelius Elementa - Building Asses	Building Area = 58,522 Square Feet
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Civil & Site

Parking Lot Pavement	Northeast Lot - Observed in poor condition approaching the end of it's useful life. Block cracking, traverse cracking, and alligator cracking observed. Recommend soil borings and testing to understand subgrade composition. Budget for full reconstruction.
Parking Lot Pavement	Southeast - Observed in good condition.
Parking Lot Pavement	South Drive & Loop - Observed in good condition
Parking Lot Pavement	Playground Pavement - Observed in good condition
Concrete Sidewalks	The sidewalks are in fair condition.
Monument Sign	There is a new monument sign.
Lawns	Observed healthy and in good condition.
Shrubs	Observed in good condition.
Trees	Observed healthy and in good condition.
Site Drainage	The site drainage appears to be in good condition.
Site Septic Drain field Concerns	The 1969 drain field is beyond the end of it's anticipated life cycle. Recommend improvements.

\$372,914	\$391,559		
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$168,497	\$176,922		

Outdoor Athletic Facilities

Grass Fields	Observed in good condition.
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\$0			
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Playgrounds

General Comment	The playground equipment is observed in good condition.
Playground Pavement Trail	The pavement trail at the back of the building is in poor condition. Budget for replacement.

\$0			
\$113,506	\$119,182		

Survey Item	Survey Notes
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N. Aurelius Elementa - Building Asses Building Area = 58,522 Square Feet

Net Present Value	Action Threshold Costs		
	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>

Building Envelope

Aluminum Entrances	The new entrances are in good condition. There are several older aluminum entrances are observed with double pane thermal windows but single pane windows within the door. Budget to add lite kits and thermal windows within these doors.
Windows	The windows are in good condition but need new sealants.
Brick	The brick is generally observed in good condition. Sealants have failed.
EFIS	The EFIS is in the proses of being replaced at the exterior of the building.
Caulking & Sealants	The sealants have failed throughout the buildings façade at older sections of the building. Recommend sealant removal and replacement throughout to protect the asset from water infiltration.

\$167,453	\$175,825		
\$77,822	\$81,713		
\$24,628	\$25,859		
\$0			
\$175,092	\$183,846		

Roof Systems

Roof System	Reported in good condition. Google earth images show that sections of the roof was updated approximately 2011, 2016, 2018 & 2021. Further study needed as there are a few sections with built-up roofing still installed. The school is to provide a roofing survey. We anticipate older sections of roofing reaching the end of their life cycle within the next ten years. Budget accordingly.
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\$1,732,361	\$1,818,979		
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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N. Aurelius Elementa - Building Asses Building Area = 58,522 Square Feet

ADA Accessibility

Classroom Accessibility	Observed with acceptable ADA accessibility.
Lever Hardware	Lever hardware observed.
Sidewalks	ADA tactile warning strips missing at a few sidewalks that lead to traffic lanes. Plan to add these concurrent with future pavement and sidewalk replacement projects.
Group Restrooms	Observed with good clearance and compliant with ADA code.

\$0			
\$0			
\$0			
\$33,699	\$35,384		
\$0			

Interior Finishes

Flooring	The flooring materials are in good condition throughout the building.
Carpet	Observed in good condition.
Tile Floors	In acceptable good condition.
Polished Concrete Floors	Observed in good condition throughout the building.
Sheet Vinyl Flooring	Observed in good condition.
Terrazzo Flooring	Observed in good condition throughout the building.
Doors & Hardware	Observed in good condition with lever hardware compliant with today's code.
Paint	Observed in good condition throughout the building.
Suspended Ceilings	Observed in good condition.
Casework	Mix of new and older casework in good condition.
Countertops	Mix of new and older countertops in good condition.
Group Restrooms	Group restrooms are observed in good condition.
Lockers	Observed in good condition.

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Indoor Athletic Facilities

Newer Gym	Observed in good condition.
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\$0			
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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N. Aurelius Elementa - Building Asses Building Area = 58,522 Square Feet

Life Safety Systems

Fire Alarm System	There appears to be new fire alarm equipment throughout the building.
Security Camera	New cameras observed throughout building.
Fire Protection System	Non sprinklered building observed.
AED Cabinets	Observed adequate.
Card Access	Observed.

\$0			
\$0			
\$0			
\$0			
\$0			

Food Service

Cafeteria	Observed.
General Comment	Review needs with client.
General Comment	Kitchen appears functional and in good condition.

\$0			
\$0			
\$0			

Mechanical

General Comment	Review with GMB engineer
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\$0			
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Plumbing

Fixtures	Review with GMB engineer
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\$0			
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Electrical

Lighting	LED lighting observed throughout the building in good condition.
Lighting Controls	Observed complaint with code requirements.
Panels	Observed in good condition.
Electrical Receptacles & Devices	Observed in good condition.
Building Exterior Lights	Observed in good condition.
Site Lighting	Parking Lot Poles - There is a mix of new light poles and older poles with new LED lights. The older poles are showing heavy rusting with finish failure. Budget to replace poles.

\$0			
\$0			
\$0			
\$0			
\$0			
\$35,384	\$37,154		

Action Threshold Costs

Survey Item	Survey Notes	Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
N. Aurelius Elementa - Building Asses		Building Area = 58,522 Square Feet			
Programming / Other		\$0			
		\$0			
		\$0			
		\$0			
		\$0			
N. Aurelius Elementa - Building Assessment SUBTOTAL		\$2,901,356	\$3,046,423	\$0	\$0

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Alaiedon Elementary - Building Asses Building Area = 57,321 Square Feet

Civil & Site

Parking Lot Need	Land locked site with a desire for land for additional parking and general site needs.
Parking Lot Pavement	East Lot - Observed in poor condition approaching the end of it's useful life. Block cracking, traverse cracking, and alligator cracking observed. Recommend soil borings and testing to understand subgrade composition. Budget for full reconstruction.
Parking Lot Pavement	South Lot - Observed in good condition.
Parking Lot Pavement	South Drive & Loop - Observed in good condition
Parking Lot Pavement	Playground Pavement - Observed in good condition
Concrete Sidewalks	The sidewalks are in fair condition but there is one sidewalk heaved at the NE entry showing a need for selective replacement. This is presenting trip hazards. Budget for selective replacement within a ten year period.
Monument Sign	There is a new monument sign.
Lawns	Observed healthy and in good condition.
Shrubs	Observed in good condition.
Trees	Observed healthy and in good condition.

\$135,585		\$173,549	
\$327,798	\$344,188		
\$0			
\$0			
\$0			
\$162,252	\$170,364		
\$0			
\$0			
\$0			
\$0			

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Alaiedon Elementary - Building Asses	Building Area = 57,321 Square Feet
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Site Drainage	There is an issue with storm drainage backing up into the building and flooding part of the north side of the building. Budget for investigation and expansion of the storm drainage capacity.
Site Septic Drain field Concerns	There is a failure within the system and ground water and sediment is infiltrating the system. Budget for septic field replacement and improvements.

\$101,098	\$106,153		
\$202,197	\$212,307		

Outdoor Athletic Facilities

Grass Fields	Observed in good condition.
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\$0			
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Playgrounds

General Comment	The playground equipment is observed at mid life and will be approaching end of it's useful life cycle within a ten year period. Budget for playground improvements in 7-10 years.
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\$440,520			\$651,969
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Building Envelope

Aluminum Entrances	The new entrances are in good condition. There are several older aluminum entrances are observed with double pane thermal windows but single pane windows within the door. Budget to add lite kits and thermal windows within these doors.
Windows	The windows are in good condition but need new sealants.
Brick	The brick is generally observed in good condition. Sealants have failed.
Limestone	Observed discolored, but in good condition. Recommend washing concurrent with exterior improvement projects. Sealant failures observed. (see below)

\$354,518	\$372,244		
\$0			
\$73,195	\$76,855		
\$78,183	\$82,092		

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Alaiedon Elementary - Building Asses Building Area = 57,321 Square Feet

Metal Fascia	Observed in good condition.
EFIS	The EFIS is in poor condition throughout the exterior. There are many holes observed, cracking, decolorization, and sealant concerns. Recommend removal and replacement with other material, Budget for metal panels.
Caulking & Sealants	The sealants have failed throughout the buildings façade at older sections of the building. Recommend sealant removal and replacement throughout to protect the asset from water infiltration.

\$0			
\$582,462	\$611,585		
\$136,820	\$143,661		

Roof Systems

Roof System	Reported in good condition. Google earth images show that sections of the roof was updated approximately 2005, 2007, 2011,2018, & 2021. Further study needed as there are a few sections with built-up roofing still installed. The school is to provide a roofing survey. We anticipate older sections of roofing reaching the end of their life cycle within the next ten years. Budget accordingly.
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\$872,682	\$916,316		
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ADA Accessibility

Classroom Accessibility	Observed with acceptable ADA accessibility.
Lever Hardware	Lever hardware observed.
Sidewalks	ADA tactile warning strips missing at a few sidewalks that lead to traffic lanes. Plan to add these concurrent with future pavement and sidewalk replacement projects.
Group Restrooms	Observed with good clearance and compliant with ADA code.

\$0			
\$0			
\$33,699	\$35,384		
\$0			

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Alaiedon Elementary - Building Asses Building Area = 57,321 Square Feet

Interior Finishes

Flooring	The flooring materials are in good condition throughout the building.
Tile Floors	In acceptable condition but there is one tile infill repair needed below a group restroom sink. Budget for a small tile repair (\$800).
Polished Concrete Floors	Observed in good condition throughout the building.
Sheet Vinyl Flooring	Observed in good condition.
Terrazzo Flooring	Observed in good condition throughout the building.
Doors & Hardware	Observed in good condition with lever hardware compliant with today's code.
Paint	Observed in good condition throughout the building.
Suspended Ceilings	Observed in good condition.
Casework	Mix of new and older casework in good condition.
Countertops	Mix of new and older countertops in good condition.
Group Restrooms	Group restrooms are observed in good condition.
Lockers	Observed in good condition.

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Indoor Athletic Facilities

Newer Gym	Observed in good condition.
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\$0			
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Alaiedon Elementary - Building Asses Building Area = 57,321 Square Feet

Life Safety Systems

Fire Alarm System	There appears to be new fire alarm equipment throughout the building.
Security Camera	New cameras observed throughout building.
Fire Protection System	Non sprinklered building observed.
AED Cabinets	Observed adequate.
Card Access	Observed.

\$0			
\$0			
\$0			
\$0			
\$0			

Food Service

Cafeteria	Observed.
General Comment	Review needs with client.

\$0			
\$0			

Mechanical

General Comment	Review with GMB engineer
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\$0			
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Plumbing

Fixtures	Review with GMB engineer
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\$0			
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Action Threshold Costs

Survey Item	Survey Notes	Net Present Value	Action Threshold Costs		
			1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
Alaiedon Elementary - Building Asses		Building Area = 57,321 Square Feet			
Electrical					
Lighting	LED lighting observed throughout the building in good condition.	\$0			
Lighting Controls	Observed complaint with code requirements.	\$0			
Panels	Observed in good condition.	\$0			
Electrical Receptacles & Devices	Observed in good condition.	\$0			
Building Exterior Lights	Observed in good condition.	\$0			
Site Lighting	Parking Lot Poles - There is a mix of new light poles and older poles with new LED lights. The older poles are showing heavy rusting with finish failure. Budget to replace poles.	\$32,351	\$33,969		
Programming / Other					
Building Expansion	The school anticipates population growth within the area which will require expansion and additions.	\$0			
Alaiedon Elementary - Building Assessment SUBTOTAL		\$3,533,360	\$3,105,119	\$173,549	\$651,969

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Steele Elementary - Building Assessm	Building Area = 72,725 Square Feet
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Civil & Site

Parking Lot Pavement	North Lot & Drive - Observed in new condition.
Parking Lot Pavement	Northwest Lot - Observed in new condition.
Parking Lot Pavement	Playground Pavement - Observed in new condition.
Concrete Sidewalks	The sidewalks are in good condition.
Monument Sign	There is a new monument sign.
Lawns	Observed healthy and in good condition.
Shrubs	Observed in good condition.
Trees	Observed in good condition.

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Playgrounds

General Comment	Observed in good condition.
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\$0			
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Building Envelope

Aluminum Entrances	The new aluminum entrances (2022) are observed with double pane thermal windows in good condition. Older sections of the building (1998) have single pane windows installed at the exterior doors. Recommend removal and replacement with new for improved efficiency. Budget to add lite kits and thermal windows within these doors.
Windows	Observed in good condition.
Brick	The brick is observed in good condition.
Metal Panels	Observed in good condition.
Caulking & Sealants	Observed in good condition.

\$75,992	\$79,792		
\$0			
\$0			
\$0			
\$0			

Roof Systems

Roof System	Reported in good condition. Google earth images show that sections of the roof was updated approximately 2018 & 2022.
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\$0			
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Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Steele Elementary - Building Assessm Building Area = 72,725 Square Feet

ADA Accessibility

Classroom Accessibility	Observed with acceptable ADA accessibility.
Lever Hardware	Lever hardware observed.
Sidewalks	Tactile warning strips observed and grades are acceptable.
Group Restrooms	Observed missing vertical grab bars, and insulation shields. Budget to add these throughout the 1998 vintage restrooms.

\$0			
\$0			
\$0			
\$8,681	\$9,115		

Interior Finishes

Flooring	The flooring materials are in good condition throughout the building.
Tile Floors	In acceptable condition.
Polished Concrete Flooring	Observed in good condition.
LVP Flooring	Observed in good condition.
Paint	Observed in good condition throughout the building.
Doors & Hardware	Observed in good condition with Lever hardware compliant with today's ADA code.
Elevator Finishes	Dated and could use a refresh
Suspended Ceilings	Observed in good condition.
Casework	Observed in good condition.
Countertops	Observed in good condition.
Group Restrooms	Group restrooms are observed in good condition. Vertical grab bars and insulation shield needs at older section of building. (See ADA)
Lockers	Observed in good condition.

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$33,699	\$35,384		
\$0			
\$0			
\$0			
\$0			
\$0	\$0		
\$0			

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Steele Elementary - Building Assessm Building Area = 72,725 Square Feet

Indoor Athletic Facilities

New Gym	Observed in good condition.
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\$0			
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Life Safety Systems

Fire Alarm System	Fire alarm equipment observed in good condition throughout the building.
Security Camera	New cameras observed throughout building.
Fire Protection System	Fire suppression system observed.
AED Cabinets	Observed adequate.
Card Access	Observed.

\$0			
\$0			
\$0			
\$0			
\$0			

Food Service

Cafeteria	Observed in good condition.
General Comment	Review needs with client. Discussion regarding possibility for larger cafeteria.

\$0			
\$0			

Mechanical

General Comment	Observed in good condition.
General Comment	Review needs with GMB Mechanical Engineer

\$0			
\$0			

Plumbing

Fixtures	Observed in good condition.
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\$0			
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Electrical

Lighting	LED lighting observed throughout.
Lighting Controls	Observed good.
Electrical Receptacles & Devices	Newer equipment in good condition.
Building Exterior Lights	LED lighting observed.
Site Lighting	LED lighting observed.

\$0			
\$0			
\$0			
\$0			
\$0			

Action Threshold Costs

Survey Item	Survey Notes
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Net Present Value	1-3 Years <small>Escalation Factor = 1.05</small>	4-6 Years <small>Escalation Factor = 1.28</small>	7-10 Years <small>Escalation Factor = 1.48</small>
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Steele Elementary - Building Assessm	Building Area = 72,725 Square Feet
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Programming / Other

\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			

Steele Elementary - Building Assessment SUBTOTAL
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\$118,373	\$124,291	\$0	\$0
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Transportation Building

Description	Quantity	UOM	Unit Cost	Total Cost
			\$	-
ASC			\$	-
Sitework			\$	-
Haz Material Removal Allowance	3381	CY	\$32.00	\$ 108,193
Abatement Allowance	6000	SF	\$5.00	\$ 30,000
Demolition of Existing Building	6000	SF	\$7.50	\$ 45,000
Pavement Removals	137000	SF	\$1.00	\$ 137,000
Earthwork	3.68	ACRE	\$75,000.00	\$ 276,136
Utilities	127175	SF	\$1.25	\$ 158,969
New Paving	14131	SY	\$26.00	\$ 367,394
8" Base	3381	CY	\$36.00	\$ 121,717
Fencing	1525	LF	\$50.00	\$ 76,250
Foundation & Slabs			\$	-
Foundations	9825	SF	\$5.00	\$ 49,125
SOG	9825	SF	\$8.50	\$ 83,513
Structure & Enclosure			\$	-
PEMB	9825	SF	\$35.00	\$ 343,875
PEMB - Insulation	4,800	SF	\$5.00	\$ 24,000
Wash Bay - CMU	1350	SF	\$40.00	\$ 54,000
OH Doors	8	EA	\$12,000.00	\$ 96,000
Man Doors	6	EA	\$3,500.00	\$ 21,000
Punched Windows 4'x6'	12	EA	\$2,500.00	\$ 30,000

Transportation Building

Interiors & Finishes			\$	-
Partitions - Offices	2000 SF	\$35.00	\$	70,000
Floor Finishes - Repair Bays & Wash Bay	7825 SF	\$1.50	\$	11,738
Floor Finishes - Office	2000 SF	\$6.50	\$	13,000
Ceilings Finish - Office	2000 SF	\$7.50	\$	15,000
Wall Finishes - All Areas	9825 SF	\$2.50	\$	24,563
Equipment			\$	-
Small Lift Equipment	2 EA	\$12,500.00	\$	25,000
Large Lift Equipment	2 EA	\$35,000.00	\$	70,000
Vehicle Wash Equipment	1 ALLOW	\$150,000.00	\$	150,000
			\$	-
Mechanical			\$	-
Radiant Heater	7375 SF	\$15.00	\$	110,625
Big ASS Fans	4 EA	\$20,000.00	\$	80,000
Exhaust Reels?	4 EA	\$5,000.00	\$	20,000
Controls - Repair Bays	7375 SF	\$3.50	\$	25,813
Controls - Office	2000 SF	\$10.00	\$	20,000
HVAC for Office Area	2000 SF	\$35.00	\$	70,000
Plumbing for Office Area & Service Area Restrooms	9375 SF	\$6.00	\$	56,250
Plumbing for Wash Bay	450 SF	\$50.00	\$	22,500
Compressed Air & Compressor	7375 SF	\$4.00	\$	29,500
San / Trench Drains with Oil Interceptor	1 LS	\$150,000.00	\$	150,000
			\$	-

Transportation Building

Electrical			\$	-
Service & Panelboards	9825 SF	\$8.00	\$	78,600
Grounding	9825 SF	\$0.50	\$	4,913
Branch Power	9825 SF	\$4.00	\$	39,300
Receptacles & Devices	9825 SF	\$3.50	\$	34,388
Welding Receptacles	7375 SF	\$2.25	\$	16,594
Lighting - Repair Bays & Wash Bay	7825 SF	\$5.50	\$	43,038
Lighting - Office	2000 SF	\$8.00	\$	16,000
Mechanical Power (see above equipment needs)	8 EA	\$1,500.00	\$	12,000
Power for Lifts	4 EA	\$2,500.00	\$	10,000
Cord Reels / Each Bay	4 EA	\$1,500.00	\$	6,000
Building Lighting	8 EA	\$1,200.00	\$	9,600
Site Lighting	10 EA	\$4,250.00	\$	42,500
Fire Alarm	9375 SF	\$2.50	\$	23,438
Power to Gate Controls	1 EA	\$2,500.00	\$	2,500
			\$	-
			\$	-
			\$	-
Direct Trade				\$ 3,325,028