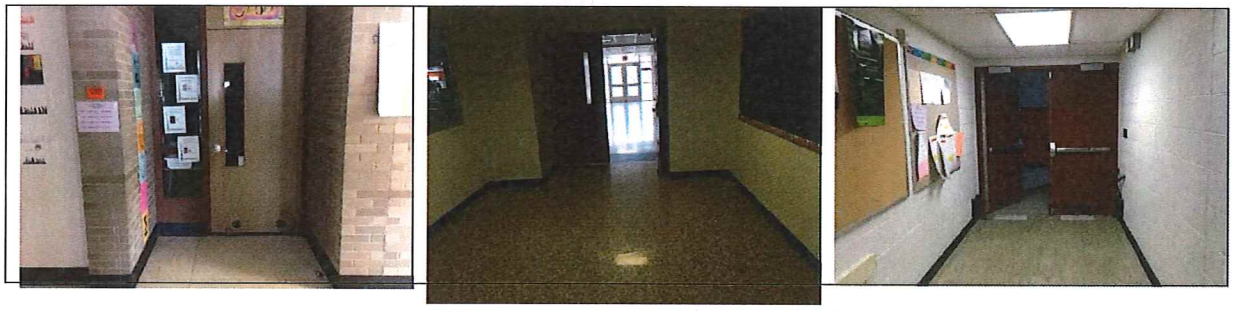
Middle School
Interior Finishes

4. Doors and hardware
    a. Interior doors have a mixture of lever type locksets and non-compliant knob type. Roughly 70% of hardware does not meet current ADA standards.
    b. A majority (80%)of the classroom doors and frames are not fire rated.
    c. Recommend replacement of doors and frames that are not ADA compliant and not fire rated.
    d. The corridor fire/smoke separation doors are in good condition, with the appropriate hardware and magnetic hold open devices.



5. Casework
    a. A limited amount of casework was observed in the classrooms. What was observed was in fair to poor condition and did not appear to meet all the storage needs. Recommend adding plastic laminate cabinets to classrooms.

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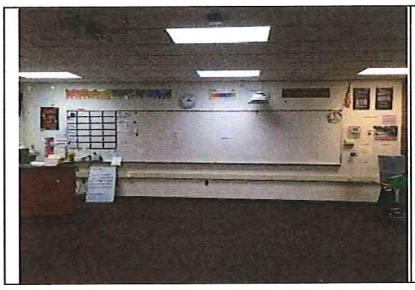
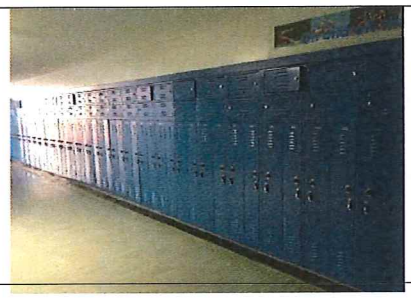
Middle School
Interior Finishes

6. Miscellaneous
    - There are built-in student lockers, observed in good to fair condition
    - The freestanding student lockers appeared to be good condition
    - The classroom marker board and tac boards are in good condition.
    - The toilet partitions vary in material types and conditions, but appear to be in good working condition.
    - The instrument locker rooms are in fair to poor condition. Recommend adding additional lockers.

Middle School
Building Envelope

Assessment Notes:

1. Brick/CMU/Precast
   a. The fluted block around the pool and gymnasium is generally in good condition, with the exception of a few damaged pieces.
   b. The control joints are in fair to poor condition. Recommend they be resealed.
   c. The limestone banding, needs some restorative maintenance work on the joints.
   d. The painted CMU needs to be scraped and repainted.
   e. The brick is in good condition.
   f. The precast walls appear to be in good condition. Recommend the joints be recaulked.

2. Soffit and fascia
   a. The limestone fascia above the poo entry requires restorative maintenance work at the joints.
   b. The perimeter edge metal around the pool and gymnasium is in poor condition.
   c. The EIFS fascia around the classroom wings is in poor condition and needs to be repaired or replaced with metal panels to match the South elevation.
   d. The metal panel fascia at the classroom wing, South elevation, is in good condition.

3. Windows and doors
   a. The aluminum window systems are double pane thermally broken observed in good condition.
   b. The primary and secondary entrance doors are aluminum storefronts with new hardware, in fair condition, starting to show signs of corrosion.
   c. The secondary doors are FRP with aluminum frames and newer hardware, in good condition.

4. Miscellaneous
   a. The exposed beam, roughly 400', that is above the precast sections of the building is starting to rust and needs to be sand blasted and repainted.
   b. The concrete sidewalks, aprons, and building approaches are in poor condition and should be replaced.

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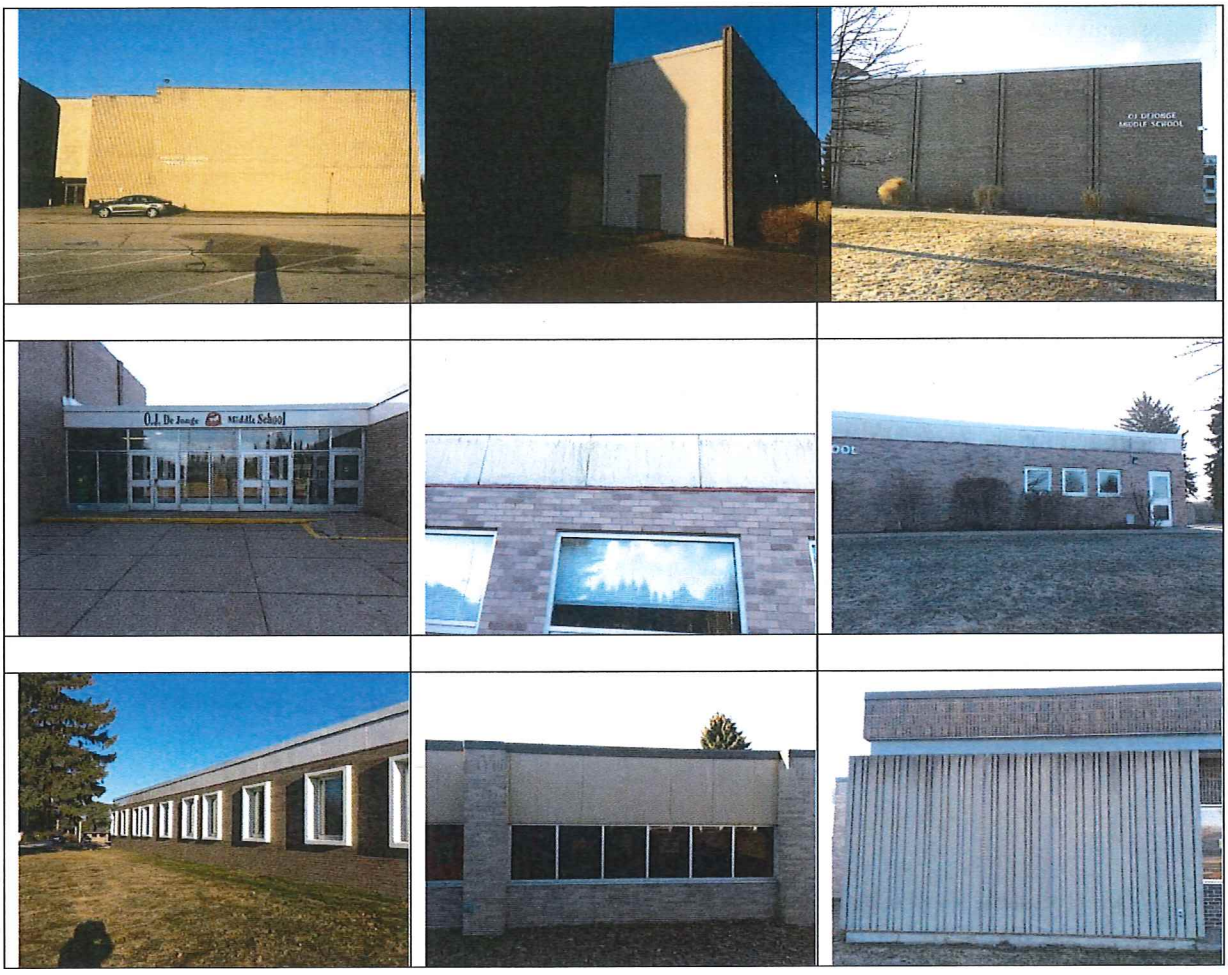
Middle School
Building Envelope



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Middle School
Life Safety

Assessment Notes:

1. Emergency Lighting system
   a. Included in the High School Assessment
2. Fire Alarm system
   a. Included in the High School Assessment
3. Building Components
   a. The building does not appear to have a fire suppression system and is non-sprinkled.
   b. The exit corridors have panic bars or crash bars that are in good condition.
   c. The classroom windows have emergency egress.
   d. Fire extinguishers cabinets observed throughout the building.
   e. The corridor separation doors are tied into the fire alarm system as required and are in good condition.

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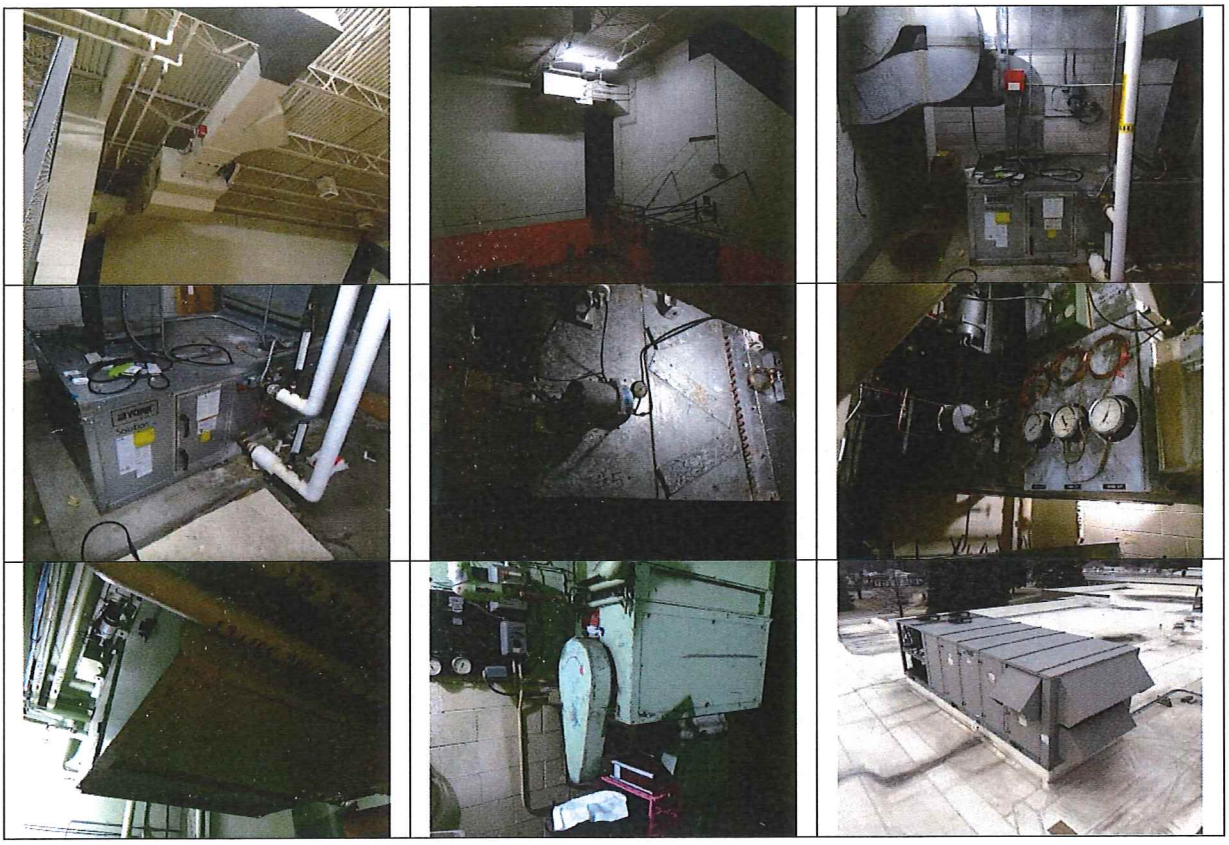
Middle School
Mechanical and Plumbing

Assessment Notes:

1. Air handling systems
   a. There are various indoor and rooftop air handlers that serve the two gyms, pool and classroom areas. These units are older and most of them should be replaced.



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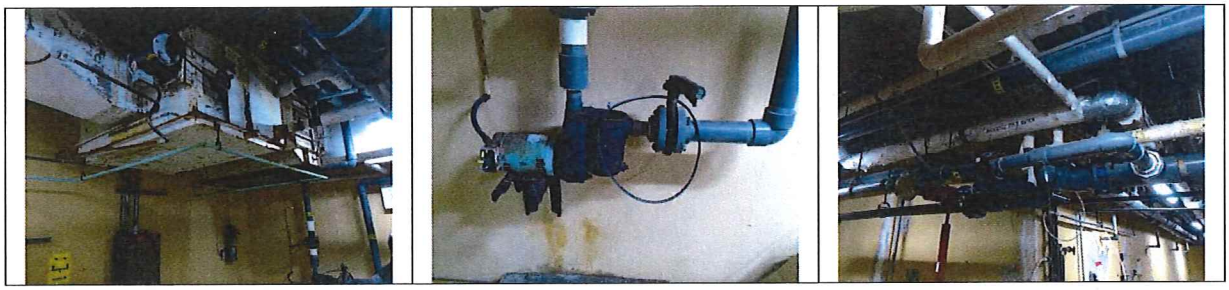
Middle School
Mechanical and Plumbing

2. Central plant systems
   a. The two Johnston hot water boilers (2004) are in good condition.
   b. The hot water pumps are in fair condition and have VFDs.
   c. No central cooling in building.

3. Terminal devices and air terminals
   a. Most of the rooms are served by central air handlers. There are some terminal devices that are older and should be replaced.
   b. Consider installing a decentralized system with vertical unit ventilators in classrooms and add cooling.

Middle School
Mechanical and Plumbing

4. Pool equipment
    a. There are significant corrosion issues on the equipment and devices in the pool equipment room. Consider major replacement of equipment in this area.



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Middle School
Mechanical and Plumbing

5. Building controls
    a. Mix of sensor types with pneumatic controls. Pneumatic controls should be replaced with new DDC system and new sensors throughout.

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Middle School
Mechanical and Plumbing

6. Plumbing fixtures
   a. Mix of plumbing fixture types and condition throughout. Older fixtures should be replaced.
   b. Mix of automatic and manual flush valves.
   c. Locker room area fixtures are in poor condition and should be replaced with all new fixtures.

7. Plumbing systems
   a. The domestic water heater and tank are ~15 years old and are in fair condition.

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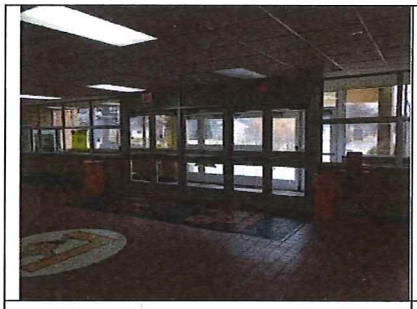
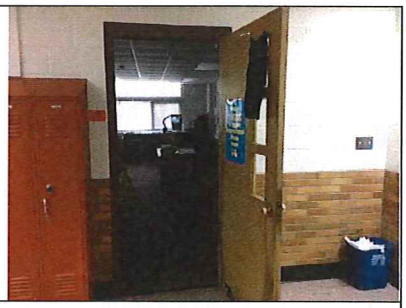
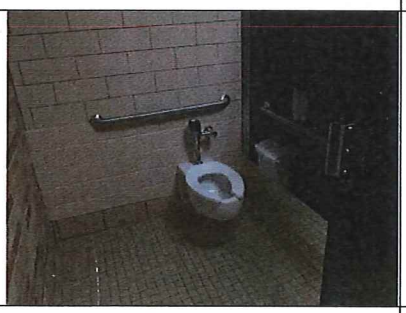
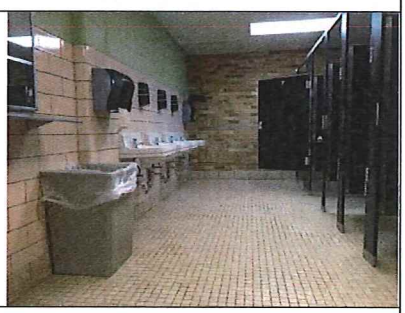
High School
ADA Accessibility Assessment

Assessment Notes:

1. Interior
   a. The main entry does not have an ADA auto operator.
   b. The secondary entry on the South side of the building has an ADA auto operator.
   c. Interior doors have a mixture of lever type locksets and non-compliant knob type. Roughly 95% of hardware does not meet current ADA standards.
   d. The science rooms provide the minimum number of ADA compliant sink locations
   e. The restrooms are ADA compliant with the exception of a couple lavatory guards and vertical grab bars
   f. The locker rooms, adjacent to the gymnasium, provide sufficient ADA shower stalls and restroom facilities. The locker rooms are in good condition and appear to have been recently renovated.
   g. The ramp with-in the main corridor appears to meet the ADA slope and landing requirements





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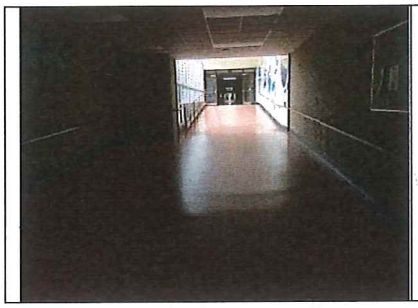
High School
ADA Accessibility Assessment



2. Exterior
   a. ADA parking spaces are marked and signage is visible in the south parking lot
   b. No tactile warning strips noted at curb dub downs. It has worn away.
   c. There is no clear ADA route from the south side of the building to the front, other than through the building.
   d. The sidewalks are uneven and in need of replacement
   e. There appears to be adequate ADA parking adjacent to the auditorium.

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High School
Architectural – Interior Finishes

Assessment Notes:

1. Flooring
   a. Carpet
      i. The Broadloom carpet observed in the classrooms and office is in good to fair condition and does not need to be replaced. Minimal wear noted at high traffic areas. This encompasses roughly 80% of the classrooms.
      ii. The carpet tile in the media center is in good condition. Does not need replacement at this time.
      iii. The auditorium carpet is in good condition.
   b. Ceramic tile
      i. The 2"x2" ceramic tile noted in the restrooms, locker rooms, and showers is in good condition.
   c. Vinyl composite tile
      i. The corridors are VCT and are in good condition, with the exception of a couple locations near exterior door thresholds which needs to be replaced.
      ii. VCT is present in the science rooms and is in good condition.
   d. Luxury vinyl tile
      i. The corridor ramp appears to have a luxury vinyl tile installed and is in good condition.
   e. Sports floor
      i. The gymnasium floor is a wood sports floor. The wood and finish appear to be in good condition.
   f. Quarry tile
      i. The lobby and vestibule quarry tile is in good condition.
      ii. The kitchen floor tile is in good condition.

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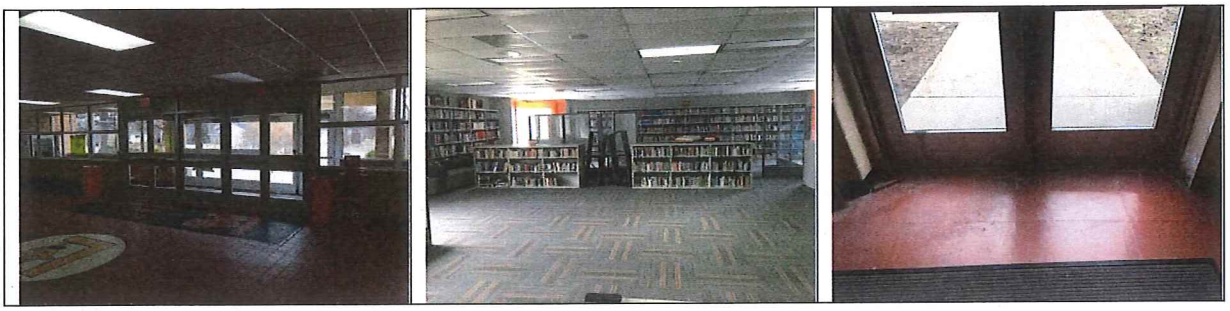
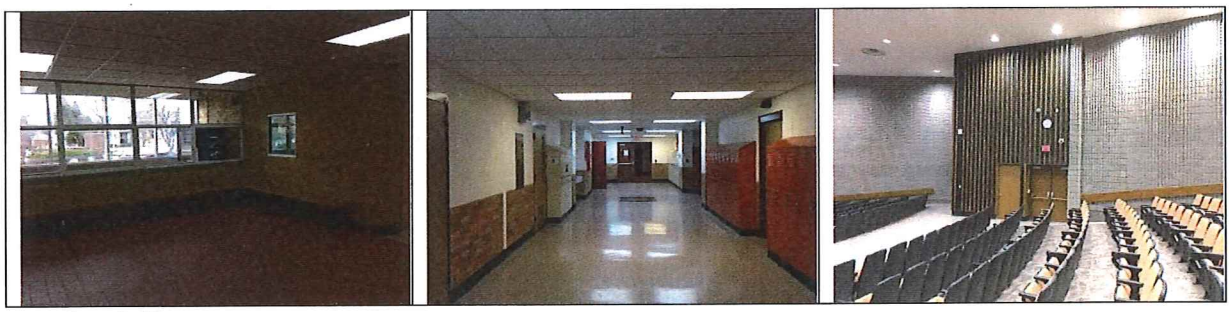
High School
Architectural – Interior Finishes



2. Walls
    a. The primary type of wall construction is painted CMU. This is generally in good condition.
    b. Exposed brick walls are in good condition.
    c. The fluted CMU in the auditorium is in good condition.
    d. There is a minimal amount of gypsum board walls, those observed in the office area are in good condition.



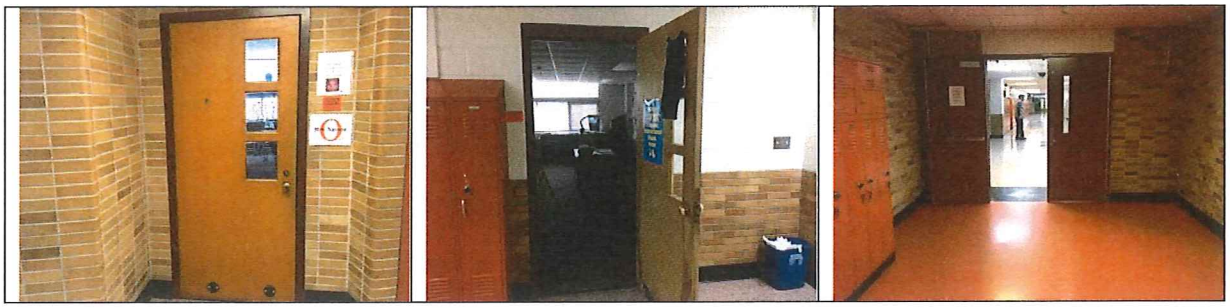
3. Ceilings
    a. Suspended acoustical ceilings
        i. The classrooms are either a 2x2 acoustic ceiling system. They are generally in good condition.
        ii. The 2x4 media center ceiling tile are in poor condition. Recommend that the tiles only be replaced as the grid appeared to be in good condition.
        iii. The 2x2 acoustic ceiling in the auditorium lobby is in poor condition. Recommend this be removed and replaced.
    b. Painted hard lid ceiling
        i. The painted hard lid ceilings are in good condition throughout.
        ii. The painted drywall bulkheads are in good condition throughout

c. Exposed
   i. The exposed metal deck in the storage rooms and art room are in good condition.
   ii. The exposed insulated ceiling panels in the gymnasium are in poor condition. Further investigation is needed to determine the cause and methods of repair.

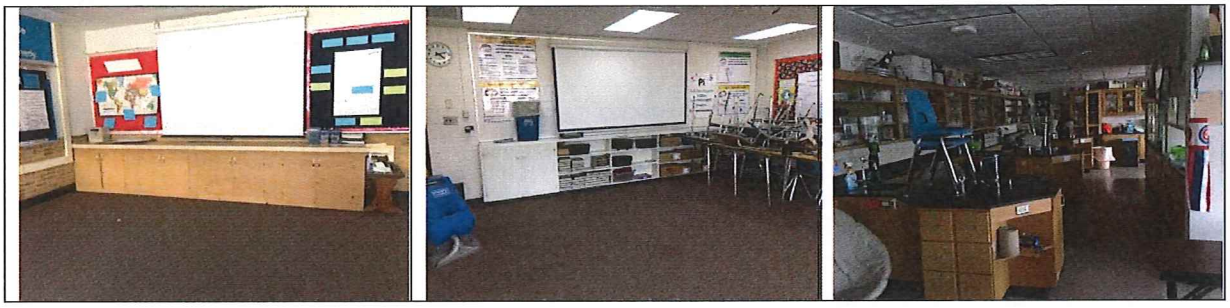
d. Direct applied acoustical tile
   i. The direct applied acoustical tile ceiling, noted in North area of the cafeteria is in fair to poor condition. Several tiles are loose, falling and damaged. Recommend it be replaced to match the adjacent 2x2 acoustic ceiling.

4. Doors and hardware
   a. Interior doors typically wood, of varying ages, types, and styles. They ranged from good condition to poor condition.
   b. A majority (90%) of the classroom doors and frames are not fire rated, and has non-compliant locksets. Recommend doors, frames and hardware be replaced to bring them up to current code requirements.
   c. The corridor fire/smoke separation doors are in good condition, with the appropriate hardware and magnetic hold open devices.

High School
Architectural – Interior Finishes

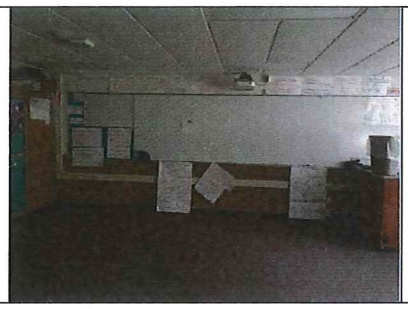


5. Casework
   a. A limited amount of casework was observed in the general classrooms.
   b. Casework in the general education classrooms consisted of open bookshelves and lower cabinets with a plastic laminate counter, ranging from fair to poor condition.
   c. The science room casework is in good condition appears adequate for the instruction needs.



High School
Architectural – Interior Finishes

6. Miscellaneous
   a. The freestanding student lockers appear to be good condition
   b. The classroom marker board and tack boards are in good condition and appear adequate for instruction.
   c. The toilet partitions are HDPE and appear to be in good working condition.



High School
Building Envelope

Assessment Notes:

1. Brick/CMU/Precast
   a. The fluted block around the pool and gymnasium is generally in good condition, with the exception of a few damaged pieces.
   b. The control joints are in fair to poor condition. Recommend they be resealed.
   c. The limestone banding, needs some restorative maintenance work on the joints.
   d. The painted CMU needs to be scraped and repainted.
   e. Generally the brick is in good condition with the exception of 1200 sqft on the south elevation where the face of the brick is flaking off.
   f. The precast walls appear to be in good condition. Recommend the joints be recaulked.
2. Soffit and fascia
   a. The limestone fascia above the poo entry requires restorative maintenance work at the joints.
   b. The metal panel fascia is in good condition.
   c. The EIFS soffits at the entry canopies are in good condition.
3. Windows and doors
   a. There are 6 windows in the cafeteria where the glazing seal has failed. Recommend these be replaced.
   b. The aluminum window systems are double pane thermally broken observed in good condition.
   c. The primary and secondary entrance doors are aluminum storefronts with new hardware, in fair condition, starting to show signs of corrosion.
   d. The secondary doors are FRP with aluminum frames and newer hardware, in good condition.
   e. The hollow metal window systems, at the media center, are rusting and should be replaced. This condition was noted at the NW, SW, and South elevations.
   f. The translucent insulated panel systems are in good condition.
4. Miscellaneous
   a. The exposed beam, roughly 400', that is above the precast sections of the building is starting to rust and needs to be sand blasted and repainted. (this was included in the Middle School report)
   b. The concrete sidewalks, aprons, and building approaches are in poor condition and should be replaced.

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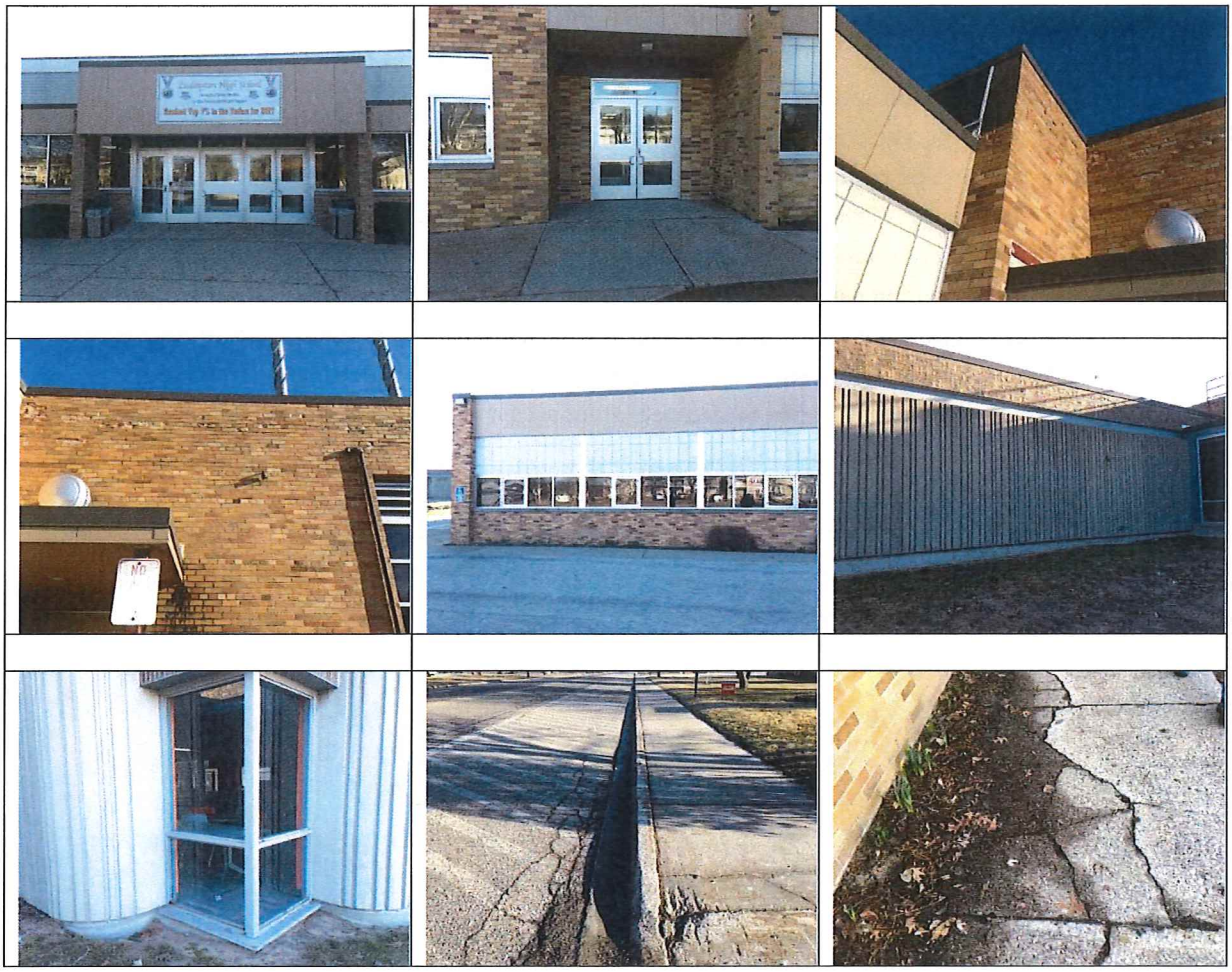
High School
Building Envelope



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Middle School and High School
Electrical

Assessment Notes:

1. Electrical distribution system
   a. Switchboards, generator and associated distribution equipment are newer and appear to be in good working condition. Panelboards are original to building and are at the end of their life expectancy. New panelboard are recommended to be installed with renovations.
   b. The majority of pool electrical equipment, conduit and devices should be fully replaced. Some PVC conduit can potentially be re-used. Due to the corrosive environment, electrical equipment deteriorates at a faster rate than a standard environment. It is recommended stainless steel or minimum of exterior ratings be used for new electrical equipment.
   c. To comply with current electrical safety standards a fault current and arc flash study should be completed to evaluate the electrical equipment's ratings, required personal protective equipment and install proper warning labeling.
   d. General receptacle locations are limited in classrooms and other areas. Multiple examples of power strips and devices on floors. Renovation should include new receptacle and power requirements to support uses

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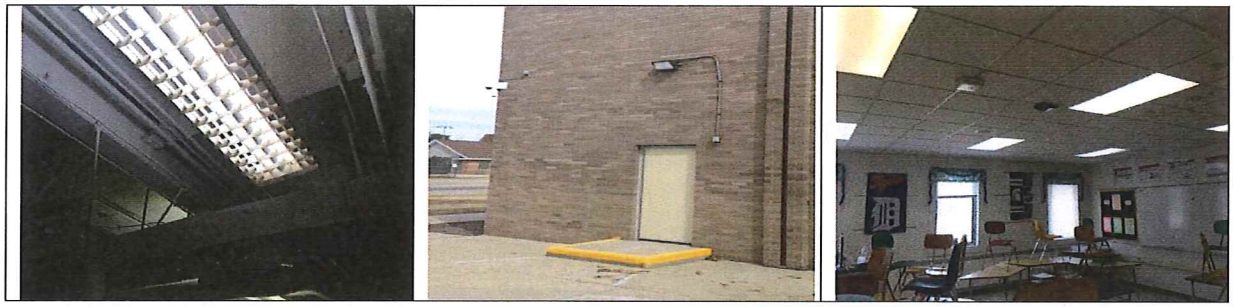
Middle School and High School
Electrical

2. Lighting system
   a. Interior lighting systems are predominantly T-8 and T12 fluorescent technology in the classrooms, corridors, offices and support spaces. T-8 fluorescent technology is installed in most corridors and is reasonably efficient. A cost benefit analysis is recommended for T-8 fluorescent against LED lighting. For other fixtures types (including HID and T-12 fluorescent) it is recommended these be replace with LED lighting.
   b. Exterior and gym lighting systems are predominantly LED lighting. These light fixtures can be re-used in a renovation.



3. Lighting control system
   a. Lighting control systems are predominantly manual wall switches. To meet current energy code requirements occupancy sensors or other lighting controls will need to be installed.
   b. The exterior lighting is controlled manually and by photocell. Lighting controls with programmable schedules is recommended for renovation.

High School
Food Service

Assessment Notes:

1. The kitchen is intended as a full service kitchen with full food preparation capabilities.
2. The kitchen equipment appears to be in good working condition and adequate for the district needs. Additional investigation would be required to determine if there are any unknown deficiencies.
3. A Food preparations sinks, A 3 compartment sink, and hand washing sinks are present and appear to be adequate and in good condition.
4. The flooring is quarry tile and appears to be in good condition.
5. The kitchen hood has a suppression system.
6. The ceiling tiles are in good condition and appear to be of a washable type.

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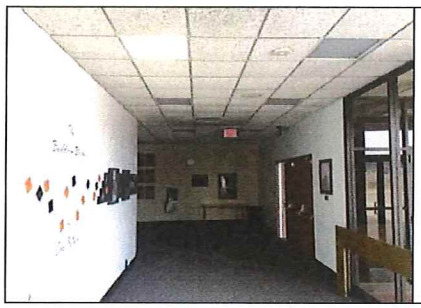
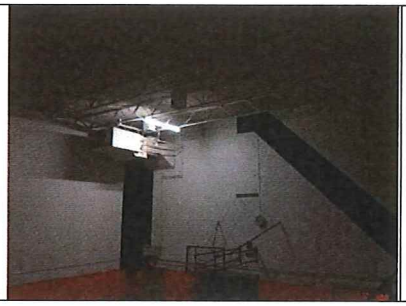
High School
Life Safety Assessment

Assessment Notes:

1. Emergency Lighting system
   a. Exit signs and emergency lighting appear to be supplied by a generator emergency power source. The lighting coverage should be evaluated with current code requirements along with a building code evaluation.

2. Fire Alarm system
   a. The fire alarm system is original to building. The equipment appears to be in working condition but is at the end of their life expectancy and does not meet current code requirements. A new fire alarm system with voice evacuation will be required for a renovation.

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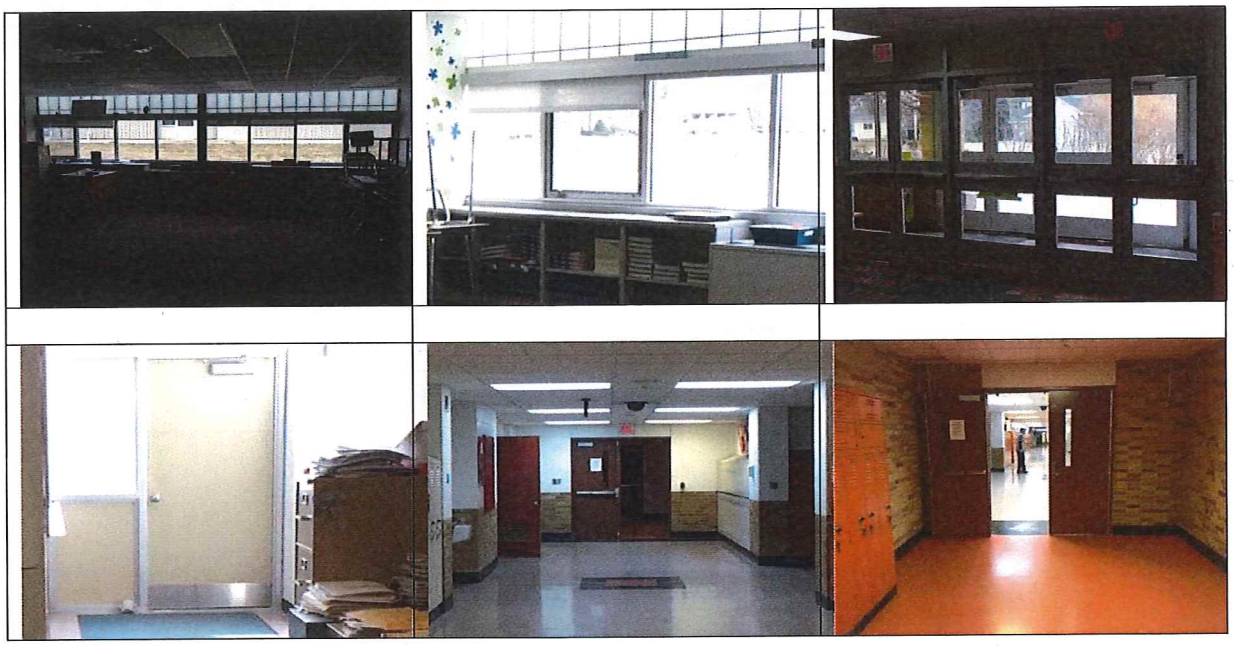
High School
Life Safety Assessment

3. Building Components
   a. The building does not appear to have a fire suppression system and is non-sprinkled.
   b. The exit corridors have panic bars or crash bars that are in good condition.
   c. The classroom windows have emergency egress.
   d. Fire extinguishers cabinets observed throughout the building.
   e. The corridor separation doors are tied into the fire alarm system as required and are in good condition.
   f. The egress exit doors in the SW bank of classrooms and the vocational classrooms have knob type hardware. Approximately 10 doors would require the hardware to be changed to a panic type.



High School
Mechanical and Plumbing

Assessment Notes:

1. Air handling systems
   a. There are various indoor and rooftop air handlers that serve the auditorium, gyms, classroom and support areas. These units are older and most of them should be replaced.

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High School
Mechanical and Plumbing

2. Central plant systems
   a. The two Johnston hot water boilers (2004) are in good condition.
   b. The hot water pumps are in fair condition and have VFDs.
   c. No central cooling in building.

3. Terminal devices and air terminals
   a. Cabinet heaters and horizontal unit ventilators throughout are older and in fair condition.
   b. Consider replacing horizontal unit ventilators with vertical unit ventilators in classrooms and add cooling.

High School
Mechanical and Plumbing

4. Building controls
    a. Mix of sensor types with pneumatic controls. Pneumatic controls should be replaced with new DDC system and new sensors throughout.

5. Plumbing fixtures
    a. Mix of plumbing fixture types and condition throughout. Older fixtures should be replaced.
    b. Mix of automatic and manual flush valves.

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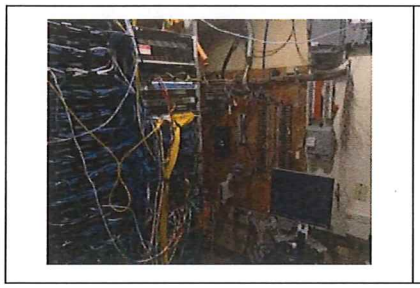
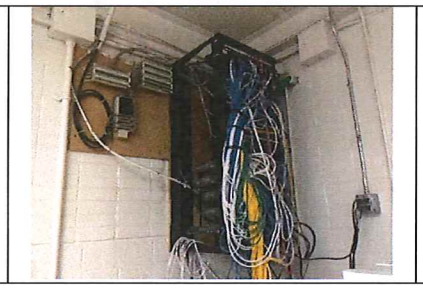
6. Plumbing systems
   a. There is a domestic water heater serving the auditorium area that is in fair condition.
   b. There are two main domestic water heaters and tank located in the boiler room that are newer and are in good condition.

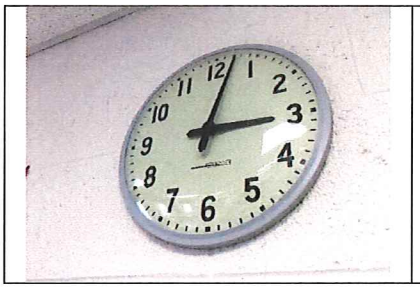
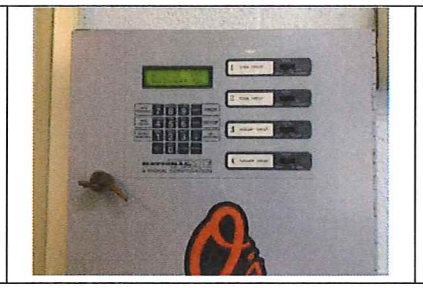
Middle School and High School
Technology and Communications

Assessment Notes:

1. Technology infrastructure
   a. The technology infrastructure appears to be newer and in good working condition. The supporting electrical infrastructure should be reviewed for redundancy and proper operation. An electrical generator system could also be considered for the technology closets for standby by power and providing emergency power.

2. Clock and PA systems
   a. The clock and PA systems appear to be original to the building. This equipment appears in good working condition but is at the end of their life expectancy. Availability of replacement parts and required maintenance should also be considered.

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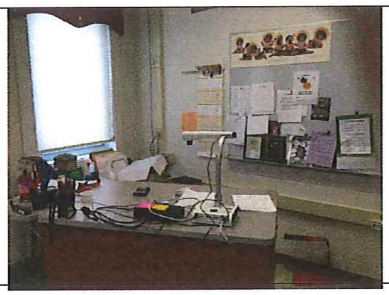
Middle School and High School
Technology and Communications

3. Classroom and communications technology
   a. The technology devices and systems appear to be newer and in good working condition. These systems would be maintained or re-installed after renovation.



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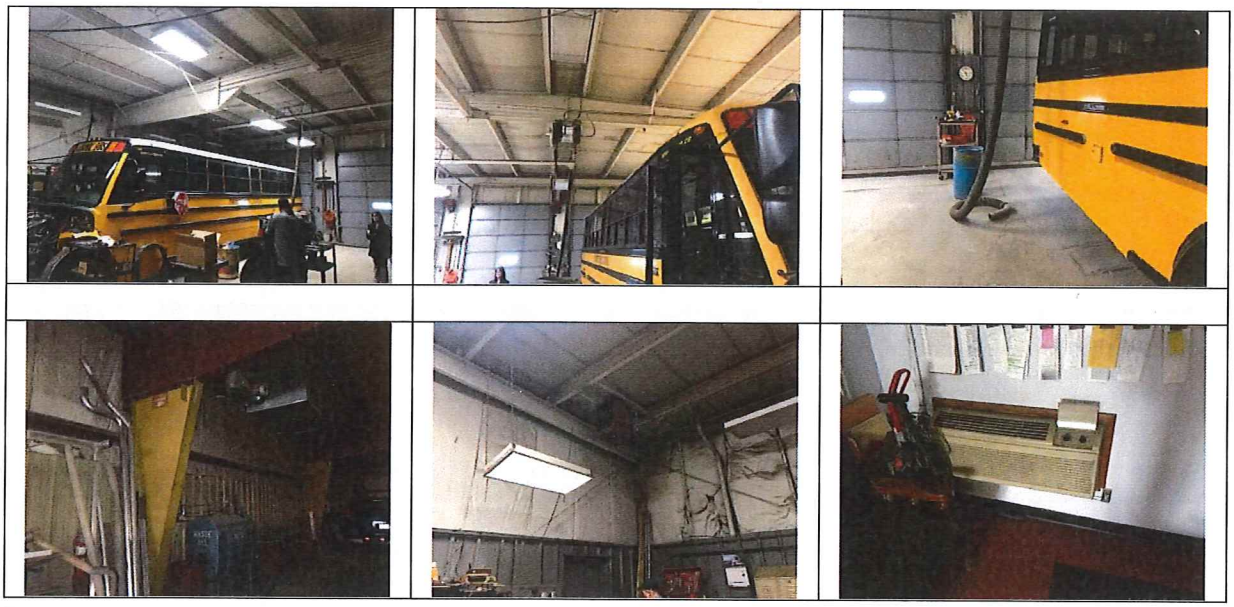
Bus Garage
Mechanical and Plumbing

Assessment Notes:

1. Terminal devices
   a. Unit heater using waste oil is primary source of heat.
   b. Gas unit heaters located around perimeter of building in fair condition.
   c. AC unit located in break room is older and near the end of life.



2. Plumbing fixtures
   a. Water closets, urinals and sinks are in good condition, manual flush valves.

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Ludington Schools
Ludington, MI

Facilities Assessment - Rough DRAFT

April 25, 2018

EXECUTIVE SUMMARY RECOMMENDATIONS

	LOCATION	Subtotal Cost: (Rounded)
	Franklin Elementary	$4,965,000
	Lakeview Elementary	$6,506,000
	High School	$7,526,000
	Middle School	$7,774,000
	Transportation Building	$444,000
	Foster Elementary	$3,997,000
	Athletics	$3,576,000
	Pere Marquette	$487,000
TOTAL DIRECT TRADE COSTS:		$35,273,000
	SUBTOTAL INDIRECT CONSTRUCTION COSTS:	$7,196,000
TOTAL CONSTRUCTION COSTS:		$42,468,000
	TOTAL OWNER COSTS:	$12,629,000
TOTAL CONSTRUCTION & OWNER COSTS:		
TOTAL ESTIMATED PROJECT COST :		$55,097,000

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Ludington Schools
Ludington, MI

Facilities Assessment - Rough DRAFT
April 25, 2018

PRIORITY #1 ITEMS
Estimate Summary Sheet

Report Recommendation Section:	Totals		Franklin Elementary	Lakeview Elementary	High School	Middle School	Transportation Building	Foster Elementary	Athletics	Pere Marquette
	SQFT		24,900	29,700	114,200	62,100	15,000	51,725	0	13,600
TOTAL DIRECT TRADE COSTS:	**$35,272,838**		**$4,964,536**	**$6,505,965**	**$7,526,020**	**$7,773,651**	**$443,700**	**$3,996,513**	**$3,575,520**	**$486,935**
	$/SQFT		199	219	66	125	30	77	#DIV/0!	36
Contingency: (Design, Estimate, Construction- 10% Max. Mi. Treasury)	$3,527,284	10%	$496,454	$650,596	$752,602	$777,365	$44,370	$399,651	$357,552	$48,694
SUBTOTAL I - INDIRECT CONSTRUCTION COSTS:	**$3,527,284**		**$496,454**	**$650,596**	**$752,602**	**$777,365**	**$44,370**	**$399,651**	**$357,552**	**$48,694**
Construction Manager Fee Only (CM Costs are below)	$141,091	4%	$19,858.14	$26,023.86	$30,104.08	$31,094.60	$1,774.80	$15,986.05	$14,302.08	$1,947.74
SUBTOTAL II - INDIRECT CONSTRUCTION COSTS:	**$3,668,375**		**$516,312**	**$676,620**	**$782,706**	**$808,460**	**$46,145**	**$415,637**	**$371,854**	**$50,641**
TOTAL CONSTRUCTION COSTS:	**$42,468,497**		**$5,977,301**	**$7,833,181**	**$9,061,328**	**$9,359,475**	**$534,215**	**$4,811,801**	**$4,304,926**	**$586,270**
TOTAL ALLOWANCE OWNER COSTS: (includes; AE Fees/Costs, CM Costs, Insurance, Bonds, Permits, Testing, Survey, Borings, Abatement, Fundamental Commissioning, Owner purchased Technology, Owner Purchased FFE, and Bond Costs	**$12,629,440**		**$1,777,552**	**$2,329,461**	**$2,694,691**	**$2,783,356**	**$158,867**	**$1,430,951**	**$1,280,215**	**$174,347**
TOTAL CONSTRUCTION & OWNER COSTS:	**$55,097,937**		**$7,754,853**	**$10,162,642**	**$11,756,019**	**$12,142,831**	**$693,082**	**$6,242,753**	**$5,585,141**	**$760,617**

Franklin Elementary

ITEM #: 1 **PRIORITY:** ONE

ITEM SCOPE:

The toilet rooms throughout the school do not meet minimal levels of ADA compliance. Remodel.

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Single occupant CR toilets	6	EA.	$ 20,000.00	$ 120,000
	Gang toilet rooms	2	EA.	$ 30,000.00	$ 60,000
				Sub-Total	$ 180,000
	General Requirements			2%	$ 3,600
	Escalation			2%	$ 3,600
				Total Trade Cost	**$ 187,200**

ITEM #: 2 **PRIORITY:** ONE

ITEM SCOPE:

The Classroom sinks do not meet code requirements. Replace

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Remodel Sinks in Classroom to allow for a side approach, (sink only, cabinet rework is separate below)	15	EA.	$ 5,500.00	$ 82,500
				Sub-Total	$ 82,500
	General Requirements			2%	$ 1,650
	Escalation			2%	$ 1,650
				Total Trade Cost	**$ 85,800**

ITEM #: 3 **PRIORITY:** ONE

ITEM SCOPE:

The platform, adjacent to the multi-purpose room, does not have any ADA access. Provide a lift or ramp

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Provide a lift or ramp in MP room	1	LS	$ 10,000.00	$ 10,000
				Sub-Total	$ 10,000
	General Requirements			2%	$ 200
	Escalation			2%	$ 200
				Total Trade Cost	**$ 10,400**

ITEM #: 4 **PRIORITY:** ONE

ITEM SCOPE:

Most of the auxiliary rooms have a knob type handle and need to be replaced with a lever type handle

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	replace 20 knobs with lever handles	20	EA.	$ 500.00	$ 10,000
				Sub-Total	**$ 10,000**
	General Requirements			2%	$ 200
	Escalation			2%	$ 200
				Total Trade Cost	**$ 10,400**

ITEM #: 5 **PRIORITY:** ONE

ITEM SCOPE:

The interior, mullion mounted, actuator at the main entrance doors does not meet code and should be replaced.

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	replace actuator	4	EA	$ 5,500.00	$ 22,000
				Sub-Total	**$ 22,000**
	General Requirements			2%	$ 440
	Escalation			2%	$ 440
				Total Trade Cost	**$ 22,880**

ITEM #: 6 **PRIORITY:** ONE

ITEM SCOPE:

Install tactile warning strips at all crosswalks

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Install tactile warning strips at all crosswalks	10	EA.	$ 3,500.00	$ 35,000
				Sub-Total	**$ 35,000**
	General Requirements			2%	$ 700
	Escalation			2%	$ 700
				Total Trade Cost	**$ 36,400**

ITEM #: 7 **PRIORITY:** ONE

ITEM SCOPE:

There is no access from the west parking lot to the main entrance. The stairs should be reworked into an ADA compliant ramp for adequate access.

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Rework steps and provide ramp	1	LS	$ 250,000.00	$ 250,000
				Sub-Total	**$ 250,000**
	General Requirements			2%	$ 5,000
	Escalation			2%	$ 5,000
				Total Trade Cost	**$ 260,000**

ITEM #: 8 **PRIORITY:** ONE

ITEM SCOPE:

Repair expansion joints in exterior brick where necessary.

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Brick - expansion joint sealant and tuckpointing	24,900	SF	$ 3.00	$ 74,700
				Sub-Total	**$ 74,700**
	General Requirements			2%	$ 1,494
	Escalation			2%	$ 1,494
				Total Trade Cost	**$ 77,688**

ITEM #: 9 **PRIORITY:** ONE

ITEM SCOPE:

Replace existing wood and metal soffit and fascia with new metal

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Metal Soffit	3,050	SF	$ 55.00	$ 167,750
				Sub-Total	**$ 167,750**
	General Requirements			2%	$ 3,355
	Escalation			2%	$ 3,355
				Total Trade Cost	**$ 174,460**

ITEM #: 10 **PRIORITY:** ONE

ITEM SCOPE:

Remove and replace all secondary exterior HM doors with FRP doors

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Remove and replace doors	8	EA.	$ 2,800.00	$ 22,400
				Sub-Total	**$ 22,400**
	General Requirements			2%	$ 448
	Escalation			2%	$ 448
				Total Trade Cost	**$ 23,296**

ITEM #: 11 **PRIORITY:** ONE

ITEM SCOPE:

Replace Roofing - See roofing report supplied by LPS

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Remove and Replace Roofing	24,900	SF	$ 16.00	$ 398,400
				Sub-Total	**$ 398,400**
	General Requirements			2%	$ 7,968
	Escalation			2%	$ 7,968
				Total Trade Cost	**$ 414,336**

ITEM #: 12 **PRIORITY:** ONE

ITEM SCOPE:

Reconfigure the food service serving area to increase flow and efficiency. Remodel Kitchen

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	reconfigure food serving area	1	LS	$ 250,000.00	$ 250,000
	Food Service Equipment	1	LS	$ 200,000.00	$ 200,000
				Sub-Total	**$ 450,000**
	General Requirements			2%	$ 9,000
	Escalation			2%	$ 9,000
				Total Trade Cost	**$ 468,000**

ITEM #: 13 **PRIORITY:** ONE

ITEM SCOPE:

Install a grease interceptor for the 3 compartment sink.
Unable to verify existing

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	grease interceptor	1	EA.	$ 6,200.00	$ 6,200
				Sub-Total	$ 6,200
	General Requirements			2%	$ 124
	Escalation			2%	$ 124
				Total Trade Cost	**$ 6,448**

ITEM #: 14 **PRIORITY:** ONE

ITEM SCOPE:

Install a hood for the existing residential stove/oven

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Hood - Residential	1	EA	$ 3,500.00	$ 3,500
				Sub-Total	$ 3,500
	General Requirements			2%	$ 70
	Escalation			2%	$ 70
				Total Trade Cost	**$ 3,570**

ITEM #: 15 **PRIORITY:** ONE

ITEM SCOPE:

Replace Carpet

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	replace carpeting throughout	2,100	SY	$ 45.00	$ 94,500
				Sub-Total	$ 94,500
	General Requirements			2%	$ 1,890
	Escalation			2%	$ 1,890
				Total Trade Cost	**$ 98,280**

ITEM #: 16 **PRIORITY:** ONE

ITEM SCOPE:

Replace the flooring in the MP Room

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Replace the flooring in the MP Room	2,700	SF	$ 20.00	$ 54,000
				Sub-Total	$ 54,000
	General Requirements			2%	$ 1,080
	Escalation			2%	$ 1,080
				Total Trade Cost	$ 56,160

ITEM #: 17 **PRIORITY:** ONE

ITEM SCOPE:

Replace VCT Flooring at exterior doors with Ceramic Tile

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Replace VCT Flooring at exterior doors with Ceramic Tile	610	SF	$ 20.00	$ 12,200
				Sub-Total	$ 12,200
	General Requirements			2%	$ 244
	Escalation			2%	$ 244
				Total Trade Cost	$ 12,688

ITEM #: 18 **PRIORITY:** ONE

ITEM SCOPE:

Repair the Perforated Metal Panels Ceilings

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Repair the Perforated Metal Panels Ceilings (25%)	6,400	SF	$ 20.00	$ 128,000
				Sub-Total	$ 128,000
	General Requirements			2%	$ 2,560
	Escalation			2%	$ 2,560
				Total Trade Cost	$ 133,120

ITEM #: 19 **PRIORITY:** ONE

ITEM SCOPE:

Paint the ceiling in the MP Room

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Paint the ceiling in the MP Room	2,700	SF	$ 2.50	$ 6,750
				Sub-Total	$ 6,750
	General Requirements			2%	$ 135
	Escalation			2%	$ 135
				Total Trade Cost	$ 7,020

ITEM #: 20 **PRIORITY:** ONE

ITEM SCOPE:

Paint the hard lid Ceilings

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Paint the hard lid Ceilings	6,400	SF	$ 2.50	$ 16,000
				Sub-Total	$ 16,000
	General Requirements			2%	$ 320
	Escalation			2%	$ 320
				Total Trade Cost	$ 16,640

ITEM #: 21 **PRIORITY:** ONE

ITEM SCOPE:

Remove and install new Casework for Classrooms

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Remove and install new Casework for Classrooms	15	EA	$ 25,000.00	$ 375,000
				Sub-Total	$ 375,000
	General Requirements			2%	$ 7,500
	Escalation			2%	$ 7,500
				Total Trade Cost	$ 390,000

ITEM #: 22 **PRIORITY:** ONE

ITEM SCOPE:

Remove and replace interior Doors

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Remove and replace interior Doors	48	EA.	$ 2,200.00	$ 105,600
				Sub-Total	**$ 105,600**
	General Requirements			2%	$ 2,112
	Escalation			2%	$ 2,112
				Total Trade Cost	**$ 109,824**

ITEM #: 23 **PRIORITY:** ONE

ITEM SCOPE:

Provide Lockers or cubbies ILO hooks and shelves

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Lockers	450	EA	$ 300.00	$ 135,000
				Sub-Total	**$ 135,000**
	General Requirements			2%	$ 2,700
	Escalation			2%	$ 2,700
				Total Trade Cost	**$ 140,400**

ITEM #: 24 **PRIORITY:** ONE

ITEM SCOPE:

Replace Marker boards throughout

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Remove and Replace chalkboards with Marker Boards and Tack boards	30	EA.	$ 1,200.00	$ 36,000
				Sub-Total	**$ 36,000**
	General Requirements			2%	$ 720
	Escalation			2%	$ 720
				Total Trade Cost	**$ 37,440**

ITEM #: 25 **PRIORITY:** ONE

ITEM SCOPE:

Sprinkle the entire building

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	sprinkle the entire building	25,610	SF	$ 2.90	$ 74,269
				Sub-Total	**$ 74,269**
	General Requirements			2%	$ 1,485
	Escalation			2%	$ 1,485
				Total Trade Cost	**$ 77,240**

ITEM #: 26 **PRIORITY:** ONE

ITEM SCOPE:

New Furniture

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Classroom Furniture	15	ALLW	$ 15,000.00	$ 225,000
	Media Furn	1	ALLW	$ 50,000.00	$ 50,000
	Office Furn	1	ALLW	$ 40,000.00	$ 40,000
	Cafeteria Frun	1	ALLW	$ 10,000.00	$ 10,000
				Sub-Total	**$ 325,000**
	General Requirements			2%	$ 6,500
	Escalation			2%	$ 6,500
				Total Trade Cost	**$ 338,000**

ITEM #: 27 **PRIORITY:** ONE

ITEM SCOPE:

New HHW System

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Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	New HHW Equipment & Pumps	1	LS	$ 220,000.00	$ 220,000
				Sub-Total	**$ 220,000**
	General Requirements			2%	$ 4,400
	Escalation			2%	$ 4,400
				Total Trade Cost	**$ 228,800**

ITEM #: 28 **PRIORITY:** ONE

ITEM SCOPE:

Replace horizontal UV with VUV

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Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Demo Unit Vents	18	EA	$ 1,200.00	$ 21,600
	New Unit Vents	18	EA	$ 4,000.00	$ 72,000
	Exterior Modifications	18	EA	$ 5,000.00	$ 90,000
	Interior Modifications	18	EA	$ 3,000.00	$ 54,000
	Louver	18	EA	$ 300.00	$ 5,400
	Controls	18	EA	$ 1,500.00	$ 27,000
				Sub-Total	$ 270,000
	General Requirements			2%	$ 5,400
	Escalation			2%	$ 5,400
				Total Trade Cost	**$ 280,800**

ITEM #: 29 **PRIORITY:** ONE

ITEM SCOPE:

Add Cooling to VUV (DX coils w/ Ground Mounted Units)

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Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Upgrade Bldg. Elect		NIC		$ -
	Upgrade Power Requirements	18	EA	$ 3,000.00	$ 54,000
	Add DX Coils and Ground mounted units	18	EA	$ 2,500.00	$ 45,000
	Demo	18	EA	$ 925.00	$ 16,650
				Sub-Total	$ 115,650
	General Requirements			2%	$ 2,313
	Escalation			2%	$ 2,313
				Total Trade Cost	**$ 120,276**

ITEM #: 30 **PRIORITY:** ONE

ITEM SCOPE:

Building Lacks secure entry. Provide

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Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	750 SF addition for secured entry with 2 hour fire separation	750	SF	$ 250.00	$ 187,500
	Connections for addition	1	LS	$ 50,000.00	$ 50,000
	Site work for addition	750	SF	$ 15.00	$ 11,250
				Sub-Total	$ 248,750
	General Requirements			2%	$ 4,975
	Escalation			2%	$ 4,975
				Total Trade Cost	**$ 258,700**

ITEM #: 31 **PRIORITY:** ONE

ITEM SCOPE:

Upgrade Playground equipment. Improve Fencing

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Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Upgrade Playground equipment. Improve Fencing	1	ALLW	$ 300,000.00	$ 300,000
	Fencing Improvements	1	ALLW	$ 35,000.00	$ 35,000
				Sub-Total	**$ 335,000**
	General Requirements			2%	$ 6,700
	Escalation			2%	$ 6,700
				Total Trade Cost	**$ 348,400**

ITEM #: 32 **PRIORITY:** ONE

ITEM SCOPE:

Reconfigure Site

Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Remove and replace asphalt	4,500	SY	$ 25.00	$ 112,500
	Remove and replace sidewalks	11,100	SF	$ 8.00	$ 88,800
	Utility Allowance	1	LS	$ 100,000.00	$ 100,000
				Sub-Total	**$ 301,300**
	General Requirements			2%	$ 6,026
	Escalation			2%	$ 6,026
				Total Trade Cost	**$ 313,352**

ITEM #: 33 **PRIORITY:** ONE

ITEM SCOPE:

Electrical Upgrades

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Uniformat Item	Description	Quantity	UOM	Unit Cost	Total Cost
	Lighting	24,900	Allowance	$ 3.50	$ 87,150
	Power	24,900	Allowance	$ 2.00	$ 49,800
	Security	24,900	Allowance	$ 1.00	$ 24,900
	PA	24,900	Allowance	$ 0.50	$ 12,450
	Clock	24,900	Allowance	$ 0.35	$ 8,715
	IT/Data/Phone	24,900	Allowance	$ 0.40	$ 9,960
	Trade GC's / Start-Up / Warranty		10%		$ 19,298
				Sub-Total	**$ 212,273**
	General Requirements			2%	$ 4,245
	Escalation			2%	$ 4,245
				Total Trade Cost	**$ 216,518**