VOLUME 2
Facilities Assessment

QUAKERTOWN COMMUNITY SCHOOL DISTRICT

Facilities Assessment and District-Wide Facilities Master Plan

Prepared for:

Quakertown Community School District
Board of School Directors
Quakertown, PA

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ARCHITECTURE
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design | planning | programming

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BUILDING ASSESSMENTS

INTRODUCTION

The project team conducted building tours of all of the facilities in the District between August 10 and August 13, 2015. Each of the buildings was viewed from the perspective of what building upgrades would be required to continue use of that facility in its current state for the next twenty or more years. Those assessments were then quantified in this section and a cost assigned to each specific upgrade. Ultimately, the information in this section is meant to provide the reader with a snapshot of what code, systems and finish updates need to occur at the facility regardless of capacity requirements identified elsewhere in this overall Study.

As the team toured the facilities they worked to verify information discussed with the District and to update those items based on their own observations. Documented in this section is a description of each of the current District buildings including:

- Aerial Photograph
- Site plan
- Floor plan(s)
- A comprehensive analysis section with recommendations for items that the District may want to consider for maintenance or replacement. A budget estimate is also provided for all proposed renovations.

The buildings are described in the following order:

ELEMENTARY SCHOOLS

- Haycock Elementary
- Neidig Elementary
- Pfaff Elementary
- Quakertown Elementary
- Richland Elementary
- Tohickon Valley Elementary
- Trumbauersville Elementary

MIDDLE SCHOOLS

- Milford Middle
- Strayer Middle

HIGH SCHOOLS

- Quakertown Community Freshman Center
- Quakertown Community High School

OTHER DISTRICT FACILITIES

- Quakertown Stadium
- Garage and Utilities Building
- Quakertown Community District Administration

This section provides a basis from which the district-wide concepts are generated in other sections of this document.

BUILDING LOCATIONS

SUMMARY OF ASSESSMENT COSTS

Within the assessment section that follows, the project team developed a potential cost for facility improvements. It should be noted that the improvements are to upgrade the buildings to a level commensurate with contemporary educational facilities only. These costs do not reflect the costs to add to or to modify the facilities based on educational changes or enrollment projection increases. That information is provided elsewhere in this overall document. Depending on the educational configurations envisioned for the final option developed, the buildings will see additional costs due to increases in the number of rooms required to accommodate contemporary educational programs and enrollments. Those costs are captured in other sections of this book.

The costs for general upgrades to the buildings are broken into construction costs and soft costs. The soft costs include all of the costs necessary for a construction project above and beyond the actual physical construction cost (such as furniture, equipment, technology, fees, permit costs, contingencies, etc.). Soft costs are typically estimated at around 25-30% of the building construction cost. Based on historical data, 30% is used in this study for soft costs. Estimated upgrade costs are as follows:

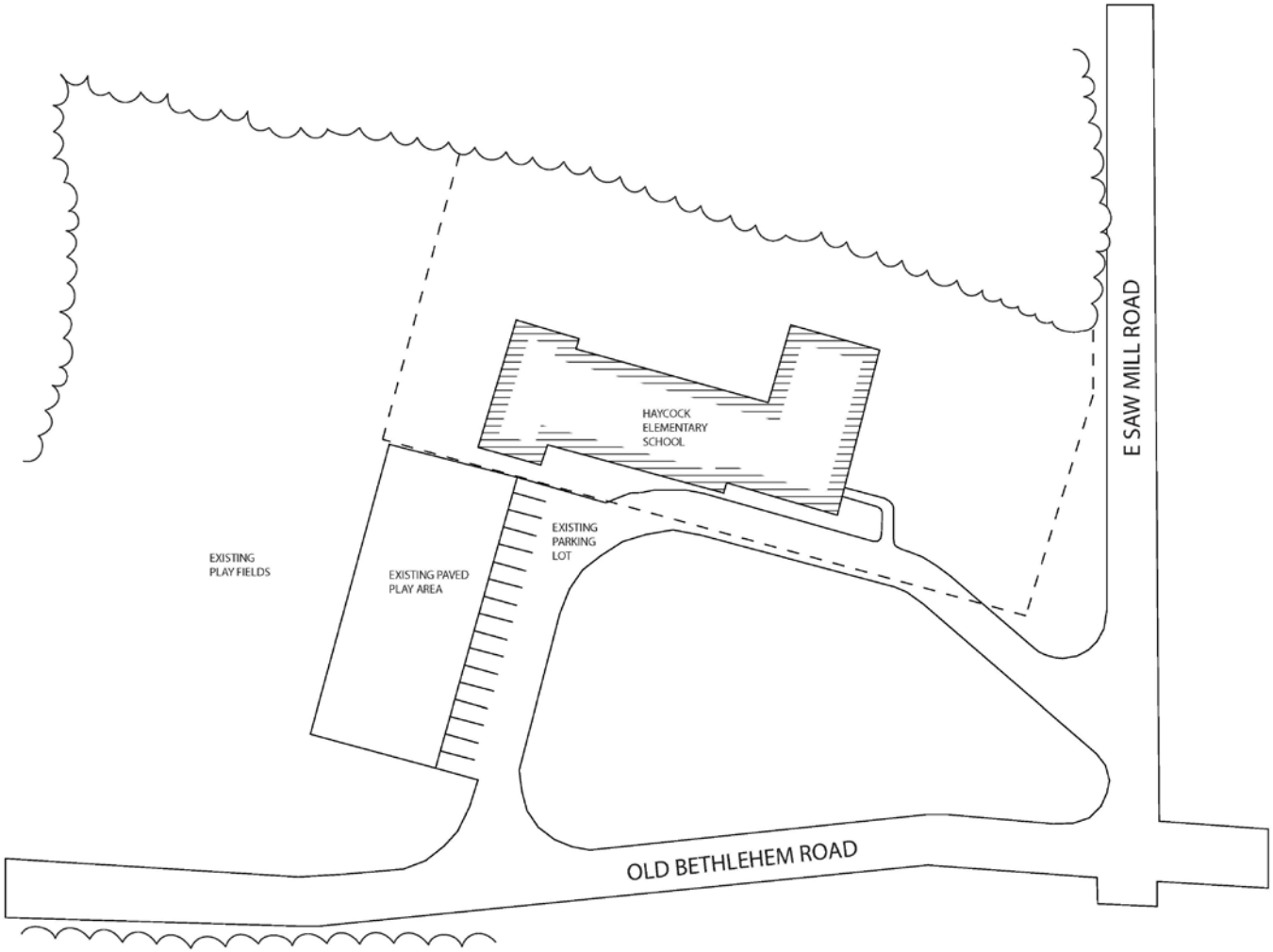
BUILDING	ESTIMATED IMPROVEMENT CONSTRUCTION COSTS	SOFT COSTS (@ 30 %)	TOTAL COSTS
Haycock Elementary School	$ 3,258,275	$ 977,483	**$ 4,235,758**
Neidig Elementary School	$ 8,030,119	$ 2,409,036	**$ 10,439,155**
Pfaff Elementary School	$ 764,978	$ 229,493	**$ 994,471**
Quakertown Elementary School	$ 10,452,200	$ 3,135,660	**$ 13,587,860**
Richland Elementary School	$ 926,624	$ 277,987	**$ 1,204,611**
Tohickon Valley Elementary School	$ 8,415,969	$ 2,524,791	**$ 10,940,760**
Trumbauersville Elementary School	$ 3,239,134	$ 971,740	**$ 4,210,874**
Milford Middle School	$ 8,412,746	$ 2,523,824	**$ 10,936,570**
Strayer Middle School	$ 935,959	$ 280,788	**$ 1,216,747**
Quakertown Community Freshman Center	$ 4,649,032	$ 1,394,710	**$ 6,043,742**
Quakertown Stadium	$ 640,224	$ 192,067	**$ 832,291**
Garage and Utilities Building	$ 691,772	$ 207,532	**$ 899,304**
Quakertown District Administration Building	$ 385,900	$ 115,770	**$ 501,670**
TOTALS	$ 50,802,932	$ 15,240,880	**$ 66,043,812**

The assessments for the individual buildings follow.

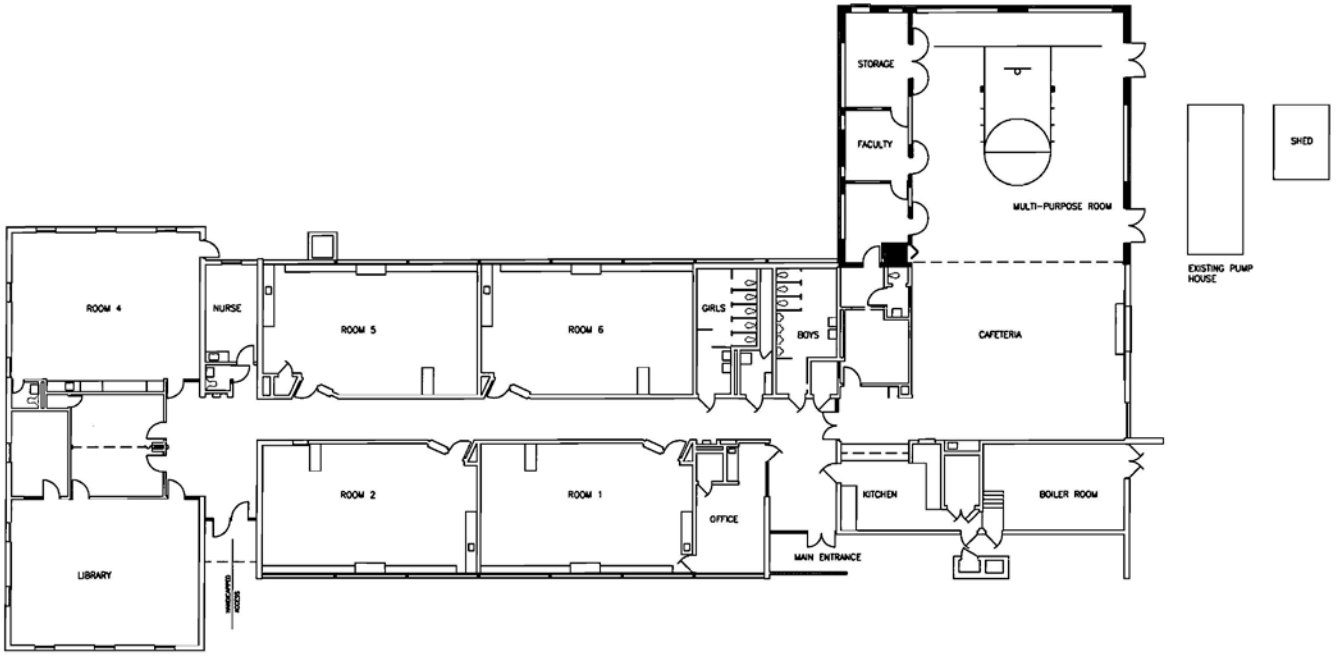
HAYCOCK ELEMENTARY

HAYCOCK ELEMENTARY SCHOOL

Location: 1014 Old Bethlehem Road
Quakertown, PA 18951


E SAW MILL ROAD
HAYCOCK
ELEMENTARY
SCHOOL
EXISTING
PARKING
LOT
EXISTING
PLAY FIELDS
EXISTING PAVED
PLAY AREA
OLD BETHLEHEM ROAD

Site Plan



First Floor Plan

EXISTING FACILITIES SURVEY: Haycock Elementary School

School Name: Haycock Elementary School
School Location: 1014 Old Bethlehem Road, Quakertown, PA. 18951
Grade Config: School is currently leased to Intermediate Unit
Survey Date: 8/12/2015
Building Age: 1954 (original building), 1971 and 1984 Additions

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Poor	3	Paving failed througout; walks fair condition, but some landings deficient; curbing mostly non-existent	- Replace all paving & curbing; allow 20% for walk repairs	1.00	l.s.	350,000.00	$ 350,000
Zoning	-			Municipality as Haycock. Zoning classification as RA. Impervious cover allowable as 10%. Approximate acreage as 13 acres.	Former schools impervious coverage appears to be non-conforming. Parcel offers space for active recreation including wood trail path.	-	l.s.	-	$ -
HVAC	-	Poor	3	The building is heated with (2) propane fired steam boilers that service unit ventilators, steam convectors, unit heaters and cabinet heaters. The building utilized pneumatic controls. (3)1000 Gallon propane tanks provide fuel for the boilers. The steam condensate pumps are located in a basement crawlspace accessed thru the rear of the building.	Replace heating system. Add air conditioning.	1	ea.	$350,000	$ 350,000
Plumbing	-	Poor	3	The fixtures and systems are original to the building and are in poor condition. The domestic hot water is generated electric hot water heaters located in the boiler room. The building utilizes an on site well with a submersible pump and underground vault. The building utilizes holding tanks that are pumped quarterly. It was observed during the visit that domestic water testing is done weekly to monitor water quality.	Replace septic system and plumbing fixtures. Add grease interceptor for kitchen.	1	ea.	$205,000	$ 205,000
Lighting	*Interior*	Poor	3	Overall the lighting is in poor condition. Occupancy sensors are not installed.	Replace lighting and lighting controls.	1	ea	$65,000	$ 65,000
	Exterior	Poor	3	Wall packs are located above exterior doors as well as recessed down lights.	Replace lighting.	1	ea.	$25,000	$ 25,000
Electrical	*Electrical Service*	Poor	3	Trumbull Electric 400 amp, 120/240V, 1ph, 3 wire. Only single phase power is available which limits air conditioning equipment options.	Replace electrical service.	1	ea.	$120,000	$ 120,000

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
	Branch Panels	Poor/Good	4	Some panels have been replaced and are newer. Many are past their useful life expectancy.	Replace branch panels.	1	ea.	$60,000	$ 60,000
Fire Alarm	*Head End Panel / Devices*	Good	5	Siemens FS-250 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	Good	5	TEAC, Davis PA System. Ceiling mounted speakers in most spaces.	none.	-	l.s.	-	$ -
	Master Clock	Good	5	Simplex. Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	Good	5	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	Good	5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network					-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV					-	s.f.	-	$ -
	Sound Systems					-	l.s.	-	$ -
Fire Protection	-		3	The building is not sprinklered.	Add sprinkler system including fire pump and on-site water storage.	1	ea.	$209,000	$ 209,000
Environmental Remediation	-		3	9x9 VAT and mastic. 12x12 VAT and mastic. Pipe insulation and fittings. Tank insulation. Ceiling plaster. Corrugated transite in pipe tunnel.	Abate in entirety.	1	l.s.	101,650.00	$ 101,650
Architectural Area	12,285 SF			Single-story		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving					-	l.s.	-	$ -
	roof	poor	3	single-ply Carlisle rubber roof. Beyond warranty period. Poor slope to existing roof drain locations.	Remove and replace in entirety with new 3-Ply Hot modified bitumen roof system.	12,285	s.f.	30.00	$ 368,550
	walls		3	South elevation brick wall at basement is deteriorating. Metal surfaces require painting.	Reconstruct failing brick masonry wall system.	1	l.s.	75,000.00	$ 75,000
	windows/curtainwalls	poor	3	metal framed window systems are aged and energy inefficient. (Single pane glass)	Remove and replace in entirety with new energy efficient aluminum window systems.	1	l.s.	150,000.00	$ 150,000
	doors/storefronts	poor	3	hollow metal framed door systems are aged and in deterorating conditiion. Painting is required.	Replace in entirety with new hollow metal doors and Aluminum storefront glazing systems.	1	l.s.	100,000.00	$ 100,000
	Plumbing	poor	3	Exterior roof drains and downspouts require work both at roof and splash blocks	Repair or replace as required.	1	EA	$5,000	$ 5,000
	comments		5	Relocate memorial plaque at front of building to other location in District if building is not to be used.		-	l.s.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Interior Spaces									
Administration Office									
	floors	*poor*	*3*	VAT. Carpet is aged.	Abate and install new carpet tile flooring.	24	s.y.	see Other	$ -
	walls	*poor*	*3*	existing brick walls and painted CMU.	prep and repaint CMU.	700	s.f.	see Other	$ -
	ceilings	*poor*	*3*	painted plaster ceiling.	Abate in entirety. Provide new 2x4 ACT ceiling system.	220	s.f.	see Other	$ -
	casework	*poor*	*3*	aged casework and no reception desk.	provide new Reception desk and casework.	-	l.f.	see Other	$ -
	HVAC	*Poor*	*3*	Steam convectors service this area. A wall mounted air conditioner also serves this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	*Poor*	*3*	Pendant, acrylic lens , 2 lamp, 40 watt, T12; Ceiling mounted, battery, emergency exit signs.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	*Poor*	*3*		Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	*Fair*	*4*	Location of PA system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	*poor*	*3*	non-compliant ADA Toilet Room.	Provide new ADA compliant Toilet Room with necessary clear width dimensions, fixtures, and accessories.	1	l.s.	25,000.00	$ 25,000
	Other		*3*	No secure entry.	Reconfigure in entirety for secure entry.	1.00	l.s.	75,000.00	$ 75,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Corridor									
	floors	poor	3	Carpet is dated and showing signs of wear.	Abate VAT and install new 12x12 VCT floor prep and repaint.	1,120	s.f.	3.50	$ 3,920
	walls	poor	3	Painted GWB.		2,880	s.f.	2.50	$ 7,200
	ceilings	poor	3	painted plaster ceiling.	Abate in entirety (see Environmental Item). Provide new 2x4 ACT ceiling system.	1,120	s.f.	4.00	$ 4,480
	HVAC	Poor	3	Steam convectors service this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	Poor	3	Surface mounted, acrylic lens , 1 lamp, 40 watt, T12; Recessed, 2x2, acrylic lens , 2 lamp, 40 watt, T12; Ceiling mounted, battery, emergency exit signs.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detectors.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Water coolers are located through the corridors. Some are not operational.	Provide new plumbing fixtures.	-	l.s.	bldg estimate	
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Nurse									
	floors	poor	3	12x12 VAT and mastic.	Abate in entirety (see Environmental Item). Provide new 12x12 VCT.	165	s.f.	3.50	$ 578
	walls	poor	3	Painted GWB.	repaint	550	s.f.	2.50	$ 1,375
	ceilings	poor	3	2x4 ACT.	Remove and replace in entirety with new 2x4 ACT ceiling system.	165	s.f.	4.00	$ 660
	casework	poor	3	Casework is dated and worn.	provide new casework	15	l.f.	600.00	$ 9,000
	HVAC	Poor	3	Steam convectors service this area. A ceiling fan is located in this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	Poor	3	Surface mounted, acrylic lens , 2 lamp, 40 watt, T12.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	A tank type water closet is located in the bathroom surmising the nurse's room.	Provide new plumbing fixtures.	-	l.s.	bldg estimate	$ -
	ADA		3	Toilet surmising the nurse is non ADA compliant.	Update and reconfigure toilet to be in accordance with current ADA regulations.	1	ea.	25,000.00	$ 25,000
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom									
	floors	poor	3	VAT and carpet.	abate in entirety. Provide new 12x12 VCT.	4,450	s.f.	3.50	$ 15,575
	walls	poor	3	Painted CMU	prep and repaint	6,000	s.f.	2.50	$ 15,000
	ceilings	poor	3	2x4 ACT	Remove and replace in entirety with new 2x4 High NRC ACT ceiling system.	4,450	s.f.	5.00	$ 22,250
	casework	poor	3	Wall and base cabinets are dated and worn.	provide new casework	40	l.f.	600.00	$ 24,000
	marker and tack surfaces	poor	3	Black board and aged tack board surface	replace with new markerboard and tackboard arrangement.	24	s.f.	80.00	$ 1,920
	HVAC	Poor	3	Steam unit ventilators and ceiling fans service this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	Poor	3	Pendant, acrylic lens , 2 lamp, 40 watt, T12.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	A kitchen sink with a single handle and bubbler serves this area.	Provide new plumbing fixtures.	-	l.s.	bldg estimate	$ -
	ADA	poor	3	non-compliant ADA sink arrangement.	See Casework Item above.	-	ea.	-	$ -
	Other	poor	3	non-ADA compliant doors and door hardware.		-		-	$ -
Library									
	floors	poor	3	VAT and carpet.	abate in entirety and provide new carpet tile.	890	s.y.	35.00	$ 31,150
	walls	poor	3	Painted GWB.	prep and repaint.	1,200	s.f.	2.50	$ 3,000
	ceilings	poor	3	2x4 ACT.	Remove and replace in entirety with new 2x4 high NRC ACT ceiling system.	890	s.f.	5.00	$ 4,450
	casework		3	Wall and base cabinets are dated and worn.	provide new casework	25	l.f.	600.00	$ 15,000
	marker and tack surfaces	poor	3	markerboard and aged tack board surface	replace with new markerboard and tackboard arrangement.	20	s.f.	80.00	$ 1,600
	HVAC	Poor	3	Steam unit ventilators, ceiling fans and a window air conditioner service this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	Poor	3	Pendant, acrylic lens , 2 lamp, 40 watt, T12.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	Good	5	Audio/visual notification.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	A kitchen sink with dual handles serves this area.	Provide new plumbing fixtures.	-	l.s.	bldg estimate	$ -
	ADA	poor	3	non-ADA compliant doors and door hardware.	remove and replace in entirety with ADA compliant door systems.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Multi-Purpose Room									
	floors	*poor*	*3*	VAT.	abate in entirety. Provide new 12x12 VCT.	1,750	s.f.	3.50	$ 6,125
	walls	*poor*	*3*	Painted CMU	prep and repaint in entirety.	3,400	s.f.	2.50	$ 8,500
	ceilings	*poor*	*3*	Exposed metal roof deck. (painted)	prep and repaint in entirety.	1,750	s.f.	5.00	$ 8,750
	casework					-	l.f.	-	$ -
	HVAC	*Poor*	*3*	A heating and ventilating unit, utilizing steam, provide heated and ventilation air. A roof mounted exhaust fan and louver also serve this space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	*Fair*	*4*	Pendant metal halide; Wall mounted, emergency exit signs.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.		-	s.f.	-	$ -
	Systems	*Good*	*5*	PA speakers are located in the ceiling.		-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	A kitchen sink with dual handles serves this area.	Provide new plumbing fixtures.	-	l.s.	bldg estimate	$ -
	ADA	*poor*	*3*	door hardware is non-ADA compliant.	Remove and replace doors, door frames, and door hardware to meet ADA standards.	-	ea.	-	$ -
	Other	*poor*	*3*	Acoustical wall panels are aged and worn.	Remove and replace acoustical wall panels	-	ea.	-	$ -
	Other 1	*poor*	*3*	Folding partition is in poor condition and requires replacement.	Provide new acoustical folding partition.	-	ea.	-	$ -
	Other 2	*poor*	*3*	no game lines	basketball court game lines	-	ea.	-	$ -
Cafeteria									
	floors		*3*	VAT.	abate in entirety and provide new 12x12 VCT	1,320	s.f.	3.50	$ 4,620
	walls		*4*	Painted CMU and brick.	prep and repaint CMU	1,980	s.f.	2.50	$ 4,950
	ceilings		*3*	2x4 ACT and painted GWB bulkhead	Remove and replace in entirety with new 2x4 high NRC ACT ceiling system.	1,320	s.f.	5.00	$ 6,600
	HVAC	*Poor*	*3*	Steam unit ventilators and ceiling fans service this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	*Fair*	*4*	Pendant, acrylic lens , 2 lamp, 40 watt, T12; Ceiling mounted compact fluorescent.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing		*3*		Provide new plumbing fixtures.	-	l.s.	bldg estimate	$ -
	ADA	*poor*	*3*	door hardware is non-ADA compliant.	Remove and replace doors, door frames, and door hardware to meet ADA standards.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kitchen									
	floors	*poor*	*3*	12x12 VAT.	remove and replace in entirety with 6x6 quarry tile floor system.	260	s.f.	20.00	$ 5,200
	walls	*poor*	*3*	Painted CMU.	prep, block filler and repaint with epoxy paint for smooth wall finish.	840	s.f.	4.00	$ 3,360
	ceilings	*poor*	*3*	Painted plaster ceiling.	remove and replace in entirety with new mylar faced/washable 2x4 ACT ceiling system.	260	s.f.	6.00	$ 1,560
	HVAC	*Poor*	*3*	Steam convectors service this area. Air is exhausted either by the hood exhaust fans or by a wall mounted exhaust fan. Kitchen makeup air is provided by louvers. The dishwasher does not have an exhaust hood.	Replace heating system. Provide air conditioning and mechanical ventilation to building.		ea.	bldg estimate	$ -
	Lighting	*Fair*	*4*	Surface mounted, acrylic lens , 2 lamp, 40 watt, T12; Wall mounted, emergency exit signs.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.		-	s.f.	-	$ -
	Systems	*Good*	*5*	PA speakers are located in the ceiling.		-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	The service sinks, hand sinks, floor sinks, floor drains are in good condition. A grease interceptor was not observed. An electric booster heater supplies hot water to the dishwasher.	Provide new kitchen plumbing fixtures, grease interceptor, and hood over dishwasher.		ea.	bldg estimate	$ -
	ADA	*poor*	*3*	door hardware is non-ADA compliant.	Remove and replace doors, door frames, and door hardware to meet ADA standards.	-	ea.	-	$ -
	Kitchen Equipment	*poor*	*3*	not used.	Replace in entirety.	-		-	$ -
Faculty									
	floors	*poor*	*3*	VAT.	abate in entirety. Provide new 12x12 VCT.	202	s.f.	3.50	$ 707
	walls	*poor*	*3*	painted CMU	prep and repaint.	700	s.f.	2.50	$ 1,750
	ceilings	*poor*	*3*	2x2ACT.	remove and replace in entirety. Provide new 2x4 ACT ceiling system.	202	s.f.	4.00	$ 808
	casework	*poor*	*3*	Casework is dated and worn. Non-ADA compliant sink base.	provide new casework	6	l.f.	600.00	$ 3,600
	HVAC	*Poor*	*3*	Steam convectors and ceiling fans service this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	*Fair*	*4*	Recessed 2x4, acrylic lens , 4 lamp, 40 watt, T12; Recessed 2x2, acrylic lens , 2 lamp, 40 watt, T12	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Fair*	*4*	A counter mounted hand sink with dual handles.	Provide new plumbing fixtures.		l.s.	bldg estimate	$ -
	ADA	*poor*	*3*	door hardware is non-ADA compliant.	Remove and replace doors, door frames, and door hardware to meet ADA standards.	-	ea.	-	$ -
	Other					-		-	$ -

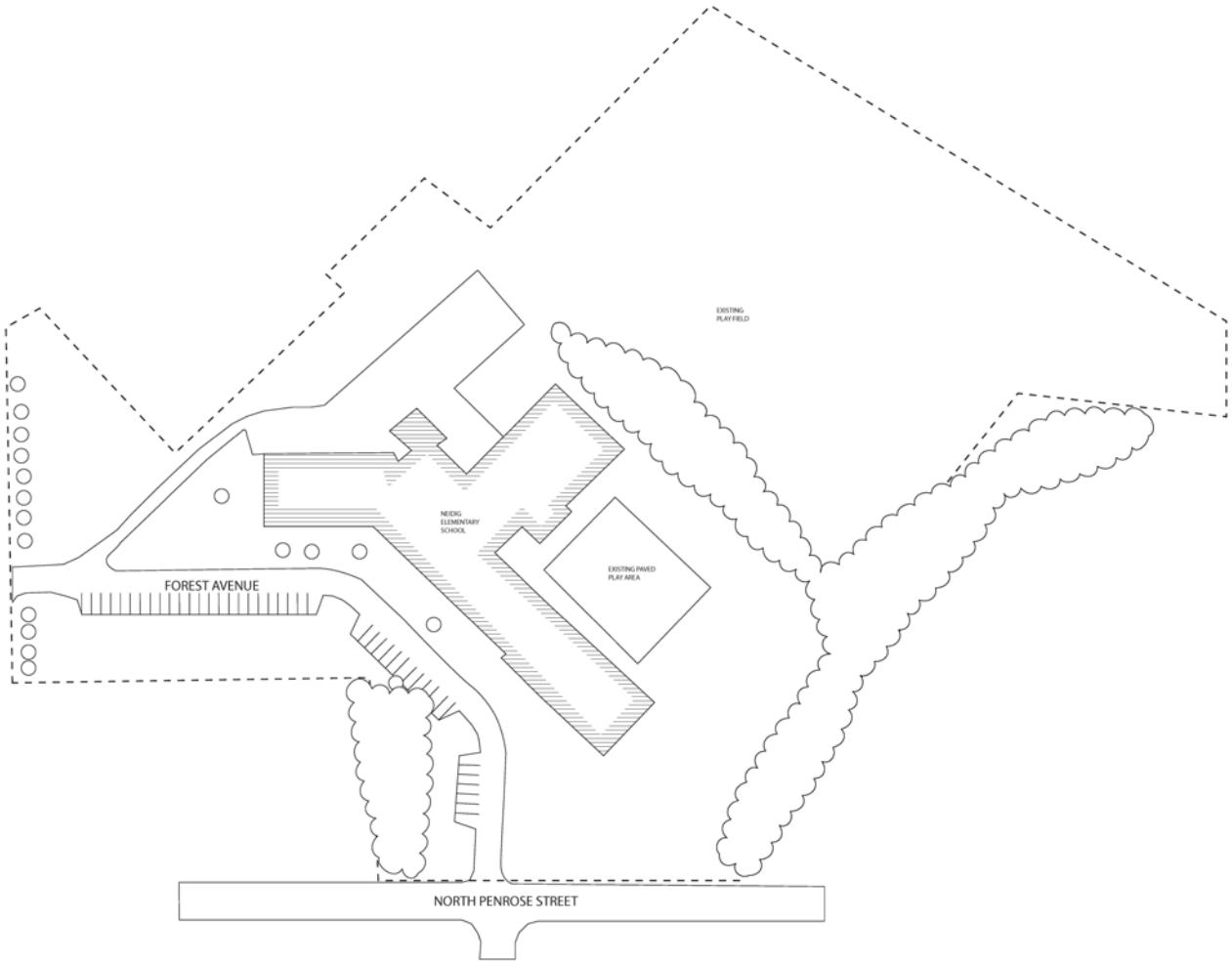
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet									
	floors	poor	3	Ceramic floor tile is aged.	see ADA	-	s.f.	-	$ -
	walls	poor	3	Painted CMU above 4x4 wainscoat ceramic tile running up to height of 5'-0".	see ADA	-	s.f.	-	$ -
	ceilings	poor	3	Painted plaster ceiling.	see ADA	-	s.f.	-	$ -
	HVAC	Poor	3	Steam convectors service this area. Exhaust is provided by a centralized roof mounted exhaust fan.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	Poor	3	Surface mounted, 1 lamp, 40 watt, T12	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	Poor	3		Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm	Good	5	Audio/visual notification.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Wall hung lavatories with dual handle faucets. Wall hung water closet with manual flush valve. Floor mounted urinals with manual flush valves. A non operational drinking fountain is located at the entrance.	Provide new plumbing fixtures. See ADA	-	l.s.	bldg estimate	$ -
	ADA	poor	3	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	2	l.s.	25,000.00	$ 50,000
	Other					-		-	$ -
Storage									
	floors	poor	3	VAT.	abate in entirety. Provide new 12x12 VCT.	560	s.f.	3.50	$ 1,960
	walls	poor	3	painted CMU	prep and repaint.	1,860	s.f.	2.50	$ 4,650
	ceilings	poor	3	2x2ACT.	remove and replace in entirety. Provide new 2x4 ACT ceiling system.	560	s.f.	4.00	$ 2,240
	HVAC	Poor	3	Steam convectors service this area. Location of Mulit-Purpose Room heating and ventilating unit.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	Good	5	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical		3		Replace electrical.	-	s.f.	bldg estimate	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	poor	3	door hardware is non-ADA compliant.	Remove and replace doors, door frames, and door hardware to meet ADA standards.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Boiler									
	floors	poor	3	painted concrete floor.	prep and paint.	400	s.f.	1.50	$ 600
	walls	poor	3	Painted CMU.	prep and paint.	984	s.f.	2.50	$ 2,460
	ceilings	poor	3	Painted plaster ceiling.	patch, prep and repaint.	400	s.f.	5.00	$ 2,000
	casework					-	l.f.	-	$ -
	HVAC	Poor	3	(2) Weil Mclain, propane fired, steam boilers provide heat to the building. Location of pneumatic control air compressor. Exhaust is provided via a roof mounted exhaust fan. Boiler combustion air is provided via a wall louver and ductwork.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg estimate	$ -
	Lighting	Poor	3	Pendant, acrylic lense, 2 lamp, 40 watt, T12; Wall mounted, battery, emergency exit signs.	Replace lighting.	-	s.f.	bldg estimate	$ -
	Electrical	Poor	3	Location of Electrical service and main distribution panel (MDP). Emergency boiler shutdown at only one entrance/exit to the space.	Add emergency boiler shut down to exterior exit/entrance. Replace and upgrade electrical service.	-	s.f.	bldg estimate	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	(2) Electric domestic hot water heaters provide hot water to the building. No hot water mixing valve(s) were observed. A sump pump is located in the floor. Floor drains are in poor condition.	Replace plumbing fixtures.	-	l.s.	bldg estimate	$ -
	ADA	poor	3			-	ea.	-	$ -
	Other					-		-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security					-	s.f.	-	$ -
	Optional emergency power		3	No emergency generator is present.		-	l.s.	-	$ -
	General building upgrades not indicated elsewhere		3	Provide ADA compliant plastic interior signage throughout and fire specialties.		1	l.s.	20,000.00	$ 20,000
					Subtotal		s.f.		**$ 2,610,798**
					Contingency	20%			$ 522,159.50
					Subtotal				$ 3,132,957
					Escalation Assume 1 year @ 4%/year	4%			$ 125,318.28
					Total Estimated Costs		s.f.		**$ 3,258,275**

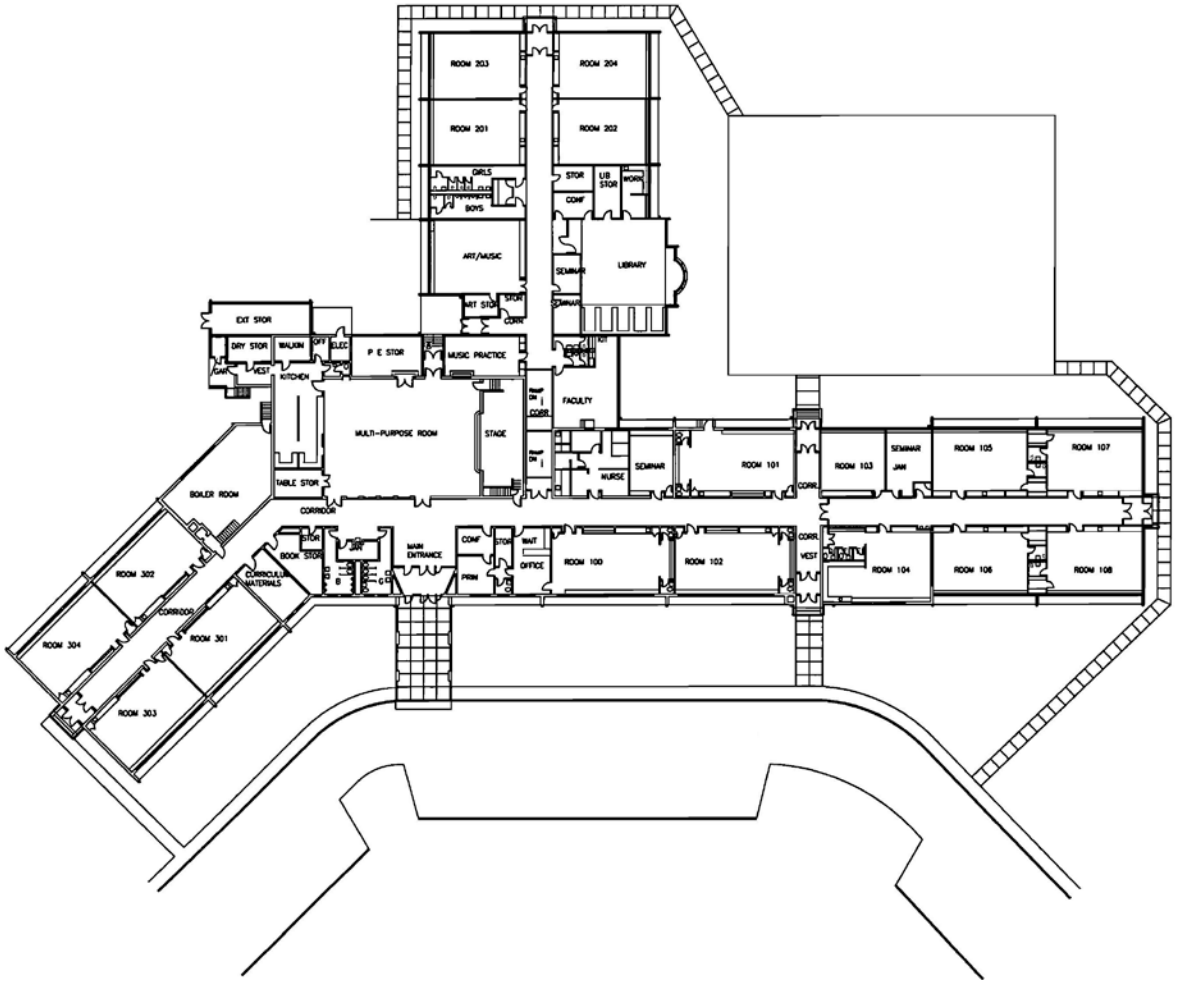
NEIDIG ELEMENTARY

NEIDIG ELEMENTARY SCHOOL

Location: 201 N. Penrose St
Quakertown, PA 18951


EXISTING
PLAY FIELD
NEIDIG
ELEMENTARY
SCHOOL
EXISTING PAVED
PLAY AREA
FOREST AVENUE
NORTH PENROSE STREET

Site Plan


ROOM 203
ROOM 204
ROOM 201
ROOM 202
GIRLS
BOYS
STOR
UB STOR
WORK
CONF
ART/MUSIC
LIBRARY
SEMINAR
ART STOR
STOR
CORR
EXIT STOR
DRY STOR
WALKIN
OFF
ELEC
P E STOR
MUSIC PRACTICE
KITCHEN
FACULTY
MULTI-PURPOSE ROOM
STAGE
TABLE STOR
BOILER ROOM
CORRIDOR
SEMINAR
NURSE
ROOM 101
ROOM 103
SEMINAR
JAN
ROOM 105
ROOM 107
BOOK STOR
CURRICULUM MATERIALS
MAIN ENTRANCE
CONF
PRIN
WAIT
OFFICE
ROOM 100
ROOM 102
CORR
VEST
ROOM 104
ROOM 106
ROOM 108
ROOM 302
ROOM 304
ROOM 301
ROOM 303
CORRIDOR

Floor Plan

EXISTING FACILITIES SURVEY: Neidig Elementary School

School Name: Neidig Elementary School
School Location: 325 Forest Avenue, Quakertown, PA 18951
Grade Config:
Survey Date: 8/11/2015
Building Age: 1958 (original building), 1987 (additions & renovations)

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Poor	3	Paving smooth except missing section @ Main Entrance; Paving poor to rear of building; sidewalks intact but raised sections presenting a tripping hazard; landings and curbs intact; area drains clean and intact; playground equipment in good condition; facia missing above Door #4.	- extend down spouts at various areas; re-grade around playground to divert rainwater from steps; replace facia; clean & paint flag pole.	1.00	l.s.	45,000.00	$ 45,000
	Playground	*poor*	*1*	Playground restoration.	Playground equipment replacement, edging, mulch, and drainage.	1	l.s.	239,000.00	$ 239,000
Zoning	-			Municipality as Quakertown. Zoning classification as MR. Impervious cover allowable as 20%. Building impervious coverage is 30%. Approximate acreage as 14 acres.	Impervious coverage appears to be non-conforming. Rear parcel offers space for active recreation.		l.s.		$ -
HVAC	-	Fair	4	The building is heated with (2) oil/propane fired hot water boilers that service unit ventilators, convectors, unit heaters and cabinet heaters. The building utilizes a combination of pneumatic and electronic controls. Various locations are served by split system air conditioners or roof top units (RTU's)	Add air conditioning. Convert remaining equipment to electronic controls.	1	ea.	$1,020,000	$ 1,020,000
Plumbing	-	Fair	4	The fixtures and systems are in fair condition. The domestic hot water is generated via a 100 gallon, gas fired hot water heater. A well, storage tank and water pumps supply domestic water to the building.	none.	-	s.f.	-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Lighting	*Interior*	Fair	4	Overall the lighting is in fair condition. Occupancy sensors were not observed.	Install occupancy sensors.	50	ea.	$300	$ 15,000
	Exterior	Fair	4	Wall sconces, metal halide wall packs, recessed down lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	Fair	4	Square D 1600 amp, 208/120V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	Good	5	Square D, surface or flush mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	Good	5	Simplex 4100 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	Good	5	Simplex accessed via PBX	none.	-	l.s.	-	$ -
	Master Clock	Good	5	Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	Good	5	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	Good	5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	Good	5	Full coverage	none.	-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV	Good	5	Most classrooms have projectors with ceiling mounted speakers.	none.	-	s.f.	-	$ -
	Sound Systems	Good	5	A sound system is located in the auditorium.	none.	-	l.s.	-	$ -
Fire Protection	-	Fair	4	Sprinkler are present in select areas.	Sprinkler entire building.	1	l.s.	$210,000	$ 210,000
Environmental Remediation	-	Poor	3	9x9 VAT. 12x12 floor tile and mastic. Suspended plaster ceiling.	Abate in entirety. (Based on AHERA 3-YR Inspection Report)	1	l.s.	240,000.00	$ 240,000
Architectural Area	45,764 SF			single-story structure (1-Story)		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving					-	l.s.	-	$ -
	roof		*4*	Roof appears to be fully adhered EPDM with a 2.5/12 pitch and several low slope sections interspersed throughout. Two roof sections appear to be EPDM have been coated. There are some minor coating issues. There are penetrations and vents in need of maintenance and repairs. All metal edging and copings are intact.	Remove and replace in entirety with new 3-Ply hot modified bitumen roof system.	45,764	s.f.	30.00	$ 1,372,920
	walls	*fair*	*4*	Soffit and fascia upgrades required, some metal work is missing. Walls without cap flashing show water infiltration and will deteriorate.	Repair soffit and fascia. Replace all missing metal work in kind for weathertight condition.	1	l.s.	15,000.00	$ 15,000
	windows/curtainwalls	*fair*	*4*	Check for missing screens	none.	-	s.f.	-	$ -
	doors/storefronts	*fair*	*4*	Miscellaneous painting required		-	pr.	-	$ -
	Plumbing	*poor*	*1*	roof drains and gutters missing splash blocks and disconnected at some locations. Poor roof slope at roof canopy locations.	Check all roof drains and gutters for back pitched splash blocks and disconnections. Check canopies for proper drainage. Wall hydrants were located at various locations around the building.	1	l.s.	20,000.00	$ 20,000
	comments		*4*	Check ADA ramp at south end for proper handrail details. Loading dock handrail need mid rail.	ADA handrail upgrades allowance.	1	l.s.	5,000.00	$ 5,000
	comments		*3*	replace missing gutters and downspouts	Replace in kind all missing gutters and downspouts.	1	l.s.	10,000.00	$ 10,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Interior Spaces									
Administration									
	floors	*Good*	*5*	Carpet.	none	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB.	none	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT.	none	-	s.f.	-	$ -
	casework				See Other.	-	l.f.	-	$ -
	HVAC	*Fair*	*4*	Cabinet heaters provide heating. A ceiling mounted split system air conditioner provides cooling to this area. Toilet room is serviced by wall mounted hot water baseboard and a roof mounted centralized exhaust fan.	none	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8. Recessed fluorescent, acrylic lens, 2x2, 2 lamp, 32 watt, T8. Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8. Surface mounted compact fluorescent.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of PA system.	none	-	s.f.	-	$ -
	Plumbing	*Fair*	*4*	Administration toilet wall hung lavatory with dual handle faucet. Floor mounted water closet with manual flush valve.	Add drain cover to lavatory.	1	ea.	$100	$ 100
	ADA		*3*	non-compliant ADA Toilet Room.	Provide new ADA compliant Toilet Room with necessary clear width dimensions, fixtures, and accessories.	1	l.s.	25,000.00	$ 25,000
	Other	*Fair*	*4*	non-secure pass-thru at entry vestibule	reconfigure for fully secure and full visibility at Administration/main entry.	1.00	l.s.	50,000.00	$ 50,000
Corridor									
	floors	*Fair/good*	*4*	Terrazzo is in fair condition and well maintained.	none	-	s.f.	-	$ -
	walls	*Fair*	*4*	4x4 ceramic wall tile is dated. Painted GWB	prep and repaint GWB.	12,800	s.f.	2.50	$ 32,000
	ceilings	*Poor*	*2*	2x4 ACT.	remove and provide new 2x4 ACT ceiling system throughout.	6,300	s.f.	4.00	$ 25,200
	HVAC	*Fair*	*4*	Cabinet heaters provide heating.	Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8. Illuminated exit signs.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Pull stations.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Fair*	*4*	Water coolers are located through the corridors.	none	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Principal's Office									
	floors	*Fair*	*4*	Carpet is dated.	remove carpet and replace with carpet tile	23	s.y.	40.00	$ 933
	walls	*Fair*	*4*	Painted GWB.	prep and repaint GWB.	600	s.f.	2.50	$ 1,500
	ceilings	*Fair*	*4*	2x4 ACT.	remove and provide new 2x4 ACT ceiling system throughout.	210	s.f.	4.00	$ 840
	casework		*3*	none		-	l.f.	-	$ -
	HVAC	*Poor*	*1*	A packaged terminal air conditioner provides heating and cooling to the space.	replace packaged terminal unit. Future ductless splts unit possible.	1	l.s.	25,000.00	$ 25,000
	Lighting	*Fair*	*4*	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Pull station.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Fair*	*4*	White boards. (2 at 3'x5')	none	-	l.f.	-	$ -
Conference									
	floors	*Fair*	*4*	Carpet is dated.	remove carpet and replace with carpet tile	15	s.y.	40.00	$ 587
	walls	*Fair*	*4*	Painted GWB.	prep and repaint GWB.	460	s.f.	2.50	$ 1,150
	ceilings	*Fair*	*4*	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	132	s.f.	5.00	$ 660
	casework		*3*	none		-	l.f.	-	$ -
	HVAC	*Fair*	*4*	A packaged terminal air conditioner provides heating and cooling to the space.	none	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Pull station.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Fair*	*4*	White boards. (2 at 3'x5')	none	-	l.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Nurse									
	floors	Fair	4	12x12 VCT. Is dated but in fair condition.	remove and replace with new 12x12 VCT.	570	s.f.	3.50	$ 1,995
	walls	Fair	4	Painted GWB.	prep and repaint GWB.	1,080	s.f.	2.50	$ 2,700
	ceilings	Fair	4	2x4 ACT.	remove and provide new 2x4 ACT ceiling system throughout.	570	s.f.	4.00	$ 2,280
	casework	Poor	3	Aged wall and base cabinets.	replace in entirety.	10	l.f.	600.00	$ 6,000
	HVAC	Fair	4	A ceiling mounted split system air conditioner provides cooling to the space. A ceiling mounted cabinet unit heater provides heat to the space. Toilet room is served by a ceiling mounted exhaust fan ducted to the exterior.	none	-	s.f.	-	$ -
	Lighting	Fair	4	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	Poor	3	Non GFI rated receptacle.	Replace receptacle.	1	ea.	$100	$ 100
	Fire Alarm	Good	5	Audio/visual notification.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	A kitchen sink with single handle faucet. Toilet room floor mounted water closet with manual flush valve, wall mounted lavatory with dual handle faucet, shower stall.	see ADA	-	l.s.	-	$ -
	ADA	poor	3	non-compliant ADA Toilet Room.	Provide new ADA compliant Toilet Room with necessary clear width dimensions, fixtures, and accessories.	1	l.s.	25,000.00	$ 25,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom									
	floors	Fair	4	dated 12x12 VCT	remove and replace with new 12x12 VCT.	20,400	s.f.	3.50	$ 71,400
	walls	Poor	3	Painted GWB.	prep and repaint GWB.	24,310	s.f.	2.50	$ 60,775
	ceilings	Poor	3	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	20,400	s.f.	5.00	$ 102,000
	casework	Poor	3	Aged wall and base cabinets.	Replace in entirety.	900	l.f.	600.00	$ 540,000
	marker and tack surfaces								$ -
	HVAC	Fair	4	A unit ventilator provides heating and fresh air to the space. A window air conditioner provides cooling to the space. Toilet room is served by cabinet unit heater and a ceiling mounted exhaust fan ducted to the exterior. Ceiling fans are installed.	none	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	A kitchen sink with dual handle faucet and bubbler. Toilet room floor mounted water closet with manual flush valve, wall mounted lavatory with dual handle faucet.	see ADA	-	l.s.	-	$ -
	ADA	Poor	3	Toilet Rooms within the classrooms are non-compliant with current ADA regulations.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	7	ea.	50,000.00	$ 350,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom (209)									
	floors	Fair	4	dated 12x12 VCT	remove and replace with new 12x12 VCT.	-	s.f.	3.50	$ -
	walls	Poor	3	Painted GWB.	prep and repaint GWB.	-	s.f.	2.50	$ -
	ceilings	Poor	3	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	-	s.f.	5.00	$ -
	casework	Poor	3	Aged wall and base cabinets.	Replace in entirety.	900	l.f.	600.00	$ 540,000
	marker and tack surfaces								$ -
	HVAC	Fair	4	A unit ventilator provides heating and fresh air to the space. A window air conditioner provides cooling to the space. Toilet room is served by cabinet unit heater and a ceiling mounted exhaust fan ducted to the exterior. Ceiling fans are installed.	none	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	A kitchen sink with dual handle faucet and bubbler. Toilet room floor mounted water closet with manual flush valve, wall mounted lavatory with dual handle faucet.	see ADA	-	l.s.	-	$ -
	ADA	Poor	3	Toilet Rooms within the classrooms are non-compliant with current ADA regulations.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	7	ea.	50,000.00	$ 350,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kindergarten									
	floors	Fair	4	dated 12x12 VCT	remove and replace with new 12x12 VCT.	-	s.f.	3.50	$ -
	walls	Poor	3	Painted GWB.	prep and repaint GWB.	-	s.f.	2.50	$ -
	ceilings	Poor	3	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	-	s.f.	5.00	$ -
	casework	Poor	3	Aged wall and base cabinets.	Replace in entirety.	45	l.f.	600.00	$ 27,000
	marker and tack surfaces								$ -
	HVAC	Fair	4	A unit ventilator provides heating and fresh air to the space. A ceiling mounted split system air conditioner provides cooling to the space. Toilet room is served by a ceiling mounted exhaust fan ducted to the exterior. Ceiling fans are installed.	none	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	A kitchen sink with dual handle faucet and bubbler. Toilet room floor mounted water closet with manual flush valve, wall mounted lavatory with dual handle faucet.	See Other	-	l.s.	-	$ -
	ADA		3	The casework is not compliant with current ADA regulations.	See Casework item.	-	ea.	-	$ -
	Other		3	Male and female stalls shared in a single room.	Turn into one single ADA compliant bathroom.	1	ea.	50,000.00	$ 50,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Support									
	floors	Fair	4	Carpet.	remove carpet and replace with carpet tile	718	s.y.	40.00	$ 28,720
	walls	Fair	4	Painted GWB.	prep and repaint GWB.	1,600	s.f.	2.50	$ 4,000
	ceilings	Fair	4	Painted GWB.	prep and repaint GWB.	718	s.f.	3.00	$ 2,154
	casework					45	l.f.	-	$ -
	HVAC	Fair	4	A unit ventilator provides heating and fresh air to the space.	none	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Music Practice									
	floors	Poor	3	dated 12x12 VCT	remove and replace with new 12x12 VCT.	470	s.f.	3.50	$ 1,645
	walls	Poor	3	Painted GWB.	prep and repaint GWB.	910	s.f.	2.50	$ 2,275
	ceilings	Poor	3	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	470	s.f.	5.00	$ 2,350
	casework	Poor	3	Aged wall and base cabinets.	Replace in entirety.	12	l.f.	600.00	$ 7,200
	marker and tack surfaces								$ -
	HVAC	Fair	4	A unit ventilator provides heating and fresh air to the space. A ceiling mounted split system air conditioner provides cooling to the space. Ceiling fans are installed.	none	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4		none	-	l.s.	-	$ -
	ADA	Poor	3	The casework is not compliant with current ADA regulations.	See Casework item.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Library									
	floors	*Fair*	*4*	Carpet.	none.	1,400	s.y.	40.00	$ 56,000
	walls	*Fair*	*4*	Painted GWB.	prep and repaint GWB.	1,510	s.f.	2.50	$ 3,775
	ceilings	*Fair*	*4*	2x2 ACT.	remove and provide new high NRC 2x2 ACT ceiling system throughout.	1,400	s.f.	5.00	$ 7,000
	Library Shelving and circulation desk	*Poor/fair*	*3*	non ADA compliant circulation desk. Wood shelving is aged and showing signs of wear.	remove and replace in entirety with solid hardwood media center shelving and 42" book cases.	1	l.s.	20,000.00	$ 20,000
	HVAC	*Fair*	*4*	A ceiling mounted split system air conditioner/heater provides cooling and heating to the space. Ceiling fans are installed. Hot water baseboard serves select areas.	none	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Surface mounted fluorescent, acrylic lens, 2 lamp, 32 watt, T8. Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Fair*	*4*			-	l.s.	-	$ -
	ADA		*3*	Circulation desk is not ADA compliant.	Reference Item above.	-	ea.	-	$ -
	Other					-		-	$ -
Library Storage									
	floors	*Fair*	*4*	Carpet.	remove carpet and replace with carpet tile	192	s.y.	40.00	$ 7,680
	walls	*Fair*	*4*	Painted GWB.	prep and repaint GWB.	600	s.f.	2.50	$ 1,500
	ceilings	*Fair*	*4*	2x4 ACT.	remove and provide new 2x4 ACT ceiling system throughout.	192	s.f.	4.00	$ 768
	casework	*poor*	*3*	Casework aged and dated.	Replace in entirety and make ADA code compliant.	-	l.f.	600.00	$ -
	HVAC	*Fair*	*4*	A ceiling mounted split system air conditioner/heater provides cooling and heating to the space.	Add air conditioning. Seel HVAC Building item.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Surface mounted fluorescent, acrylic lens, 2 lamp, 32 watt, T8. Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Heat/smoke detection provided.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other		*3*	Book shelves aged and dated.	Remove existing book shelves and replace in entirety.	1	l.s.	5,000.00	$ 5,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Multi-Purpose Room									
	floors	*fair*	*4*	hard wood flooring	sand and refinish	2,761	s.f.	3.00	$ 8,283
	walls	*Poor*	*3*	Painted CMU above wood paneling which is aged.	Remove wood paneling, prep, and repaint CMU in entirety	4,240	s.f.	7.50	$ 31,800
	ceilings	*poor*	*3*	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	2,761	s.f.	5.00	$ 13,805
	HVAC	*Fair*	*4*	A ceiling mounted heating and ventilating unit provide heat and ventilation air to the space. Plenum return.	Replace AHU, add air conditioning, provide a ducted return. See HVAC Building item.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Recessed metal halide. Illuminated exit signs.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none	-	s.f.	-	$ -
	Systems	*Good*	*5*	Speakers located in ceiling.	none	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Poor*	*4*	Doors and hardware are dated and showing wear	remove and replace doors and door hardware. (2) sets of paired double doors.	2	ea.	5,000.00	$ 10,000
	Other 1	*Poor*	*4*	Recessed tables in disrepair	remove in entirety, infill with wall construction to match flush with wall surface and finish to match. Table Storage Room	1	l.s.	50,000.00	$ 50,000
Stage									
	floors	*Poor*	*3*	hardwood flooring	sand and refinish	730	s.f.	2.50	$ 1,825
	walls	*fair*	*4*	Painted CMU	prep and repaint CMU.	2,440	s.f.	2.50	$ 6,100
	ceilings	*fair*	*4*	painted structure	prep and repaint.	730	s.f.	3.00	$ 2,190
	HVAC	*Fair*	*4*	Hot water baseboard provides heating to the space. A roof mounted exhaust fan provides ventilation.	Add air conditioning. See HVAC Building item.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Pendant metal halide. Illuminated exit signs. Multi color stage lighting.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Pull station.	none	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of Intermediate Distribution Frame (IDF)	none	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	*Poor*	*3*	Non-ADA compliant raised stage floor access.	Reconfigure stage access to be in accordance with ADA regulations.(Lift Device)	1	ea.	30,000.00	$ 30,000
	Other(Curtains and rigging)	*fair*	*4*	rigging and non-flammable curtains appear to be adequate for performance purposes.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kitchen									
	floors	*fair*	*4*	6x6 QT flooring is dated.	none.	-	s.f.	-	$ -
	walls	*fair*	*4*	4x4 full height wall tile.	none.	-	s.f.	-	$ -
	ceilings	*Poor*	*1*	Painted GWB.	prep and repaint for smooth and washable finish. (epoxy paint)	755	s.f.	3.00	$ 2,265
	HVAC	*Fair*	*4*	Hot water unit heaters, baseboard and cabinet unit heaters service this area. Exhaust is provided by a centralized roof mounted exhaust fan. Air is exhausted by the hood exhaust fans ducted from the roof. The kitchen hood incorporates an ansul fire extinguisher system. Kitchen makeup air is provided by makeup air units. The dishwasher has an exhaust hood ducted to a roof mounted exhaust fan.	Add air conditioning. See HVAC Building item.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Surface mounted, vapor proof, acrylic lens , 2 lamp, 32 watt, T8; Wall mounted, emergency exit signs. Pendant incandescent lights serve select areas.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm Systems	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none	-	s.f.	-	$ -
	Plumbing	*Fair*	*4*	The service sinks, hand sinks, floor sinks, floor drains are in fair condition. The dishwasher rinse faucet was broken. A floor mounted grease interceptor was observed.	Replace rinse faucet.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Kitchen Equipment	*Poor*	*3*	Full Kitchen	Full Replacement	1		400,000.00	$ 400,000
PE Storage									
	floors	*fair*	*4*	Painted concrete floor.	prep and paint	410	s.f.	2.00	$ 820
	walls	*fair*	*4*	painted CMU walls.	prep and paint	840	s.f.	2.50	$ 2,100
	ceilings	*fair*	*4*	Exposed metal deck.	prep and paint	410	s.f.	3.50	$ 1,435
	HVAC	*Fair*	*4*	Location of AHU for Multi-Purpose Room. A plenum return system is utilized.	Replace AHU, add air conditioning, provide a ducted return.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Pendant fluorescent, wire frame, 2 tube, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none	-	s.f.	-	$ -
	Fire Alarm	*Fair*	*4*	Local duct smoke detectors were observed on the AHU located in this space.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

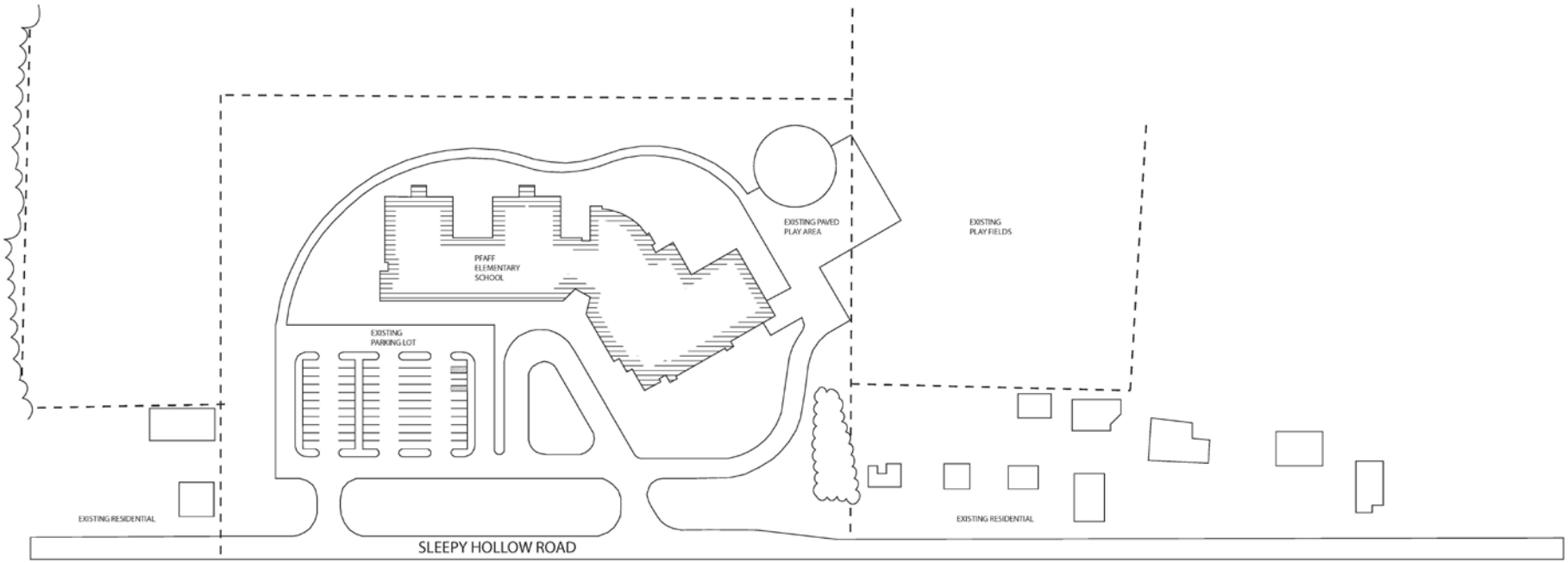
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet									
	floors	*Poor*	*3*	ceramic floor tile is aged.	provide new ceramic tile floor	-	s.f.	see ADA	$ -
	walls	*Poor*	*3*	4x4 ceramic wall tile is aged.	provide new ceramic wall tile	-	s.f.	see ADA	$ -
	ceilings	*poor*	*3*	painted GWB.	provide new moisture resistant ACT	-	s.f.	see ADA	$ -
	HVAC	*Fair*	*4*	Wall mounted hot water baseboard provides heating to the space. Exhaust is provided via a centralized roof mounted exhaust fan.	Replace exhaust and heating systems. Add air conditioning to toilet rooms.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Recessed fluorescent, acrylic lens, 2 tube, 32 watt, T8.	none	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Fair*	*4*	Wall hung lavatories with dual handle faucets. Wall hung water closets with manual flush valves. Wall hung urinals with manual flush valves.	Add drain covers to lavatories. See ADA item.	-	l.s.	-	$ -
	ADA	*poor*	*3*	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	4	l.s.	50,000.00	$ 200,000
Exterior Storage									
	floors	*Poor*	*3*	Sealed concrete floor.	reseal	460	s.f.	1.50	$ 690
	walls	*fair*	*4*	Exposed CMU.	none.	-	s.f.	-	$ -
	ceilings	*fair*	*4*	Exposed metal deck.	none.	-	s.f.	-	$ -
	HVAC	*Fair*	*4*	Hot water unit heater provides heat to the space.	none.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Pendant fluorescent, acrylic lens, 2 tube, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Boiler									
	floors	*Poor*	*3*	Painted concrete.	prep and repaint.	1,240	s.f.	2.00	$ 2,480
	walls	*Poor*	*3*	Painted CMU.	prep and repaint	2,820	s.f.	2.50	$ 7,050
	ceilings	*Poor*	*3*	Painted Plaster ceiling.	patch, prep, and repaint.	1,240	s.f.	3.50	$ 4,340
	HVAC	*Fair*	*4*	(2) Weil Mclain, dual fuel, oil/natural gas fired, hot water boilers provide heat to the building. Location of pneumatic control air compressor. Exhaust is provided via a roof mounted exhaust fan. Boiler combustion air is provided via a wall louver.	Consider replacing heating system. See HVAC Building item.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Pendant, wire guard, 2 lamp, 32 watt, T8; Wall mounted, battery, emergency exit signs.	none	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	An Onan, 75 KVA, propane generator is located in a room inside the boiler room. A grade mounted utility transformer is located on grade adjacent to the boiler room. Electrical service and main distribution panel (MDP) are located in the electrical room across the hall from the boiler room.	If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be separated and fed from independent automatic transfer switches to comply with the current National Electrical Code.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Location of main fire alarm panel. Audio/visual notification. Heat/smoke detection.	none	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A gas-fired domestic hot water heater provides hot water to the building. A master hot water mixing valve was observed. Floor drains are in fair condition.		-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Security is provided and monitored by Security Services.	none	-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere		*3*	Provide ADA compliant plastic interior signage throughout and fire specialties.		1	l.s.	25,000.00	$ 25,000
				Subtotal			s.f.		**$ 6,434,390**
				Contingency		20%			$ 1,286,878
				Subtotal					$ 7,721,268
				Escalation	Assume 1 year @ 4%/year	4%			$ 308,850.72
				Total Estimated Costs			s.f.		**$ 8,030,119**

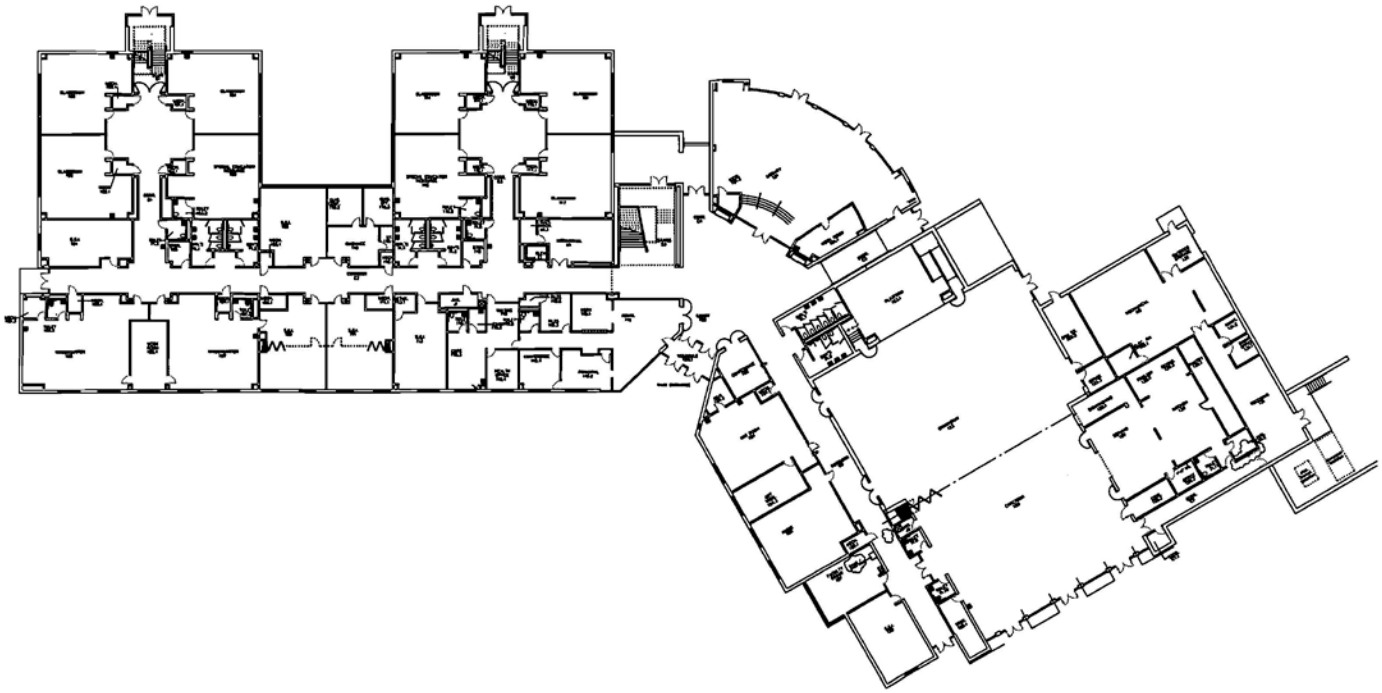
PFAFF ELEMENTARY

PFAFF ELEMENTARY SCHOOL

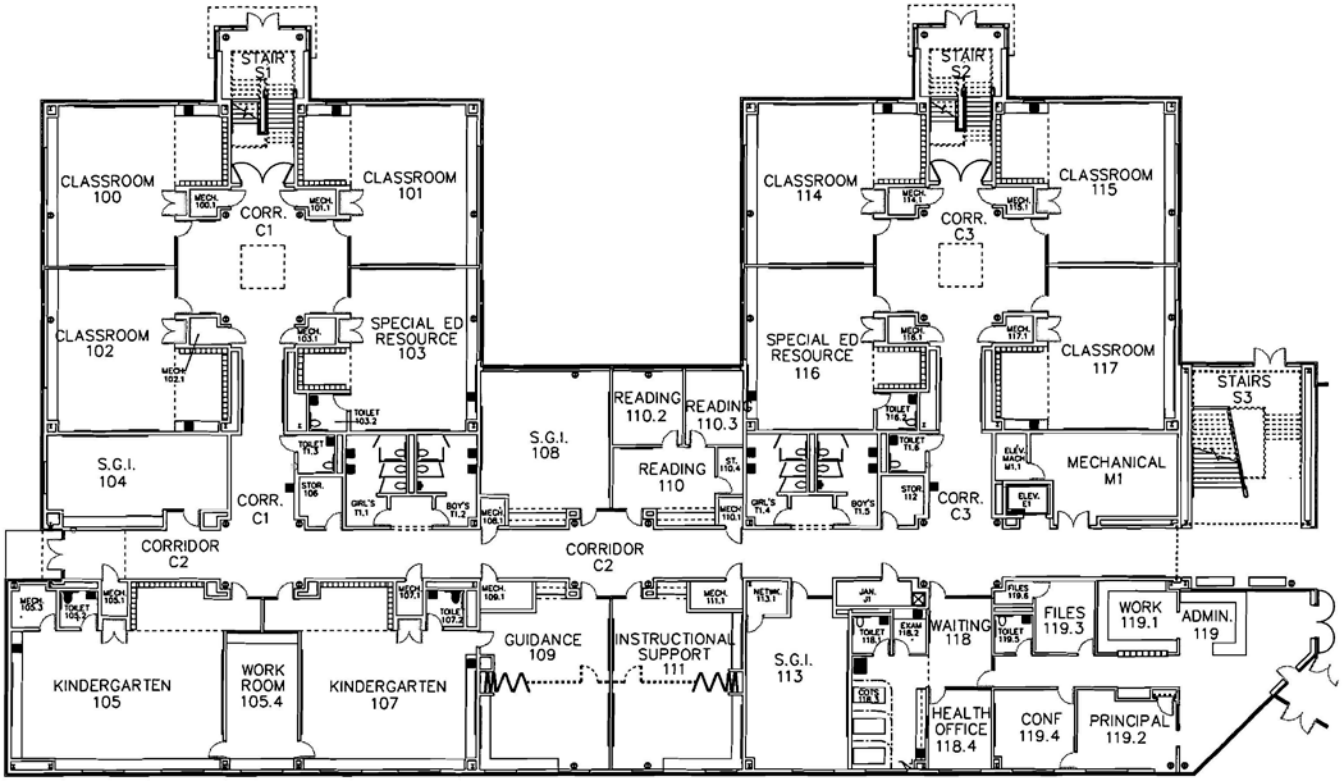
Location: 1600 Sleepy Hollow Road
Quakertown, PA 18951


PFAFF
ELEMENTARY
SCHOOL
EXISTING PAVED
PLAY AREA
EXISTING
PLAY FIELDS
EXISTING
PARKING LOT
EXISTING RESIDENTIAL
EXISTING RESIDENTIAL
SLEEPY HOLLOW ROAD

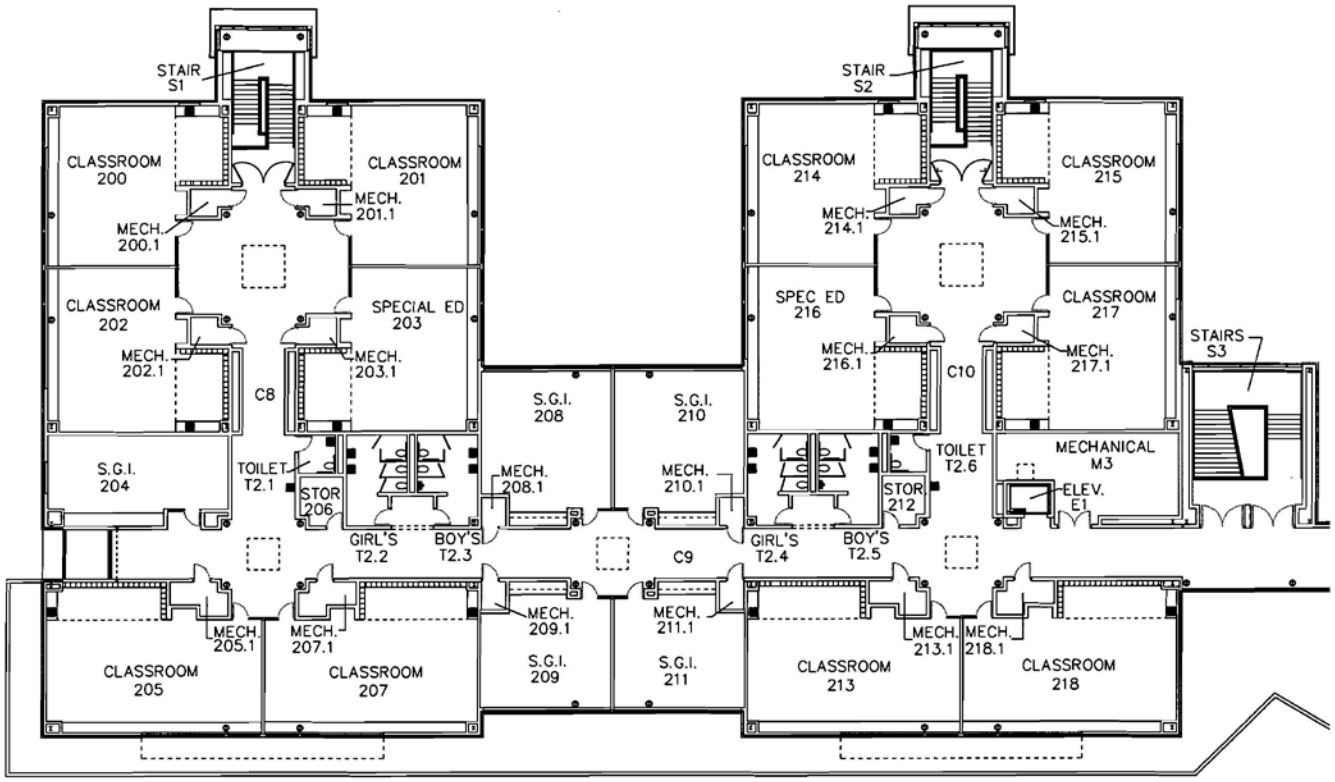
Site Plan



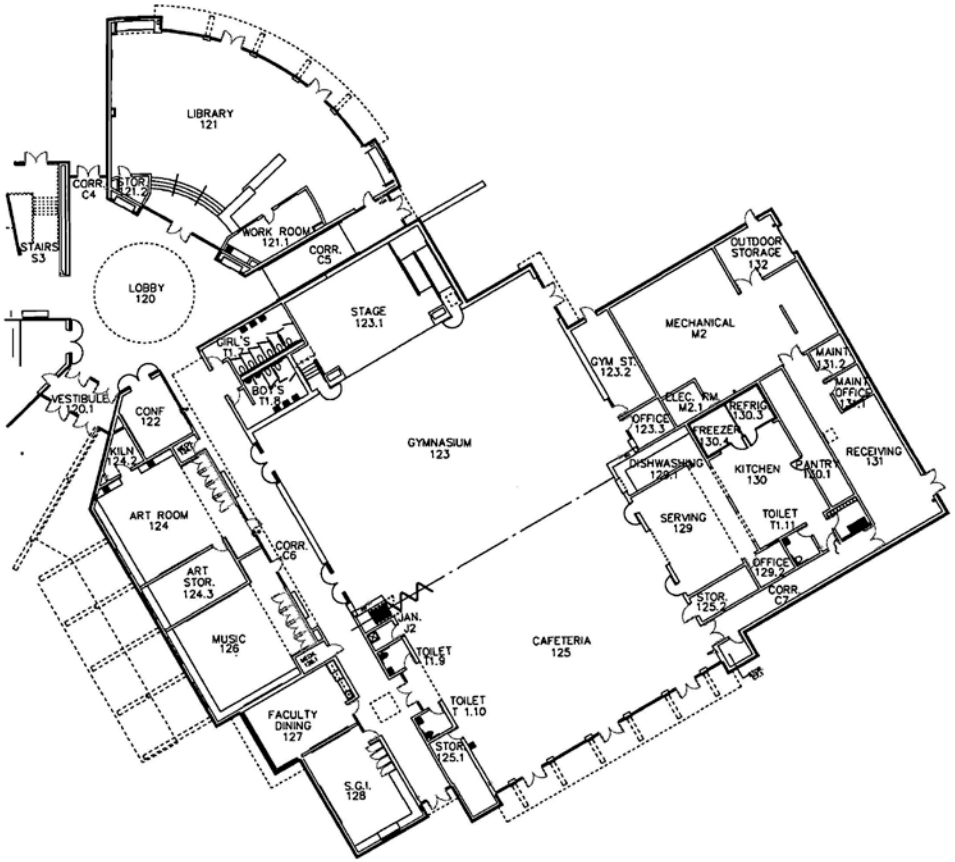
Overall First Floor Plan



First Floor Plan



Second Floor Plan



First Floor Plan Cont.

EXISTING FACILITIES SURVEY: Pfaff Elementary School

School Name: Pfaff Elementary School
School Location: 1580 Sleepy Hollow Road Quakertown, PA 18951
Grade Config:
Survey Date: 8/10/2015
Building Age: 2005

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Good	5	Paving smooth with isolated alligator cracks; walks, landings & curb intact; area drains intact with some settlement; playground equipment in good condition; missing bricks in retaining wall near Door #16.	- Repair retaining wall.	1.00	l.s.	3,000.00	$ 3,000
	Playground	*poor*	*1*	Playground restoration.	Playground equipment replacement, edging, mulch, and drainage.	1	l.s.	202,000.00	$ 202,000
Zoning	-			Municipality as Milford. Zoning classification as RD. Impervious cover allowable as 20%. Approximate acreage as 19.5 acres.	Impervious coverage may be non-conforming. SW and NE acreage appears to be underutilized.	-	l.s.	-	$ -
HVAC	-	Good	5	All equipment appears to be in good working order. The building is served by a geothermal system with ceiling and floor mounted geothermal heat pumps with electric reheat, geothermal rooftop units (RTU's) with electric reheat supplying conditioned air to select locations. Energy recovery ventilators (ERV) provide outdoor air to each room via a separate duct system. A building wide building management system (BMS) controls most equipment. Electric cabinet heaters, electric baseboard, and gas fired unit heaters provide heating to select locations.	none.	-	s.f.	-	$ -
Geothermal Vault	Glycol leaks	Poor	1		Full extent of Vault repairs require further investigation	1	l.s.	20,000.00	$ 20,000
Building Automation System		Poor	1			1	l.s.	220,000.00	$ 220,000
Plumbing	-	Good	5	The fixtures and systems are in good condition. The domestic hot water is generated via a 100 gallon, propane-fired hot water heater. Backflow prevention devices are installed.	none.	-	s.f.	-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Lighting	*Interior*	Good	5	Overall the lighting is in good condition. Occupancy sensors were observed in select locations.	none.	-	s.f.	-	$ -
	Exterior	Good	5	Wall sconces are located above exterior doors as well as recessed down lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	Good	5	Siemens 2000 amp, 480/277V, 3ph, 4 wire. Manufactured 2004.	none.	-	l.s.	-	$ -
	Branch Panels	Good	5	Siemens surface or flush mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	Good	5	Simplex 4020 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	Good	5	Simplex 5100 accessed via PBX	none.	-	l.s.	-	$ -
	Master Clock	Good	5	Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	Good	5	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	Good	5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	Good	5	Full coverage	none.	-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones provided by Level 3.	none.	-	EA	-	$ -
	Classroom AV	Good	5	Most classrooms have projectors with ceiling mounted speakers.	none.	-	s.f.	-	$ -
	Sound Systems	Good	5	A sound system is located in the auditorium.	none.	-	l.s.	-	$ -
Fire Protection	-	Good	5	The building is fully sprinklered.	none.	-	s.f.	-	$ -
Environmental Remediation		Good	5	no asbestos detected	none.	-	s.f.	-	$ -
Architectural Area	85,000 SF			2 Stories		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving					-	l.s.	-	$ -
	roof	Fair	4	Garland Roof system description. Modified bitumen roof system- 30 year warranty	none.	80,960	s.f.	-	$ -
	walls	good	5	Site walls without cap flashing are deteriorating. Minor settlement cracks in lower masonry. Back/north facing patio masonry is deteriorating	provide cap flashing at masonry site wall locations. Perform masonry remediation at patio walls.	1	l.s.	25,000.00	$ 25,000
	windows/curtainwalls	good	5	No issues	none.	-	s.f.	-	$ -
	doors/storefronts	good	5	No issues	none.	-	pr.	-	$ -
	Plumbing	good	5	Exterior drains without downspout nozzles are leading to masonry deterioration and staining	Replace downspout nozzles.	10	EA	500.00	$ 5,000
	comments					-	l.s.	-	$ -
Interior Spaces									
Administration									
	floors	Good	5	Carpet.	none.	-	s.y.		$ -
	walls	Good	5	glass set in hollow metal frame and GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT. Scored.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate reception desk and base/wall cabinets provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV. Electric baseboard runs along the windows.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, 18 cell parabolic louver, 2 lamp, 32 watt, T8; Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Wall hung lavatory with automatic faucets. Wall hung water closet with automatic flushometer.	none.	-	l.s.	-	$ -
	ADA	Good	5	accessible throughout.	none.	-	ea.	-	$ -
	Other	Fair	4	Security provided through secure vestibule. A-Phone, electric strike, and card access provided.	none.	-	l.s.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Corridors									
	floors	Good	5	Terrazzo	none.	-	s.f.	-	$ -
	walls	Fair	4	Painted CMU. Exposed brick.	prep and repaint CMU	10,700	s.f.	2.50	$ 26,750
	ceilings	Fair	4	2x4 ACT Scored. Painted GWB bulkheads	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Recessed compact fluorescent. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Water coolers are located through the corridors.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Files									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	FRP panel	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Magnetic door lock.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA				none.	-	ea.	-	$ -
	Other					-		-	$ -
Conference									
	floors	Good	5	Carpet.	none.	15	s.y.	35.00	$ 525
	walls	Good	5	glass set in hollow metal frame and GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT. Scored.	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, 18 cell parabolic louver, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Nurse/Health									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT Scored.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate casework provided	none.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Recessed compact fluorescent. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	A kitchen sink with dual handle faucet and emergency eyewash.	none.	-	l.s.	-	$ -
	ADA	Good	5	ADA compliant Toilet Room provided.	none.	-	ea.	-	$ -
	Other					-		-	$ -
Class Room									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT Scored.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate casework provided	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.				$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant parobolic lens , 2 lamp, 32 watt, T8; Recessed fluorescent, acrylic lens, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	A kitchen sink with dual handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
SGI									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate casework provided	none.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, 18 cell parabolic louver, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Good	5	adequate white boards and tack boards provided.	none.	-		-	$ -
Special Education									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate casework provided	none.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant parobolic lens , 2 lamp, 32 watt, T8; Recessed fluorescent, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	A kitchen sink with dual handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Good	5	adequate white boards and tack boards provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kindergarten									
	floors	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT scored.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate casework provided	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant parobolic lens , 2 lamp, 32 watt, T8; Recessed fluorescent, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A kitchen sink with dual handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	adequate white boards and tack boards provided.	none.	-		-	$ -
Guidance									
	floors	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT scored.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate casework provided	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant parobolic lens , 2 lamp, 32 watt, T8; Recessed fluorescent, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A kitchen sink with dual handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	adequate white boards and tack boards provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Art Room									
	floors	Fair	4	12x12 VCT.	remove and replace with 12x12 VCT.	1,140	s.f.	3.50	$ 3,990
	walls	Fair	4	Painted CMU.	prep and repaint CMU	1,500	s.f.	2.50	$ 3,750
	ceilings	Good	5	2x4 ACT scored.	none.	1,140	s.f.	-	$ -
	casework	Poor	1	Casework is showing signs of wear.	remove and replace base cabinets and countertop.	50	l.f.	350.00	$ 17,500
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant parobolic lens , 2 lamp, 32 watt, T8; Recessed fluorescent, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Sinks in poor condition	Remove and replace Art Room sinks and	1	l.s.	5,000.00	$ 5,000
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Music Room									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Fair	4	Painted GWB. Above painted CMU.	prep and repaint.	1,500	s.f.	2.50	$ 3,750
	ceilings		3	2x4 ACT scored.	none.	-	s.f.	-	$ -
	casework	Fair	4		Consider repairing some of the () at casework.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant parobolic lens , 2 lamp, 32 watt, T8; Recessed fluorescent, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	A kitchen sink with dual handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Good	5	adequate white boards and tack boards provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Library									
	floors	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Library shelving and Circulation desk	*Good*	*5*	adequate wood book shelving and Circulation desk provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant parobolic lens , 2 lamp, 32 watt, T8; Recessed compact fluorescent; Pendant metal halide; Metal halide wall sconce; Halogen track lighting; Recessed metal halide. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles. Projector.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Multi-Purpose Room									
	floors	*Good*	*5*	Mondo rubber flooring system.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted CMU and acoustical CMU.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	Painted exposed structure.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal, roof mounted, heat pumps service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant metal halide. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke notification.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	PA system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	adequate wall safety padding and athletic equipment has been provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Stage									
	floors	Good	5	hard wood flooring.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Good	5	Painted exposed structure.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal, roof mounted, heat pumps service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant metal halide; wall mounted, acrylic lens , 2 lamp, 32 watt, T8; wall sconces, compact fluorescent . Overhead stage lighting. Electronic lighting controller.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke notification.	none.	-	s.f.	-	$ -
	Systems	Good	5	Location of sound system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other(Curtains and rigging)	Good	5	rigging and non-flammable curtains appear to be adequate for performance purposes.	none.	-		-	$ -
Cafeteria									
	floors	Good	5	Terrazzo	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV. Electric floor heat serves a portion of this space.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed metal halide; Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Drinking fountains serve this area.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Kitchen									
	floors	*Good*	*5*	6x6 Quarry Tile.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	4x4 full height ceramic wall tile.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	mylar faced 2x4 ACT.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Ceiling mounted geothermal heat pumps service this space. Air is exhausted either by the hood exhaust fans or by individual exhaust fans ducted from the roof. The kitchen hood incorporates a gas shutoff solenoid interlocked with the control panel. Kitchen makeup air is provided by makeup air units. The dishwasher incorporates a integral exhaust hood ducted to a roof mounted exhaust fan. The office area has wall mounted, packaged heat pump.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, 2x4, acrylic lens , 4 lamp, 32 watt, T8; Recessed, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	*Good*	*5*	Audio/visual notification. Smoke/heat detection. The kitchen hood is interlocked with the fire alarm system.	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	The service sinks, hand sinks, floor sinks, floor drains are in good condition. The grease interceptor is located outdoors and is piped to certain plumbing fixtures.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Kitchen Equipment	*Good*	*5*	Replacement of certain items	POS-Ovens and Steamers needed	1	ea.	65,000.00	$ 65,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Faculty Dining									
	floors	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	*Fair*	*4*	Painted GWB and CMU.	none.	-	s.f.	-	$ -
	ceilings		*3*	2x4 ACT scored.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate casework provided	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	White boards and tack boards provided.	none.	-		-	$ -
Toilet									
	floors	*Good*	*5*	2x2 ceramic floor tile.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	4x4 full height ceramic wall tile.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT and painted GWB.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Electric wall heaters provide heating to this area. Exhaust is provided by a centralized roof mounted exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Wall hung lavatories with automatic faucets. Wall hung water closets with automatic flush valves. Wall hung urinals with automatic flush valves.	none.	-	l.s.	-	$ -
	ADA	*Good*	*5*	ADA compliant Toilet Room, fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other					-		-	$ -

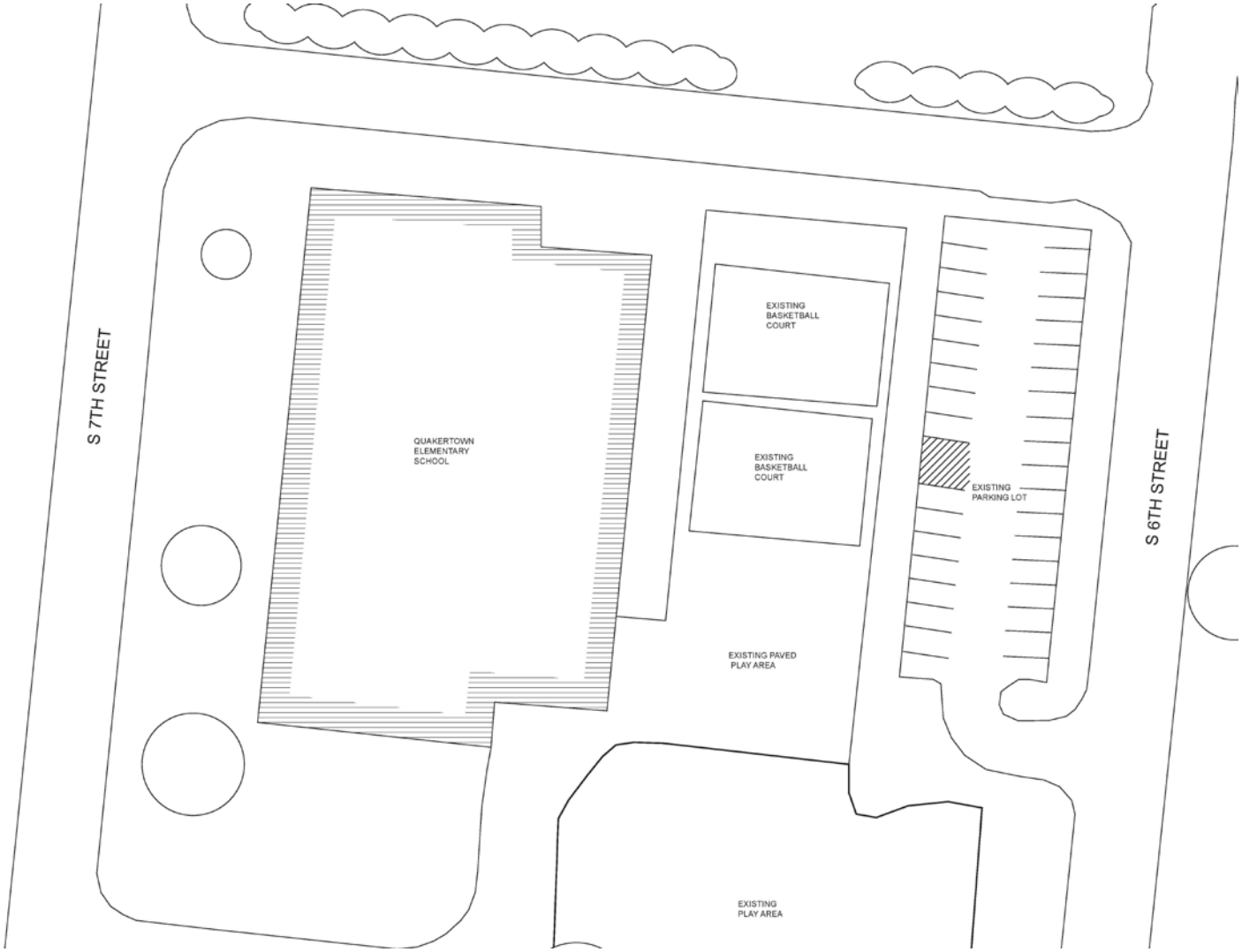
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Mechanical Room									
	floors	*Fair*	*4*	painted concrete floor.	prep and repaint	586	s.f.	2.00	$ 1,172
	walls	*Fair*	*4*	Painted CMU.	prep and repaint	1,344	s.f.	2.50	$ 3,360
	ceilings	*Fair*	*4*	Exposed metal deck (fire proofing).	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal loop pump location. Energy recovery units are located on grade in this space. Exhaust is provided via a roof mounted exhaust fan. Propane fired unit heaters provide heating to the space. A wall mounted geothermal heat pump provides conditioned air to the small electrical room in the mechanical room.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant, wire guard, 2 lamp, 32 watt, T8; Wall mounted, battery, emergency exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	An Kohler propane generator is located in this space. Electrical service and main distribution panel (MDP) are located in this space. Location of analog phone service.	If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be separated and fed from independent automatic transfer switches to comply with the current National Electrical Code.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of fire service with backflow prevention.	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A propane-fired domestic hot water heater provides hot water to the building. A master hot water mixing valve was observed. Floor drains are in good condition. An emergency eyewash/shower is located in the space. Location of water service.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Receiving									
	floors	*Poor*	*3*	Painted concrete floor.	prep and repaint	1,063	s.f.	2.00	$ 2,126
	walls	*Fair*	*4*	Painted CMU.	prep and repaint	2,016	s.f.	2.50	$ 5,040
	ceilings	*Fair*	*4*	Exposed metal deck (fire proofing).	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant, wire guard, 2 lamp, 32 watt, T8; Wall mounted, battery, emergency exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Location of main fire alarm panel. Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of security system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Security is provided and monitored by Security Services.	none.	-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere					-	s.f.	-	$ -
					Subtotal		s.f.		**$ 612,963**
					Contingency	20%			$ 122,592.60
					Subtotal				$ 735,556
					Escalation Assume 1 year @ 4%/year	4%			$ 29,422.22
					Total Estimated Costs		s.f.		**$ 764,978**

QUAKERTOWN ELEMENTARY

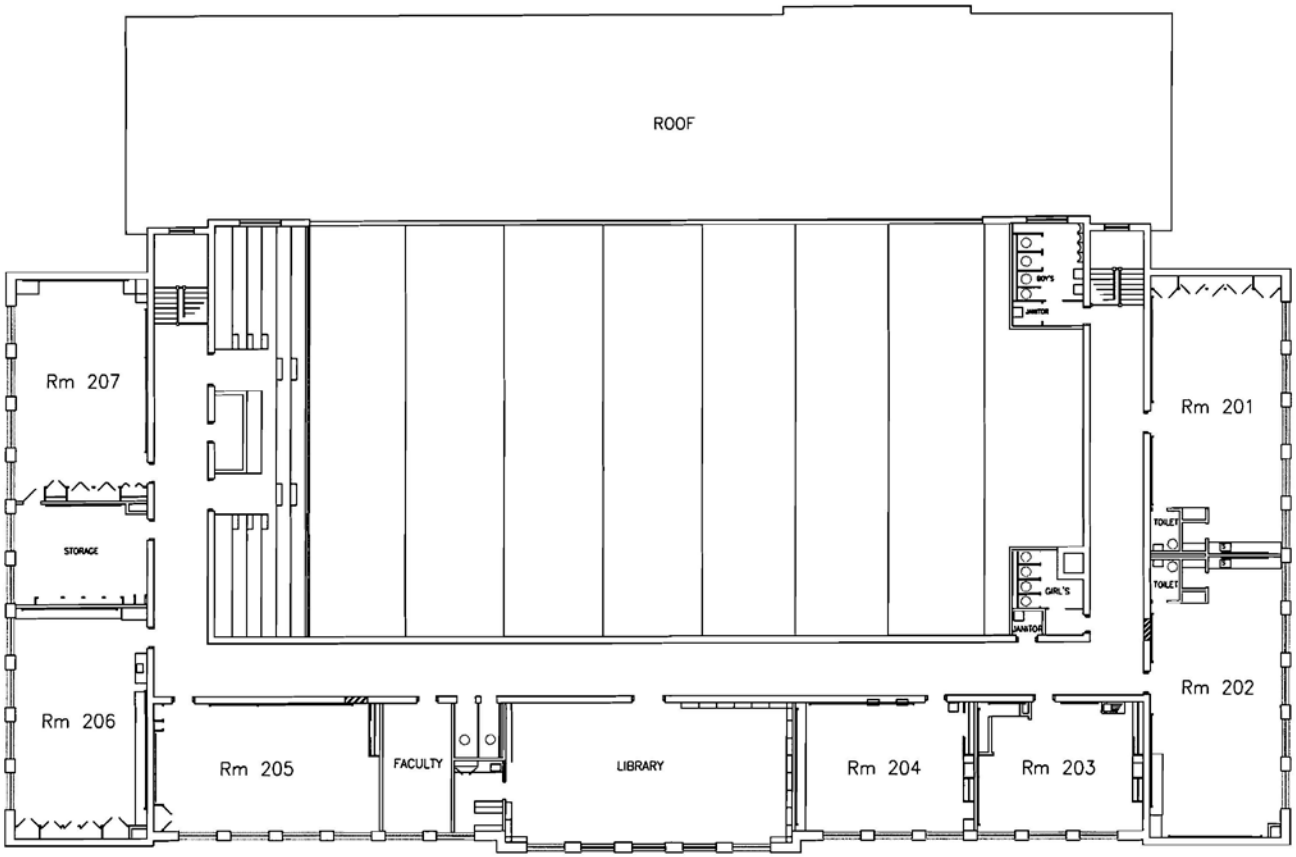
QUAKERTOWN ELEMENTARY SCHOOL

Location: 123 South Seventh Street
Quakertown, PA 18951


S 7TH STREET
S 6TH STREET
QUAKERTOWN
ELEMENTARY
SCHOOL
EXISTING
BASKETBALL
COURT
EXISTING
BASKETBALL
COURT
EXISTING
PARKING LOT
EXISTING PAVED
PLAY AREA
EXISTING
PLAY AREA

Site Plan

First Floor Plan



Second Floor Plan

EXISTING FACILITIES SURVEY: Quakertown Elementary School

School Name: Quakertown Elementary School
School Location: 123 S 7th St, Quakertown, PA 18951
Grade Config:
Survey Date: 8/12/2015
Building Age: 1928 (original building)/1967 (additions & renovations)

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Good	5	Paving generally good, but driveway to playground poor; playground's slurried crack repairs are not flush & present tripping hazard; sidewalk & curb generally good with isolated curb damage; depressed curb in rear parking lot has multiple cracks; parking lot drains intact and clean.	- Replace driveway to playground; grind down slurried crack repairs; replace depressed curb; paint flag pole.	1.00	l.s.	$56,000	$ 56,000
		Poor	1	Existing playground equipment is worn and in some disrepair due to extensive use by surrounding community as well as during school.	Playground equipment replacement, edging, mulch, and drainage.	1.00	l.s.	$300,000	$ 300,000
Zoning	-			Municipality as Quakertown. Zoning classification as MR. Impervious cover allowable as 35%. Building impervious coverage is 45%. Approximate acreage as 13	Impervious coverage appears to be non-conforming.	-	l.s.	-	$ -
HVAC	-	Poor	2	The building is heated with (2) natural gas fired hot water boilers that service unit ventilators, convectors, unit heaters and cabinet heaters. The building utilized pneumatic and electronic controls.	Replace heating system. Add air conditioning. Convert remaining HVAC equipment to electronic controls.	1	ea.	$1,505,000	$ 1,505,000
Plumbing	-	Poor/Fair Plumbing fixtures are in poor condition. Hot water heater is in fair condition.	3	The fixtures and systems appear original to the building and are in poor condition. The domestic hot water is generated gas fired hot water heater located in the boiler room. No backflow prevention was installed. Water is softened as it enters the building.	Add backflow preventer to domestic water service. Replace plumbing fixtures.	1	ea	$290,000	$ 290,000
Lighting	*Interior*	Poor	3	Overall the lighting is in poor condition. Occupancy sensors are not installed.	Replace lighting and lighting controls.	1	ea.	$375,000	$ 375,000
	Exterior	Fair	4	Wall packs are located above exterior doors as well as recessed down lights; Metal halide area lighting.	Replace lighting.	1	ea.	$80,000	$ 80,000
Electrical	*Electrical Service*	Poor	3	Square D 1000 amp, 120/208V,3 ph, 4 wire.	Replace electrical service.	1	ea.	$535,000	$ 535,000
	Branch Panels	Poor	3	The panels are past their useful life expectancy.	Replace branch panels.	1	ea.	$220,000	$ 220,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Fire Alarm	*Head End Panel / Devices*	Good	5	Siemens FS-250 Fire Alarm Control Panel with pull stations, audio/visual units, and smoke/heat notification throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	Good	5	Simplex PA System. Ceiling mounted speakers in most spaces.	none.	-	l.s.	-	$ -
	Master Clock	Good	5	Simplex. Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	Good	5	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	Good	5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	Good	5	Wireless network access is available throughout the building.	none.	-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV	Good	5	Most classrooms have an overhead projector.	none.	-	s.f.	-	$ -
	Sound Systems	Good	5	A sound system serves portions of the building.	none.	-	l.s.	-	$ -
Fire Protection	-	Poor	3	No sprinkler system is installed.	Install sprinkler system.	1	ea	$190,000	$ 190,000
Environmental Remediation	-	*Poor*	*3*	9x9 VAT and mastic. 12x12 VAT and mastic. Pipe insulation and fittings. Boiler breeching.	Abate in entirety. (Based on AHERA 3-YR Inspection Report)	1	l.s.	145,350.00	$ 145,350
Architectural Area	41,172 SF			2-Story structure		-	s.f.	-	$ -
Exterior									
	circulation				none.	-	l.s.	-	$ -
	sidewalk/paving	*Fair*	*4*		Remove and replace in entirety with new 3-Ply hot modified roof.	41,172	s.f.	30.00	$ 1,235,160
	roof	*Fair*	*3*		none.	1	l.s.	5,000.00	$ 5,000
	walls	*Good*	*5*	General masonry repairs required especially around date stone.	Provide new aluminum storefront system with insulated glass for energy efficiency.	1,000	s.f.	90.00	$ 90,000
	windows/curtainwalls	*Fair*	*4*	Replace KALWAL window system at Gymnasium clerestory in entirety.		1	LS	2,500.00	$ 2,500
	doors/storefronts		*4*	Concrete spall at basement entrance should be addressed for safety.	Check small canopies for proper drainage	-	ea	-	$ -
	Plumbing		*4*			1	l.s.	5,000.00	$ 5,000
	comments		*4*	General need to trim landscaping to avoid building contact, for better security and to avoid blocking HVAC equipment.					

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Interior Spaces									
Administration Office									
	floors	*Fair*	*4*	Carpet.	See Other	-	s.f.	40.00	$ -
	walls	*Fair*	*4*	Painted wall plaster. Existing wood and glass panels are dated.	See Other	-	s.f.	5.00	$ -
	ceilings	*Fair*	*4*	2x4 ACT.	See Other	-	s.f.	4.00	$ -
	casework	*Poor*	*3*	casework and reception is aged.	See Other	-	l.f.	600.00	$ -
	HVAC	*Poor*	*3*	Hot water baseboard serves this area. A wall mounted air conditioner also serves this area.	Replace heating system. Provide air conditioning and mechanical ventilation to	-	s.f.	bldg item	$ -
	Lighting	*Poor*	*3*	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8; Ceiling mounted, battery, emergency exit signs.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	*Poor*	*3*		Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Location of fire alarm panel.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of PA system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA		*3*	None compliant ADA door hardware and door clearances throughout.	See Other	1	l.s.	-	$ -
	Other	*Fair*	*4*	non-secure pass-thru at entry vestibule	reconfigure for fully secure and full visibility at Administration/main entry.	1.00	l.s.	75,000.00	$ 75,000
Corridor									
	floors	*Fair*	*4*	Terrazzo.	none.	-	s.f.	-	$ -
	walls	*Fair*	*4*	Glazed brick wainscoat and painted plaster walls.	prep and repaint plaster wall portion.	21,200	s.f.	2.50	$ 53,000
	ceilings	*Fair*	*4*	2x4 ACT.	remove and replace with 2x4 ACT.	8,670	s.f.	4.00	$ 34,680
	casework					-	l.f.	-	$ -
	HVAC	*Poor*	*3*	Cabinet heaters serve this area.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	*Poor*	*3*	Surface mounted fluorescent, acrylic lens , 2 lamp, 32 watt, T8; Ceiling mounted, illuminated, battery, emergency exit signs.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	Drinking fountains are located at various locations throughout the area.	Replace plumbing fixtures.	-	l.s.	bldg item	$ -
	ADA	*Poor*	*3*	Existing wood door swing into corridor reducing egress width. Non-ADA compliant door hardware. Non-ADA compliant clear width opening at some recessed door opening locations.	reconfigure door entry to comply with ADA dimensional clearances. Provide new wood doors and ADA compliant door hardware throughout.	32	ea.	5,000.00	$ 160,000
	Other	*Poor*	*3*	Existing guardrail and handrail systems at stairwells do not comply with ADA.	remove and replace guardrail and handrail systems in entirety at stair tower locations.	2	ea.	20,000.00	$ 40,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Health Suite									
	floors	Poor	3	VAT Floor	Abate in entirety and provide new 12x12 VCT	550	s.f.	3.50	$ 1,925
	walls	Fair	4	Painted wall plaster.	prep and repaint plaster.	1,230	s.f.	2.50	$ 3,075
	ceilings	Fair	4	2x4 ACT.	remove and replace with 2x4 ACT.	550	s.f.	4.00	$ 2,200
	casework	Poor	3	casework is aged and non-ADA compliant at sink location.	reconfigure and replace in entirety	12	l.f.	600.00	$ 7,200
	HVAC	Poor	3	A split system air conditioning unit provides cooling to the space. Hot water baseboard runs along the perimeter. A cabinet heater provides heat to the toilet. A ceiling mounted exhaust fan is located in the toilet.	Replace heating and air conditioning system.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Surface mounted fluorescent, acrylic lens , 2 lamp, 32 watt, T8	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Wall hung lavatory with dual handle faucets. Floor mounted water closet with manual flush valve.	Replace plumbing fixtures.	-	l.s.	bldg item	$ -
	ADA		3	Toilet Room is Non- ADA compliant.	Reconfigure in entirety to comply with current ADA regulations.	1	ea.	25,000.00	$ 25,000
	Other		3		See Corridor ADA item	-		-	
Guidance Suite									
	floors	Fair	4	Carpet.	remove and replace with carpet tile	440	s.f.	40.00	$ 17,600
	walls	Fair	4	Painted plaster and GWB walls.	prep and repaint.	850	s.f.	2.50	$ 2,125
	ceilings	Fair	4	Painted plaster ceiling.	prep and repaint	440	s.f.	3.00	$ 1,320
	casework	Poor	3	casework is aged.	Reconfigure and replace casework in entirety	12	l.f.	600.00	$ 7,200
	HVAC	Poor	3	Hot water baseboard runs along the perimeter. A ceiling mounted exhaust fan is located in this space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Surface mounted fluorescent, acrylic lens , 2 lamp, 32 watt, T8	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Poor	3		See Corridor ADA item	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kindergarten Classroom									
	floors	*Fair*	*4*	VAT Floor	Abate in entirety and provide new 12x12 VCT	1,500	s.f.	3.50	$ 5,250
	walls	*Fair*	*4*	Painted plaster walls.	prep and repaint.	3,080	s.f.	2.50	$ 7,700
	ceilings	*Fair*	*4*	Painted plaster ceiling.	prep and repaint.	1,500	s.f.	3.00	$ 4,500
	casework	*Poor*	*3*	casework is aged and non-ADA compliant at sink location.	reconfigure and replace in entirety	150	l.f.	600.00	$ 90,000
	marker and tack surfaces	*Fair*	*4*	adequate white and tack board surfaces provided.	none.	-	l.f.	20.00	$ -
	HVAC	*Poor*	*3*	Hot water unit ventilators provides heating and ventilation to the space. Ceiling fans provide air circulation. A cabinet heater provides heating to the toilet. A ceiling mounted exhaust fan provides ventilation to the toilet.	Replace heating system. Provide air conditioning and mechanical ventilation to building. Replace exhaust system.	-	s.f.	bldg item	$ -
	Lighting	*Poor*	*3*	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8; Surface mounted compact fluorescent; Recessed compact fluorescent.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	A kitchen sink with single handle faucet. Wall hung lavatory with dual handle faucets. Floor mounted water closet with manual flush valve.	Replace plumbing fixtures.	-	l.s.	bldg item	$ -
	ADA	*Poor*	*3*	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	2	l.s.	25,000.00	$ 50,000
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom									
	floors	Fair	4	VAT Floor	Abate in entirety and provide new 12x12 VCT	18,700	s.f.	3.50	$ 65,450
	walls	Fair	4	Painted plaster walls.	prep and repaint.	22,440	s.f.	2.50	$ 56,100
	ceilings	Fair	4	Painted plaster ceiling.	prep and repaint.	18,700	s.f.	3.00	$ 56,100
	casework	Poor	3	casework is aged and non-ADA compliant at sink locations.	reconfigure and replace in entirety	1,610	l.f.	600.00	$ 966,000
	marker and tack surfaces	Fair	4	adequate white and tack board surfaces provided.	none.	-	l.f.	20.00	$ -
	HVAC	Poor	3	Hot water unit ventilators provides heating and ventilation to the space. Ceiling fans provide air circulation. A cabinet heater provides heating to the toilet. A ceiling mounted exhaust fan provides ventilation to the toilet.	Replace heating system. Provide air conditioning and mechanical ventilation to building. Replace exhaust system.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8; Surface mounted compact fluorescent; Recessed compact fluorescent.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm					-	s.f.	bldg item	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	A kitchen sink with single handle faucet. Wall hung lavatory with dual handle faucets. Floor mounted water closet with manual flush valve.	Replace plumbing fixtures.	-	l.s.	bldg item	$ -
	ADA	Poor	3	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	3	l.s.	25,000.00	$ 75,000
	Other					-		-	$ -
Library									
	floors	Fair	4	new carpet being installed.	none.	1,370	s.f.	-	$ -
	walls	Fair	4	Painted plaster walls.	prep and repaint.	1,570	s.f.	2.50	$ 3,925
	ceilings	Fair	4	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	1,370	s.f.	5.00	$ 6,850
	Library Shelving and circulation desk	Poor/Fair	3	No circulation desk. Wood shelving is dated	Provide new wood laminate circulation desk. remove and replace wood shelving in entirety. (Repurpose wood shelving)	10	l.f.	650.00	$ 6,500
	HVAC	Poor	3	Hot water unit ventilators provides heating and ventilation to the space. Ceiling fans provide air circulation. A cabinet heater provides heating to the toilet.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8; Surface mounted fluorescent, 2 lamp, 32 watt, T8	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	A kitchen sink with single handle faucet.	Replace plumbing fixtures.	-	l.s.	bldg item	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Cafeteria									
	floors	*Poor*	*3*	VAT floor.	Abate in entirety and provide new 12x12 VCT	4,320	s.f.	3.50	$ 15,120
	walls	*Fair*	*4*	Glazed Brick walls and painted plaster walls.	plaster wall sections have been recently	-	s.f.	-	$ -
	ceilings	*Fair*	*4*	exposed rivoted plate girders with wood deck and purlin system.	none.	-	s.f.	-	$ -
	HVAC	*Poor*	*3*	Heating and ventilation units provide heating and ventilation to the space. A roof mounted exhaust fan and louver provide exhaust to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	*Poor*	*3*	Pendant metal halide; Illuminated exit signs.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other								$ -
Gymnasium									
	floors	*Fair*	*4*	Hardwood floor.	sand and refinish	5,700	s.f.	2.50	$ 14,250
	walls	*Fair*	*4*	Glazed Brick walls running the full height of the multi-purpose room.	none.	-	s.f.	-	$ -
	ceilings	*Fair*	*4*	exposed rivoted plate girders with wood deck and purlin system.	none.	-	s.f.	-	$ -
	HVAC	*Poor*	*3*	Heating and ventilation units provide heating and ventilation to the space. A roof mounted exhaust fan and louver provide exhaust to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	*Poor*	*3*	Pendant metal halide; Illuminated exit signs.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other 1	*Poor*	*3*	Aged Gymnasium and basketball equipment, score board, (4) manual backboards, (2) motor operated backboards	remove and replace with (4) manual backboards, (2) motor operated backboards and electronic scoreboard.	1	l.s.	75,000.00	$ 75,000
	Other 2	*Poor*	*3*	Aged and Non-functional wood panel folding partition.	remove and replace in entirety with paired panel, automatic operable	50	l.f.	2,250.00	$ 112,500
	Other 3	*Poor*	*3*	Aged and non-functional wood bleachers	remove and replace with telescoping bleachers, integral power - rows	65	l.f.	750.00	$ 48,750

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Stage									
	floors	Poor	3	hard wood flooring.	sand and refinish	740	s.f.	2.50	$ 1,850
	walls	Fair	4	painted wall plaster	prep and repaint.	2,500	s.f.	2.50	$ 6,250
	ceilings	Fair	4	exposed wood deck and purlin system.	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	Poor	3	Heating and ventilation units provide heating and ventilation to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Pendant metal halide; Illuminated exit signs; Multi-colored stage lighting.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Poor	3	Non-ADA compliant raised stage floor access.	Reconfigure stage access to be in accordance with ADA regulations.(Lift Device)	1	ea.	15,000.00	$ 15,000
	Other	fair	4	stage rigging and non-flammable curtains are dated.	remove and upgrade in entirety.	1	ls	135,000.00	$ 135,000
Girls Locker Rooms (Storage & Maintenance)									
	floors	Poor	3	concrete floor and sections of ceramic floor tile.	provide new 12x12 VCT.	1,210	s.f.	3.50	$ 4,235
	walls	Poor	3	Painted plaster.	prep and repaint.	1,650	s.f.	2.50	$ 4,125
	ceilings	Poor	3	Painted concrete.	prep and repaint.	1,210	s.f.	3.00	$ 3,630
	casework					-	l.f.	-	$ -
	HVAC	Poor	3	Hot water baseboard provides heating to the space. A ceiling mounted exhaust fan provides exhaust to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building. Replace exhaust system.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Surface mounted fluorescent, 32 watt, T8; Surface mounted compact fluorescent.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical		3		Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Wall hung lavatories with dual handle faucets. Floor mounted water closets with manual flush valves and a drinking fountain.	Replace plumbing fixtures.	-	l.s.	bldg item	$ -
	ADA	Poor	3	no ADA accessible route	Reconfigure in entirety to comply with current ADA regulations.	1	l.s.	100,000.00	$ 100,000
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Stage Storage									
	floors	Poor	3	hard wood flooring.	sand and refinish	440	s.f.	2.50	$ 1,100
	walls	Fair	4	painted wall plaster	prep and repaint.	1,350	s.f.	2.50	$ 3,375
	ceilings	Fair	4	exposed wood deck and purlin system.	none.	-	s.f.	-	$ -
	casework	Poor	3	Aged wall and base cabinets.	Replace in entirety.	30	l.f.	600.00	$ 18,000
	HVAC	Poor	3	Heating and ventilation units provide heating and ventilation to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Pendant fluorescent, 1 tube, 32 watt, T8; Surface mounted compact fluorescent.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Poor	4		See Stage Item.	-	ea.	-	$ -
	Other					-		-	$ -
Kitchen									
	floors	Fair	4	6x6 QT.	none.	1,500	s.f.	20.00	$ 30,000
	walls	Poor	3	Painted CMU and plaster walls.	Remove paint and replace with epoxy paint to provide walls with a smooth washable finish.	14,500	s.f.	5.00	$ 72,500
	ceilings	Poor	3	2x4 ACT.	Remove and replace with washable 2x4 ACT	1,500	s.f.	6.00	$ 9,000
	HVAC	Poor	3	Heating and ventilation units provide heating and ventilation to the space. Air is exhausted either by the hood exhaust fans or by wall mounted exhaust fans. Kitchen makeup air is provided by louvers or makeup air units. The dishwasher has an exhaust hood ducted to the exterior. Wall mounted circulation fans were observed. Cabinet heaters provide heating to ancillary spaces.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Pendant fluorescent, 4 lamp, 32 watt, T8; Recessed compact fluorescent.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	The service sinks, hand sinks, floor sinks, floor drains are in fair condition. A grease interceptor was observed. Toilet room; Wall hung lavatories with dual handle faucets. Floor mounted water closets with manual flush valves	Consider replacing kitchen equipment. Reference below.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Kitchen Equipment	Poor	3	Full Kitchen	Full Replacement	1		375,000.00	$ 375,000

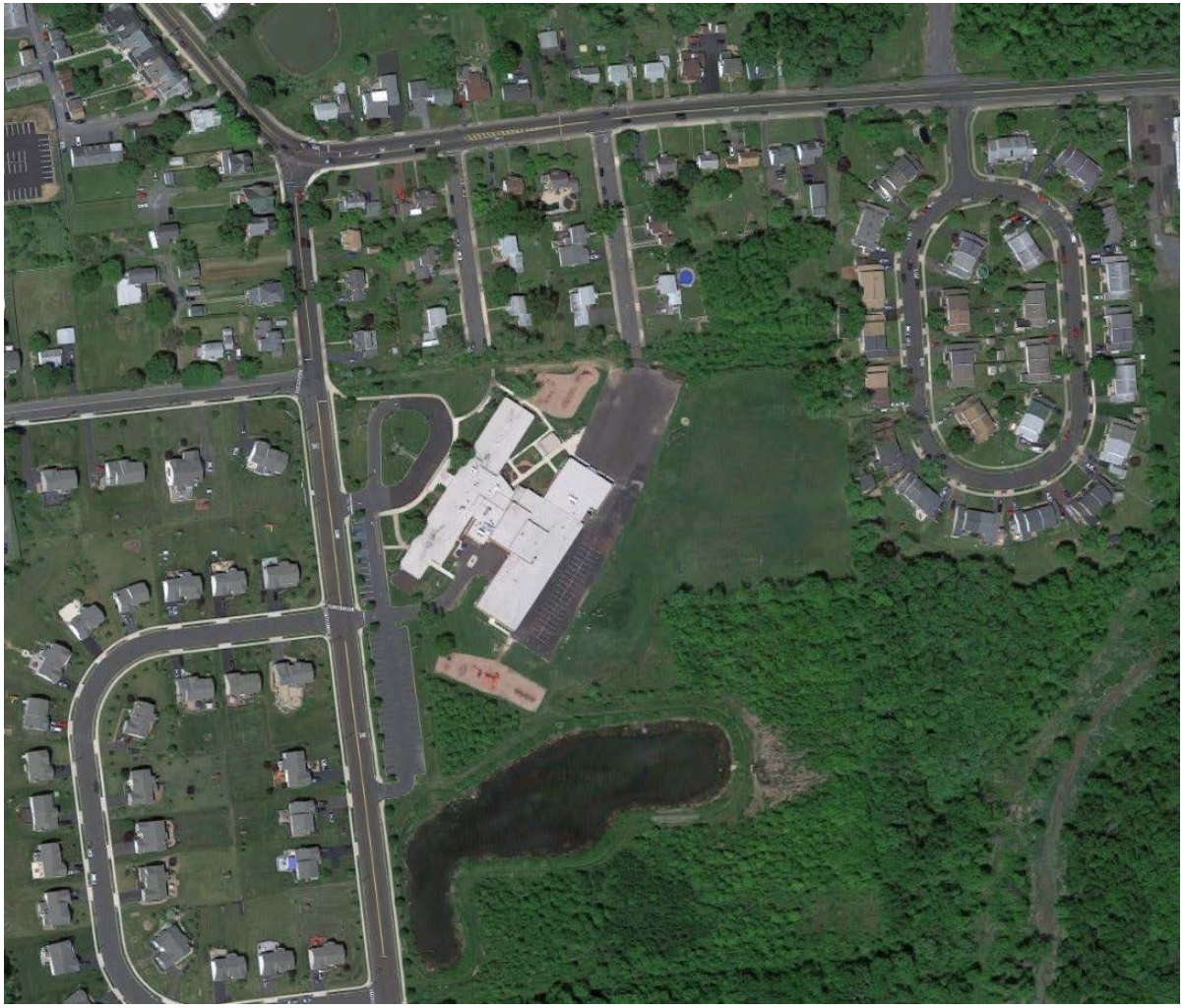
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Faculty.									
	floors	*Poor*	*3*	VAT flooring.	Abate in entirety and provide new 12x12 VCT	290	s.f.	3.50	$ 1,015
	walls	*Fair*	*4*	Painted plaster walls.	prep and repaint.	700	s.f.	2.50	$ 1,750
	ceilings	*Fair*	*4*	2x4 ACT.	provide new 2x4 ACT	-	s.f.	-	$ -
	casework	*Poor*	*3*	Aged wall and base cabinets.	Replace in entirety.	25	l.f.	600.00	$ 15,000
	HVAC	*Poor*	*3*	Hot water baseboard provides heating to the space. A wall mounted split system air conditioner provides cooling to the space. A ceiling fan provides air circulation.	Replace heating system. Provide air conditioning and mechanical ventilation to building. Replace exhaust system.	-	s.f.	bldg item	$ -
	Lighting	*Poor*	*3*	Pendant fluorescent, acrylic lens , 4 lamp, 32 watt	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	A kitchen sink with dual handle faucet.	Replace plumbing fixtures.	-	l.s.	bldg item	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Toilet									
	floors	*Poor*	*3*	ceramic floor tile is aged.	provide new ceramic tile floor	-	s.f.	see ADA	$ -
	walls	*Poor*	*3*	4x4 ceramic wall tile is aged.	provide new ceramic wall tile	-	s.f.	see ADA	$ -
	ceilings	*Poor*	*3*	painted GWB.	provide new moisture resistant ACT	-	s.f.	see ADA	$ -
	HVAC	*Poor*	*3*	A cabinet heater provides heating to the space. A ceiling mounted exhaust fan provides exhaust to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building. Replace exhaust system.	-	s.f.	bldg item	$ -
	Lighting	*Poor*	*3*	Surface mounted compact fluorescent.	Replace lighting.	-	s.f.	bldg item	$ -
	Electrical				Replace electrical.	-	s.f.	bldg item	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.		s.f.	-	$ -
	Systems					-	l.s.	-	$ -
	Plumbing	*Poor*	*3*	Wall hung lavatories with dual handle faucets. Floor mounted water closets with manual flush valves. Wall hung urinals with manual flush valves.	Replace plumbing fixtures.		s.f.	bldg item	$ -
	ADA	*Poor*	*3*	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	5	ea.	30,000.00	$ 150,000

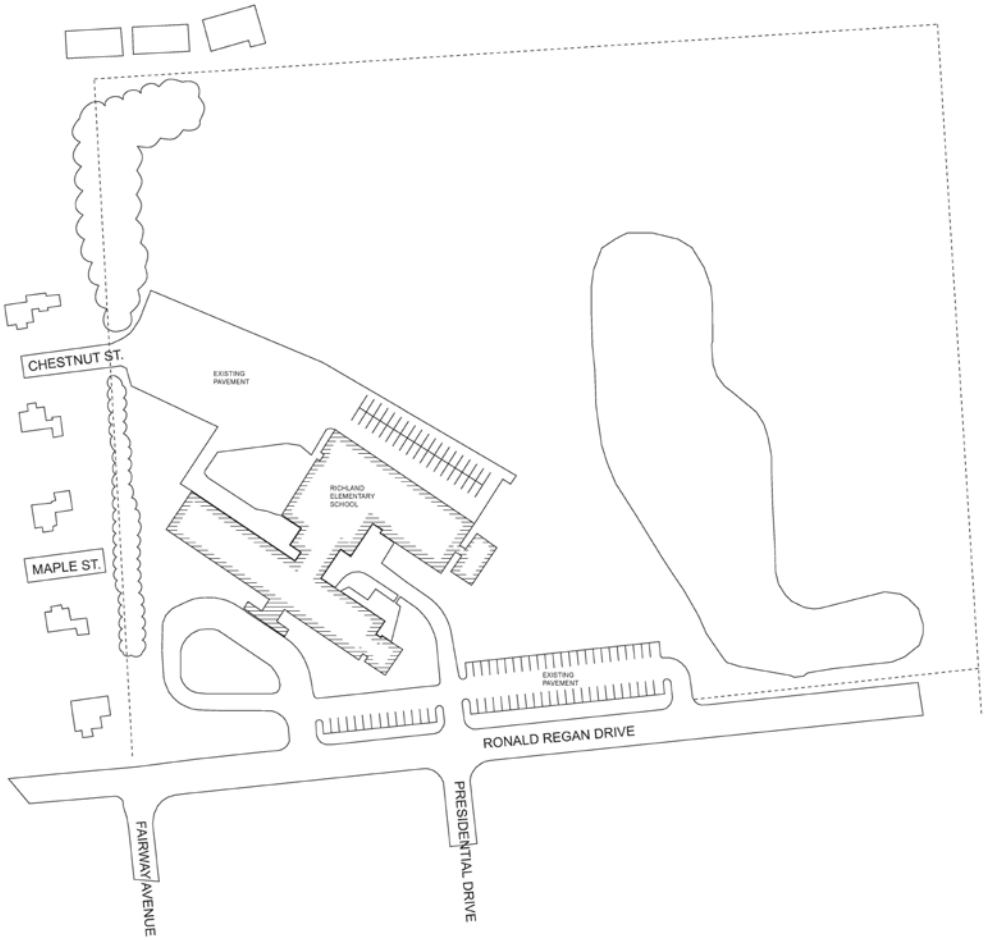
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Basement Storage									
	floors	Poor	3	Sealed concrete.	none.	-	s.f.	2.50	$ -
	walls	Poor	3	Painted concrete.	prep and paint	-	s.f.	2.50	$ -
	ceilings	Poor	3	Painted concrete.	prep and paint	-	s.f.	3.00	$ -
	casework					-	l.f.	-	$ -
	HVAC	Poor/Good The hot water circulating pumps were recently replaced and are in good condition.	3	(2) Smith, gas fired, hot water boilers provide heat to the building. Location of pneumatic control air compressor. Hot water circulating pumps with accessories were recently installed.	Replace heating system. Upgrade exhaust and combustion air systems.	-	s.f.	bldg item	$ -
	Lighting	Poor	3	Pendant metal halide.	Replace/add lighting.	-	s.f.	bldg item	$ -
	Electrical	Poor	3	Location of Electrical service and main distribution panel (MDP). Location of the Onan emergency generator. Location of utility transformers.	Add emergency boiler shut down to exterior exit/entrance. Replace and upgrade electrical service. If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be separated and fed from independent automatic transfer switches to comply with the current National Electrical Code.	-	s.f.	bldg item	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection. Pull stations.		-	s.f.	-	$ -
	Systems	Good	5	Location of analog phone system.		-	s.f.	-	$ -
	Plumbing	Fair/Poor	3	A Patterson Kelly, gas fired domestic, tank type, hot water heater provides hot water to the building. No hot water mixing valve(s) were observed.	Add hot water mixing valve and recirculation system.	1	ea.	$55,000	$ 55,000
	ADA	Poor	3	no ADA accessible route		-	ea.	-	$ -
	Other					-		-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security					-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere		3	2-story structure requires an elevator	provide 2-stop, 2,500 LB, holeless, Telescoping, Dual cylinder hydraulic elevator	1	l.s.	250,000.00	$ 250,000
					Subtotal		s.f.		**$ 8,375,160**
					Contingency	20%			$ 1,675,032
					Subtotal				$ 10,050,192
					Escalation Assume 1 year @ 4%/year	4%			$ 402,008
					Total Estimated Costs		s.f.		**$ 10,452,200**

RICHLAND ELEMENTARY

RICHLAND ELEMENTARY SCHOOL

Location: 500 Fairview Avenue
Quakertown, PA 18951




CHESTNUT ST.
EXISTING PAVEMENT
RICHLAND ELEMENTARY SCHOOL
MAPLE ST.
EXISTING PAVEMENT
RONALD REGAN DRIVE
FAIRWAY AVENUE
PRESIDENTIAL DRIVE

Site Plan

Floor Plan

EXISTING FACILITIES SURVEY: Richland Elementary School

School Name: Richland Elementary School
School Location: 14 Maple Street. Quakertown, PA 18951
Grade Config:
Survey Date: 8/11/2015
Building Age: 1956 (Original Building)/ 1965 and 2008 (Additions & Renovations)

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	*Good*	*5*	Paving smooth except small area left of main entrance; walks/landings intact with isolated raised sections presenting tripping hazard; area drains intact & mostly clean; isolated settling in brick area under pavilion; playground equipment in good condition; bubble window contains burn holes presenting jagged edges; fabric loose on baseball backstop.	- Repair paving section left of entrance; grind down raised pavement edges; remove debris from inlet across from dumpster; reset high-sitting pavers; remove or replace playground bubble window; secure backstop fabric.	1.00	l.s.	15,000.00	$ 15,000
Site	*Playground*	*poor*	*1*	Existing playground equipment is worn and in some disrepair due to extensive use by surrounding community as well as during school.	Playground equipment replacement, edging, mulch, and drainage.	1.00	l.s.	$195,000	$ 195,000
Zoning	-			Municipality as Richland. Zoning classification as RA.Approximate acreage as 26.5 acres.	Pond and woodlands limit usable recreational space.	-	l.s.	-	$ -
HVAC	-	*Good*	*5*	All equipment appears to be in good working order. The building is served by a hot water system utilizing hot water boilers. Packaged terminal air conditioners (PTAC's) with hot water coils are located in closets throughout the building and supply conditioned air to select locations. Rooftop units (RTU) with refrigerant cooling and hot water coils supply conditioned air to select locations. Split system air conditioners with hot water coils supply conditioned air to select locations. Unit ventilators provide heating to select areas. Outside air is supplied via the PTAC's, split system air conditioners and unit ventilators. Hot water baseboard, cabinet heaters and unit heaters provide heating to select areas. Ductless split systems supply cooling to select areas.	none.	-	s.f.	-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Plumbing	-	*Good/Fair*	*4*	The fixtures and systems are in good to fair condition. The domestic hot water is generated via a 100 gallon, high efficiency, gas-fired hot water heater. Backflow prevention is installed. The domestic water is conditioned as it enters the building.	none.	-	s.f.	-	$ -
Lighting	*Interior*	*Good*	*5*	Overall the lighting is in good condition. Occupancy sensor were observed in select areas.	none.		ea.		$ -
	Exterior	*Good*	*5*	Wall sconces are located above exterior doors as well as recessed down lights. Metal halide wall packs are located around the building.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	*Good*	*5*	Square D, 2500 amp, 208/120V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	*Good*	*5*	Square D surface or flush mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	*Good*	*5*	Simplex Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	*Good*	*5*	Simplex, accessed via PBX	none.	-	l.s.	-	$ -
	Master Clock	*Good*	*5*	Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	*Good*	*5*	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	*Good*	*5*	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	*Good*	*5*	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	*Good*	*5*	Full coverage	none.	-	EA	-	$ -
	Voice System	*Good*	*5*	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV	*Good*	*5*	Most classrooms have projectors with ceiling mounted speakers.	none.	-	s.f.	-	$ -
	Sound Systems	*Good*	*5*	A sound system serves the multi purpose room.	none.	-	l.s.	-	$ -
Fire Protection	-	*Good*	*5*	The building is fully sprinklered.	none.	-	s.f.	-	$ -
Environmental Remediation	-	*Good*	*5*	No asbestos detected.	none. School was renovated in 2010. All detected asbestos containing building materials were removed.	-	s.f.	-	$ -
Architectural Area	46,390 SF			Single-story		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation	Good	5	Playground needs weeding and re-mulching	See Playground under Site Item above.	-	l.s.	-	$ -
	sidewalk/paving	Good	5		none.	-	l.s.	-	$ -
	roof		4	Roof is BUR (Built-Up-Roof) with a flood and gravel surface. Notes provided indicate a TREMCO roof system. One older leak reported by custodian which was fixed by a service company. Blistering around a couple of drains. Curb membrane tight, no blisters or sagging membrane. There is evidence of ponding water but minimal. Expansion joints in visibly good condition. All metal edging and copings intact except in one minor location. Minor masonry issues.	none. School was renovated in 2010. All detected asbestos containing building materials were removed.	50,540	s.f.	-	$ -
	walls	Poor	1	Exterior metal panel system has many failing extrusion/trim pieces. Site walls require cap flashing to prevent water infiltration.	Make necessary repairs. Contact manufacturer and suggest repairs are needed under warranty.	1	l.s.	50,000.00	$ 50,000
	windows/curtainwalls	Good	5	Several operable windows may not have screens		1	ls	2,500.00	$ 2,500
	doors/storefronts	Good	5			-	pr.	-	$ -
	Plumbing	Good	5		Check roof at all old scupper locations to confirm proper drainage. There are a few back pitched splash blocks around the	-	EA	-	$ -
	comments		4		General tree limbing is suggested around the building	1	l.s.	5,000.00	$ 5,000
Interior Spaces									
Administration									
	floors	Good	5	Carpet.	none.	-	s.y.		$ -
	walls	Good	5	glass set in hollow metal frame and GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	Good	5	RTU's service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, indirect, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection	none.	-	s.f.	-	$ -
	Systems	Good	5	Location of fire alarm annunciator panel. Location of PA system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Good	5	accessible throughout.	none.	-	ea.	-	$ -
	Other	Good	5	Security provided through secure vestibule. A-Phone, electric strike, and card access provided.	Extend secure vestibule and reconfigure to access through Administration.	1.00	l.s.	25,000.00	$ 25,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Corridors									
	floors	Good	5	Terrazzo.	none.	-	s.f.	-	$ -
	walls	Fair	4	4x4 ceramic tile full height. 3x6 ceramic wall tile wainscot with Painted CMU above.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	Good	5	Cabinet heaters service this area.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, indirect, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	1	Original water coolers are located in rear	replace in entirety	1	l.s.	50,000.00	$ 50,000
	ADA	Fair/Poor	3	Existing door swing into corridor reducing egress width. Some Non-ADA compliant door hardware. Non-ADA compliant clear width opening at some recessed door opening locations.	reconfigure door entry to comply with ADA dimensional clearances.	12	ea.	5,000.00	$ 60,000
	Other					-		-	$ -
Nurse									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinets provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	RTU's service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8; Recessed fluorescent, 2x2, acrylic lens, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with single handle faucet. Wall hung lavatory with dual knob faucet. Floor mounted water closet with manual flush valve.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom									
	floors	Fair	4	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework	Good/Fair	4	adequate base and wall cabinets provided.	some damaged countertop at sink locations only replacement and/or repair.	48	l.f.	100.00	$ 4,800
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	PTAC's service this area. Ventilation air is provided via the PTAC.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, 2 lamp, perforated, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Special Education									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinets provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	RTU's service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, 2 lamp, perforated, 32 watt, T8; Fluorescent under cabinet lights.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with single handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kindergarten									
	floors	Good	5	Base and wall mounted casework.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinets provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	PTAC's service this area. Ventilation air is provided via the PTAC. Hot water baseboard provides heating to the toilet. Ceiling mounted exhaust fan provides exhaust to toilet.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, 2 lamp, perforated, 32 watt, T8; Recessed 2x2, acrylic lens, 2 lamp, 32 watt. T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with single handle faucet and bubbler. Floor mounted water closets with manual flush valves.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Art Room									
	floors	Fair	4	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	casework	Good/Fair	4	adequate base and wall cabinets provided.	some damaged countertop at sink locations only replacement and/or repair.	24	l.f.	100.00	$ 2,400
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.	-	l.f.	-	$ -
	HVAC	Poor	1	PTAC's service this area. Ventilation air is provided via the PTAC.	Install heat capture hood over kiln.	1	ea.	$10,000	$ 10,000
	Lighting	Good	5	Pendant fluorescent, 2 lamp, perforated, 32 watt, T8; Fluorescent under cabinet lights.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sinks with single handle faucets.	none.	-	s.f.	-	$ -
	ADA					-	l.s.	-	$ -
	Other					-	ea.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Music Room									
	floors	*Good*	*5*	Base and wall mounted casework.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate base and wall cabinets provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	*Good*	*5*	adequate white boards and tack boards provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	RTU's service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, 2 lamp, perforated, 32 watt, T8; Fluorescent under cabinet lights.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sink with single handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	adequate music storage provided.	none.	-		-	$ -
Library									
	floors	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	Painted CMU above painted GWB.	none.	-	s.f.	-	$ -
	Library shelving and circulation desk	*Good*	*5*	adequate metal and wood book shelving provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	RTU's service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, 2 lamp, perforated, 32 watt, T8; Recessed fluorescent, 2x4, indirect, 2 lamp, 32 watt, T8; Fluorescent under cabinet lights.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sink with single handle faucet and sprayer.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Multi-Purpose Room									
	floors	*Good*	*5*	Vinyl Sheet floor.	none.	-	s.f.	-	$ -
	walls	*Fair*	*4*	painted CMU.	prep and repaint.	4,000	s.f.	2.50	$ 10,000
	ceilings	*Fair*	*4*	Exposed painted steel structure and painted tectum deck. Exposed painted metal deck.	prep and repaint.	3,280	s.f.	5.00	$ 16,400
	HVAC	*Good*	*5*	RTU's service this area with exposed fabric ductwork. Ventilation air is provided via the RTU. A roof mounted exhaust fan and louver provide exhaust to the area.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Metal halide. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Poor*	*3*	10 Recessed tables and bench seating requiring continual maintenance.	remove in entirety and infill to match flush with masonry wall finish. Provide for portable table storage.	10	l.s.	1,500.00	$ 15,000
	Other	*Poor*	*3*	Aged basketball equipment,	remove and replace with (4) manual backboards, game lines	1	l.s.	50,000.00	$ 50,000
Stage									
	floors	*Fair*	*4*	Hard wood flooring.	none.	-	s.f.	-	$ -
	walls	*Fair*	*4*	Brick masonry front and painted CMU.	none.	-	s.f.	-	$ -
	ceilings	*Fair*	*4*	Exposed painted steel structure and painted metal deck.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	RTU's service this area. Ventilation air is provided via the RTU. A roof mounted exhaust fan and louver provide exhaust to the area.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Metal halide. Multi colored stage lighting. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	*Fair*	*4*	ADA chair lift has been provided.	none.	-	ea.	-	$ -
	Other(Curtains and rigging)	*Good*	*5*	rigging and non-flammable curtains appear to be adequate for performance purposes.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kitchen									
	floors	Good	5	6x6 QT.	none.	-	s.f.	-	$ -
	walls	Good	5	4x4 ceramic wall tile full height.	none.	-	s.f.	-	$ -
	ceilings	Good	5	Washable 2x4 ACT.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Ceiling mounted split system air conditioners and hot water baseboard service this area. Ventilation air is provided via the RTU. Air is exhausted either by the hood exhaust fans or by individual exhaust fans ducted from the roof. The kitchen hood incorporates a gas shutoff solenoid interlocked with the control panel. Kitchen makeup air is provided by makeup air units. The dishwasher has an exhaust hood ducted to a roof mounted exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed, acrylic lens, 2x4, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	The service sinks, hand sinks, floor sinks, floor drains are in good condition. The grease interceptor is located in this space and is piped to certain plumbing fixtures.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Food Service Equipment	Good	5	Kitchen/Servery	POS-All new refrigeration equipment	1		55,000.00	$ 55,000
Faculty									
	floors	Good	5	Terrazzo.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB .	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x4 ACT and painted GWB bulkhead.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinets provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	A split system air conditioner with a hot water coil service this area. Hot water baseboard run along the perimeter.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, 2 lamp, perforated, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with single handle faucet and bubbler.		-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet									
	floors	*Fair*	*4*	ceramic floor tile is dated.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	4x4 ceramic wall tiles full height.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	HVAC	*Fair*	*4*	Hot water baseboard services this area. Exhaust is provided by a centralized roof mounted exhaust fan.	Consider replacing baseboard as it is showing signs of wear.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical		*5*			-	s.f.	-	$ -
	Fire Alarm	*Good*		Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Poor*	*1*	Wall hung lavatories with manual push faucets. Lavatory system with automatic faucets. Floor mounted and wall hung water closets with manual flush valve. Floor mounted and wall hung urinals with manual flush valves.	Consider replacing plumbing fixtures in older toilet rooms.	2	ea.	$45,000	$ 90,000
	ADA	*Poor*	*1*	Not fully ADA compliant. Dimensional clearance not met at entry. Missing grab bar assemblies.	Reconfigure door entry to comply with ADA dimensional clearances. Provide necessary grab bar assemblies.	3	ea.	25,000.00	$ 75,000
	Other					-		-	$ -
Storage (IDF Closet)									
	floors	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	RTU's service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

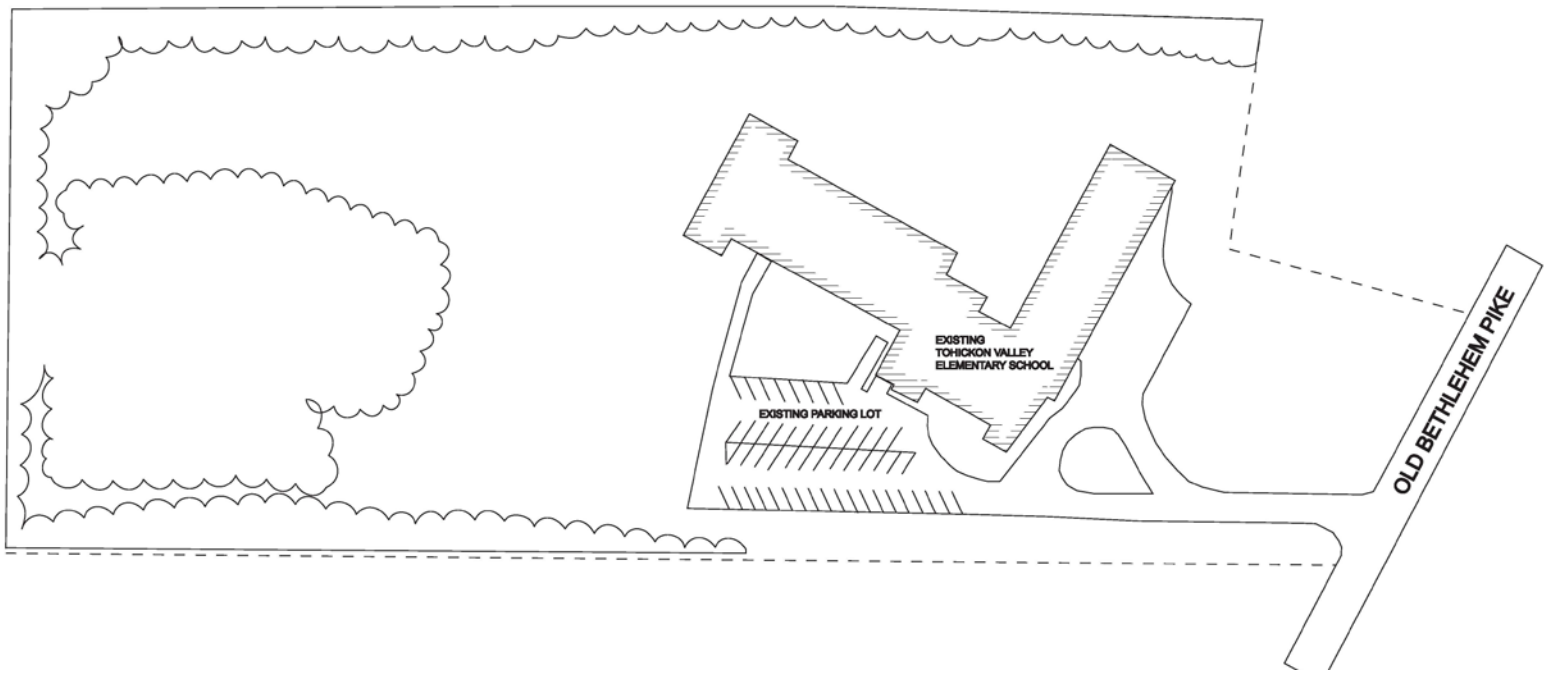
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Mechanical Room									
	floors	*Poor*	*3*	Painted concrete floors.	prep and repaint.	1,115	s.f.	2.00	$ 2,230
	walls	*Poor*	*3*	Painted CMU.	prep and repaint.	2,325	s.f.	2.50	$ 5,813
	ceilings	*Poor*	*3*	Painted concrete.	prep and repaint.	1,115	s.f.	3.00	$ 3,345
	casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	(2) Smith Cast Iron, dual fuel, natural gas fired, hot water boilers provide heat to the building. Location of pneumatic control air compressor. Exhaust is provided via a roof mounted exhaust fan. Boiler combustion air is provided via a wall louver. Hot water circulation pumps are located in this area.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant, wire guard, 2 lamp, 32 watt, T8; Wall mounted, battery, emergency exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Electrical service and main distribution panel (MDP) are located in this area. A Kohler, 38 KVA, gas fired generator provides electric. A grade mounted utility transformer is located outside.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Location of main fire alarm panel. Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Sprinkler service enters the building in this room and incorporates back flow prevention.	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A high efficiency gas-fired domestic hot water heater provides hot water to the building. A master hot water mixing valve was observed. Hot water recirculation lines are present. Floor drains are in good condition. A water softener is present.	none.	-	l.s.	-	$ -
	ADA		*3*	Railing	Railing should comply with current ADA regulations.	-	ea.	-	$ -
	Other	*Poor*	*2*	Railing	Consider repainting.	-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Security is provided and monitored by Security Services.	none.	-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere					-	s.f.	-	$ -
					Subtotal		s.f.		**$ 742,488**
					Contingency	20%			$ 148,497.50
					Subtotal				$ 890,985
					Escalation	Assume 1 year @ 4%/year	4%		$ 35,639.40
					Total Estimated Costs		s.f.		**$ 926,624**

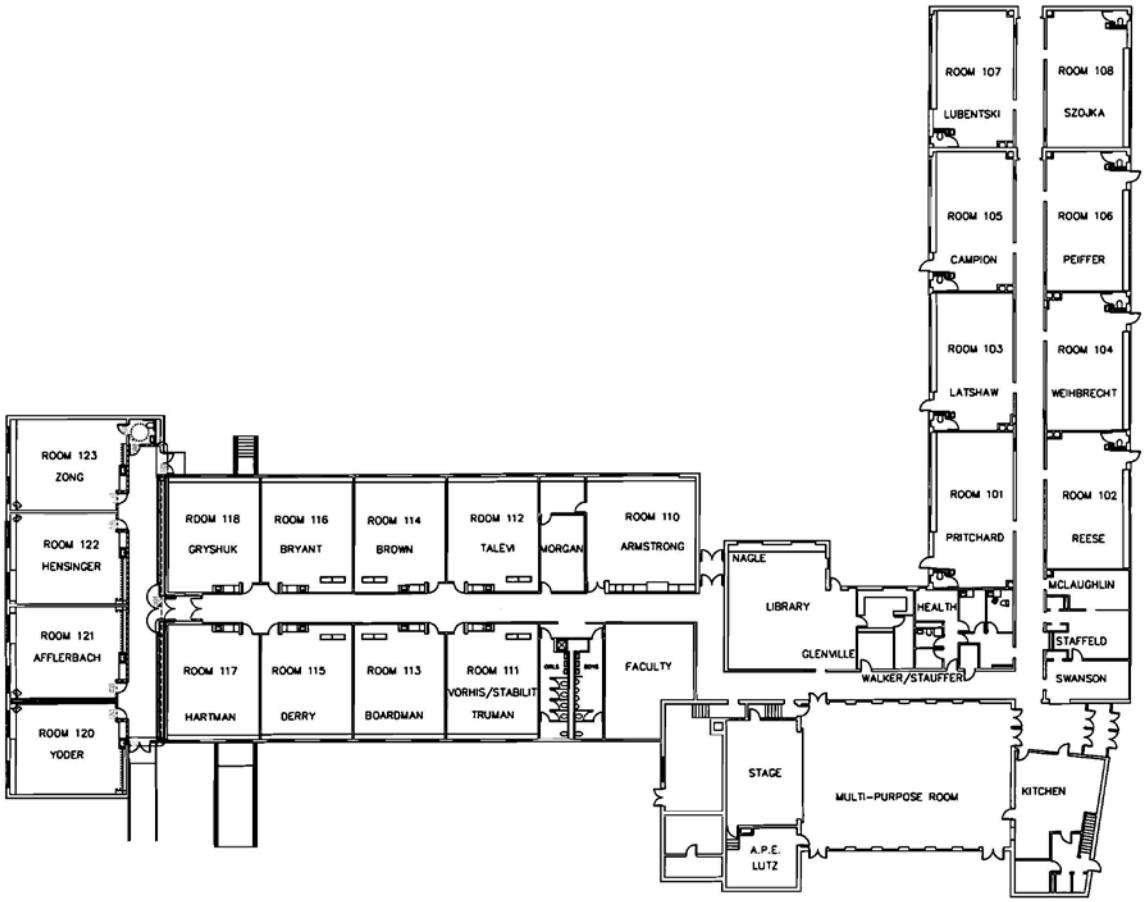
TOHICKON VALLEY ELEMENTARY

TOHICKON VALLEY ELEMENTARY SCHOOL

Location: 2360 Old Bethlehem Pike, North
Quakertown, PA 18951


EXISTING
TOHICKON VALLEY
ELEMENTARY SCHOOL
EXISTING PARKING LOT
OLD BETHLEHEM PIKE

Site Plan


ROOM 123
ZONG
ROOM 122
HENSINGER
ROOM 121
AFFLERBACH
ROOM 120
YODER
RDOM 118
GRYSHUK
ROOM 116
BRYANT
ROOM 114
BROWN
ROOM 112
TALEVI
MORGAN
ROOM 110
ARMSTRONG
ROOM 117
HARTMAN
ROOM 115
DERRY
ROOM 113
BOARDMAN
ROOM 111
VORHIS/STABILIT
TRUMAN
FACULTY
NAGLE
LIBRARY
GLENVILLE
HEALTH
WALKER/STAUFFER
ROOM 107
LUBENTSKI
ROOM 105
CAMPION
ROOM 103
LATSHAW
ROOM 101
PRITCHARD
ROOM 108
SZOJKA
ROOM 106
PEIFFER
ROOM 104
WEIHBRECHT
ROOM 102
REESE
MCLAUGHLIN
STAFFELD
SWANSON
STAGE
A.P.E.
LUTZ
MULTI-PURPOSE ROOM
KITCHEN

Floor Plan

EXISTING FACILITIES SURVEY: Tohickon Valley Elementary School

School Name: Tohickon Valley Elementary School
School Location: 2372 Old Bethlehem Pike Quakertown, PA 18951
Grade Config:
Survey Date: 8/10/2015
Building Age: 1951 (Original Building)/ 1982, 1989, 1999 (Additions & Renovations)

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Good	5	Paving, curb & walks under construction during visit; galvanized railings missing end-caps and presenting sharp edges.	- Replace galvanized end caps	1.00	l.s.	200.00	$ 200
Site	*Playground*	*poor*	*1*	Existing playground equipment is worn and in some disrepair due to extensive use by surrounding community as well as during school.	Playground equipment replacement, edging, mulch, and drainage.	1.00	l.s.	$254,000	$ 254,000
Zoning	-			Municipality as Milford. Zoning classification as RD. Impervious cover allowable as 20%. Approximate acreage as 17 acres.	Impervious coverage may be non-conforming. Woodland limits recreational space.	-	l.s.	-	$ -
HVAC	-	Poor	3	The building is heated with (2) dual fuel, oil/natural gas fired, hot water boilers that service unit ventilators, convectors, unit heaters and cabinet heaters. The building utilized pneumatic and electronic controls.	Replace heating system. Add air conditioning. Convert remaining HVAC equipment to electronic controls.	1	ea.	$2,200,000	$ 2,200,000
Plumbing	-	Poor/Fair Plumbing fixtures are in poor condition. Hot water heater is in fair condition.	3	The fixtures and systems appear original to the building and are in poor condition. The domestic hot water is generated gas fired hot water heater located in the boiler room. No backflow prevention was installed. Water is softened as it enters the building.	Add backflow preventer to domestic water service. Replace plumbing fixtures.	1	ea.	$300,000	$ 300,000
Lighting	*Interior*	Poor	3	Overall the lighting is in poor condition. Occupancy sensors are not installed.	Replace lighting and lighting controls.	1	ea.	$375,000	$ 375,000

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
	Exterior	Poor	3	Wall packs are located above exterior doors as well as recessed down lights; Metal halide area lighting.	Replace lighting.	1	ea.	$80,000	$ 80,000
Electrical	*Electrical Service*	Poor	3	General Electric 800 amp, 120/240V,1 ph, 3 wire.	Replace electrical service.	1	ea.	$550,000	$ 550,000
	Branch Panels	Poor	3	General Electric and Square D, surface and recessed.	Replace branch panels.	1	ea.	$275,000	$ 275,000
Fire Alarm	*Head End Panel / Devices*	Good	5	Simples 4010 Fire Alarm Control Panel with pull stations, audio/visual units, and smoke/heat notification throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	Poor	3	Rauland PA System. Ceiling mounted speakers in most spaces.	Replace PA system.	1	ea.	$15,000	$ 15,000
	Master Clock	Good	5	Simplex. Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	Good	5	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	Good	5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	Good	5	Wireless network access is available throughout the building.	none.	-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV	Good	5	Most classrooms have an overhead projector.	none.	-	s.f.	-	$ -
	Sound Systems	Good	5	A sound system serves portions of the building.	none.	-	l.s.	-	$ -
Fire Protection	-	Poor	3	Sprinkler system is only installed in the storage area under the new addition.	Install full sprinkler system.	1	ea.	$220,000	$ 220,000
Environmental Remediation	-	Poor	3	VAT and mastic	Abate in entirety.	21,100	s.f.	4.00	$ 84,400
Architectural Area	31,025 SF			1 Story Tall		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving					-	l.s.	-	$ -
	roof	Poor	3	All roofs (except one) are BUR (Built-Up-Roof) with a flood and gravel surface. There is also a modified roof system with a granular surface. Notes provided indicate the flood and gravel is TREMCO roof system and the modified is a GAF system. Visually the flood and gravel field surface looks intact but there are various leaks reported by the custodial staff. There is an open seam in field of roof. Some loose flashings but no membrane hanging below wall flashings. There is evidence of ponding water but minimal. Modified granular roof has extensive blistering. Expansion joint between the roof systems is in need of preventative maintenance. Tremcometal edging and copings in good condition. GAF roof Metal edge around granular roof in need of preventative maintenance.	Requires miscellaneous roof repairs over the short term as described. Remove and replace in entirety with 3-Ply modified bitumen roof system over the long term.	31,025	s.f.	30.00	$ 930,750
	walls	Fair	4	EFIS	EFIS repairs needed on all facades	1	l.s.	15,000.00	$ 15,000
	windows/curtainwalls	Fair	4	Individual aluminum windows	Caulking and screen repairs needed	1	l.s.	15,000.00	$ 15,000
	doors/storefronts	Fair	4	Mainly hollow metal doors	Doors will require painting, security (?)	1	LS	20,000.00	$ 20,000
	Plumbing	Fair	4	Wall hydrants were located at various locations around the building.	none.	-	EA	-	$ -
	comments					-	l.s.	-	$ -
Interior Spaces									
Vestibule									
	Floors					-	s.f.	-	$ -
	Walls					-	s.f.	-	$ -
	Ceilings					-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Poor*	*3*	Cabinet heaters serve this area.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Recessed fluorescent, 2x4, acrylic lens , 4 lamp, 32 watt, T8; Ceiling mounted, illuminated, emergency exit signs.	Replace lighting.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other		*3*	Non secure entry point.	Recommend reconfiguring in entirety	-	l.s.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Administration									
	Floors	*Poor*	*3*	Carpet is dated.	remove carpet and replace with carpet tile	117	s.y.	40.00	$ 4,667
	Walls	*Fair*	*4*	Painted GWB.	prep and repaint GWB.	1,330	s.f.	2.50	$ 3,325
	Ceilings	*Fair*	*4*	2x4 ACT.	remove and provide new 2x4 ACT ceiling system throughout.	1,050	s.f.	4.00	$ 4,200
	Casework					-	l.f.	-	$ -
	HVAC	*Poor*	*3*	Cabinet heaters serve this area. Ceiling fans are in select locations.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Recessed fluorescent, 2x4, acrylic lens , 4 lamp, 32 watt, T8; Ceiling mounted, illuminated, emergency exit signs.	Replace lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Location of fire alarm annunciator panel.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of PA system and master clock.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Fair*	*4*	non-secure pass-thru at entry vestibule	reconfigure for fully secure and full visibility at Administration/main entry.	1.00	l.s.	50,000.00	$ 50,000
Corridors									
	Floors	*Poor*	*1*	VAT at Lobby. Carpet dated and showing signs of wear.	remove carpet and replace with carpet tile	629	s.y.	40.00	$ 25,156
	Walls	*Poor*	*1*	Painted CMU	prep and repaint GWB.	11,500	s.f.	2.50	$ 28,750
	Ceilings	*Poor*	*1*	2x4 ACT.	remove and provide new 2x4 ACT ceiling system throughout.	5,660	s.f.	4.00	$ 22,640
	HVAC	*Poor*	*3*	Cabinet heaters serve this area.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Recessed fluorescent, 2x4, acrylic lens , 4 lamp, 32 watt, T8; Ceiling mounted, illuminated, emergency exit signs.	Replace lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection. Pull stations.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	*Fair/Poor*	*3*	Existing door swing into corridor reducing egress width. Some Non-ADA compliant door hardware. Non-ADA compliant clear width opening at some recessed door opening locations.	reconfigure door entry to comply with ADA dimensional clearances.	12	ea.	5,000.00	$ 60,000
	Other					-		-	

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Nurse									
	Floors	Fair	4	12x12 VCT.		770	s.f.	3.50	$ 2,695
	Walls	Fair	4	Painted CMU.		2,660	s.f.	2.50	$ 6,650
	Ceilings	Poor	3	2x4 ACT.		770	s.f.	4.00	$ 3,080
	Casework	Poor	3	Aged wall and base cabinets.	remove and replace in entirety.	15	l.f.	600.00	$ 9,000
	HVAC	Poor	3	Cabinet heaters serve this area.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	Poor	3	Recessed fluorescent, 2x4, acrylic lens , 4 lamp, 32 watt, T8	Replace lighting.	-	s.f.	-	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	poor	3	non-compliant ADA Toilet Room.	Provide new ADA compliant Toilet Room with necessary clear width dimensions, fixtures, and accessories.	1	l.s.	25,000.00	$ 25,000
	Other					-		-	
Classroom 105									
	Floors	Fair	4	9x9 VAT.	Abate in entirety and provide new 12x12 VCT.	8,880	s.f.	3.50	$ 31,080
	Walls	Fair	4	Painted CMU.	prep and repaint.	11,040	s.f.	2.50	$ 27,600
	Ceilings	Poor	3	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	8,880	s.f.	5.00	$ 44,400
	Casework	Poor	3	metal base shelving and metal countertop along exterior wall.	remove and replace in entirety with plastic laminate base cabinets and countertop.	-	l.f.	350.00	$ -
	Marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.				$ -
	HVAC	Poor	3	Unit ventilators provide heating and ventilation to the space. A wall mounted air conditioner provides cooling to the space. Cabinet heaters serve the toilets. Ceiling mounted exhaust fans provide exhaust to the toilets. Ceiling fans provide air circulation to the space.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	Poor	3	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8; Surface mounted compact	Replace lighting.	-	s.f.	-	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Wall hung lavatory with dual handle push faucets. Wall hung water closet with manual flush valve.	Replace plumbing fixtures.	-	l.s.	-	$ -
	ADA	Poor	3	Toilet Rooms within the classrooms are non-compliant with current ADA regulations.		8	ea.	25,000.00	$ 200,000
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom 112									
	Floors	*Good*	*5*	12x12 VCT.	none.	8,120	s.f.	3.50	$ 28,420
	Walls	*Fair*	*4*	Painted CMU.	prep and repaint.	10,320	s.f.	2.50	$ 25,800
	Ceilings	*Poor*	*3*	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	8,120	s.f.	5.00	$ 40,600
	Casework	*Poor*	*3*	metal base shelving and metal countertop along exterior wall.	remove and replace in entirety with plastic laminate base cabinets and countertop.	-	l.f.	350.00	$ -
	Marker and tack surfaces	*Good*	*5*	adequate white boards and tack boards provided.	none.				$ -
	HVAC	*Poor*	*3*	Unit ventilators provide heating and ventilation to the space. A wall mounted air conditioner provides cooling to the space. Cabinet heaters serve the toilets. Ceiling mounted exhaust fans provide exhaust to the toilets. Ceiling fans provide air circulation to the space.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8; Surface mounted compact fluorescent	Replace lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	Wall hung lavatory with dual handle push faucets. Wall hung water closet with manual flush valve.	Replace plumbing fixtures.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom 123 (Life Skills)									
	Floors	*Fair*	*4*	12x12 VCT.	remove and replace with new 12x12 VCT.	5,150	s.f.	3.50	$ 18,025
	Walls	*Fair*	*4*	Painted CMU.	prep and repaint.	6,950	s.f.	2.50	$ 17,375
	Ceilings	*Poor*	*3*	2x4 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	5,150	s.f.	5.00	$ 25,750
	Casework	*Poor*	*3*	metal base shelving and metal countertop along exterior wall.	remove and replace in entirety with plastic laminate base cabinets and countertop.	-	l.f.	350.00	$ -
	Marker and tack surfaces	*Good/Fair*	*4*	adequate white boards and tack boards provided.	none.				$ -
	HVAC	*Poor*	*3*	Unit ventilators provide heating and ventilation to the space. A wall mounted air conditioner provides cooling to the space. Cabinet heaters serve the toilets. Ceiling mounted exhaust fans provide exhaust to the toilets. Ceiling fans provide air circulation to the space.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8; Surface mounted compact fluorescent	Replace lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm Systems	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
						-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	Wall hung lavatory with dual handle push faucets. Wall hung water closet with manual flush valve.	Replace plumbing fixtures.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Library									
	Floors	*Poor*	*3*	Carpet dated and showing signs of wear.	remove carpet and replace with carpet tile	164	s.y.	40.00	$ 6,556
	Walls	*Poor*	*3*	Painted CMU.	prep and repaint.	1,610	s.f.	2.50	$ 4,025
	Ceilings	*Poor*	*3*	2x2 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	1,475	s.f.	5.00	$ 7,375
	Library Shelving and circulation desk	*Poor*	*3*	non ADA compliant circulation desk. Wood shelving is aged and showing signs of wear.	remove and replace in entirety	20	l.f.	600.00	$ 12,000
	HVAC	*Poor*	*3*	Unit ventilators provide heating and ventilation to the space.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8	Replace lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm Systems	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
						-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	Wall hung lavatory with dual handle push faucets. Wall hung water closet with manual flush valve.	Replace plumbing fixtures.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Multi-Purpose Room									
	Floors	Poor	3	9x9 VAT.	Abate in entirety. Provide new 12x12 VCT floor tile.	3,100	s.f.	3.50	$ 10,850
	Walls	Poor	3	Painted CMU.	prep and paint.	3,375	s.f.	2.50	$ 8,438
	Ceilings	Poor	3	2x2 ACT.	remove and provide new high NRC 2x4 ACT ceiling system throughout.	3,100	s.f.	5.00	$ 15,500
	HVAC	Poor	3	Heating and ventilation units provide heating and ventilation to the space. A roof mounted exhaust fan and louver provide exhaust to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	-	$ -
	Lighting	Poor	3	Recessed metal halide; Illuminated exit signs.	Replace lighting.	-	s.f.	-	$ -
	Electrical	Poor	3	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other 1	Poor	3	Doors and hardware are dated and showing wear	remove and replace doors and door hardware. (2) sets of paired double doors.	2	ea.	3,000.00	$ 6,000
	Other 2	Poor	3	Recessed tables in disrepair	remove in entirety, infill with wall construction to match flush with wall surface and finish to match.	-		-	$ -
Stage									
	Floors	Poor	3	hardwood flooring	sand and refinish	805	s.f.	2.50	$ 2,013
	Walls	Fair	4	Painted CMU	prep and repaint CMU.	1,725	s.f.	2.50	$ 4,313
	Ceilings	Fair	4	painted structure	prep and repaint.	805	s.f.	3.00	$ 2,415
	Casework					-	l.f.	-	$ -
	HVAC	Poor	3	Heating and ventilation units provide heating and ventilation to the space. A roof mounted exhaust fan and louver provide exhaust to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant metal halide; Illuminated exit signs; Multi-colored stage lighting; Compact fluorescent wall sconces.	Replace lighting.	-	s.f.	-	$ -
	Electrical	Poor	3	Adequate receptacles. Multiple recessed sub panels are located in this space.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems	Fair	4	A sound system is located in this space.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Poor	3	Non-ADA compliant raised stage floor access.	Reconfigure stage access to be in accordance with ADA regulations.(Lift Device)	1	ea.	15,000.00	$ 15,000
	Other(Curtains and rigging)	Fair	4	stage rigging and non-flammable curtains are dated.	upgrade in entirety.	1	l.s.	150,000.00	$ 150,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Work Room									
	Floors	*Fair*	*4*	12 x 12 VCT.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	*Fair*	*4*	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	*Fair*	*4*			-	l.f.	-	$ -
	HVAC	*Poor*	*3*	Unit ventilators provide heating and ventilation to the space.	Replace heating system. Add air conditioning.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Pendant fluorescent, acrylic lens , 2 lamp, 32 watt, T8	Replace lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Kitchen									
	Floors	*Poor*	*3*	Pnt. conc. floor.	Provide 6x6 quarry tile flooring.	730	s.f.	20.00	$ 14,600
	Walls	*Poor*	*3*	Painted CMU.	prep and repaint with Epoxy paint for smooth and washable finish.	1,200	s.f.	4.00	$ 4,800
	Ceilings	*Poor*	*3*	Painted plaster ceiling.	Install 2x4 washable ACT	730	s.f.	6.00	$ 4,380
	HVAC	*Poor*	*3*	Heating and ventilation units provide heating and ventilation to portions of the space. Hot water unit heaters serve this space. Air is exhausted and or by wall mounted exhaust fans. Kitchen makeup air is provided by louvers or makeup air units. The dishwasher does not have an exhaust hood.	Replace heating system. Provide air conditioning and mechanical ventilation to building.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Surface mounted fluorescent, 2 lamp, 32 watt, T8	Replace lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Adequate receptacles.	Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	The service sinks, hand sinks, floor sinks, floor drains are in poor condition. A grease interceptor was not observed.	Replace kitchen equipment.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Kitchen Equipment	*Poor*	*3*	All Equipment	All New Kitchen Equipment	1		395,000.00	$ 395,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet									
	Floors	*Fair*	*4*	2x2 ceramic floor tile is dated.	none.	-	s.f.	See ADA	$ -
	Walls	*Fair*	*4*	Painted CMU.	none.	-	s.f.	See ADA	$ -
	Ceilings	*Fair*	*4*	Painted GWB.	none.	-	s.f.	See ADA	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Poor*	*3*	A hot water cabinet heater provides heating to the space. A centralized, roof mounted, exhaust fan provides exhaust to the space.	Replace heating system. Provide air conditioning and mechanical ventilation to building. Replace exhaust system.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Recessed fluorescent, 2x2, 32 watt, T8	Replace lighting.	-	s.f.	-	$ -
	Electrical		*3*		Replace electrical.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Poor*	*3*	Wall hung lavatories with dual handle push faucets. Wall hung water closets with manual flush valves. Wall hung urinals with manual flush valves.	Replace plumbing fixtures.	-	l.s.	-	$ -
	ADA	*poor*	*3*	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	1	l.s.	25,000.00	$ 25,000
Electrical									
	Floors	*Poor*	*3*	Painted concrete.	prep and repaint.	500	s.f.	2.00	$ 1,000
	Walls	*Poor*	*3*	Painted concrete and painted CMU.	prep and repaint.	750	s.f.	2.50	$ 1,875
	Ceilings	*Poor*	*3*	exposed wood structure roof.	none	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC					-	s.f.	-	$ -
	Lighting					-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

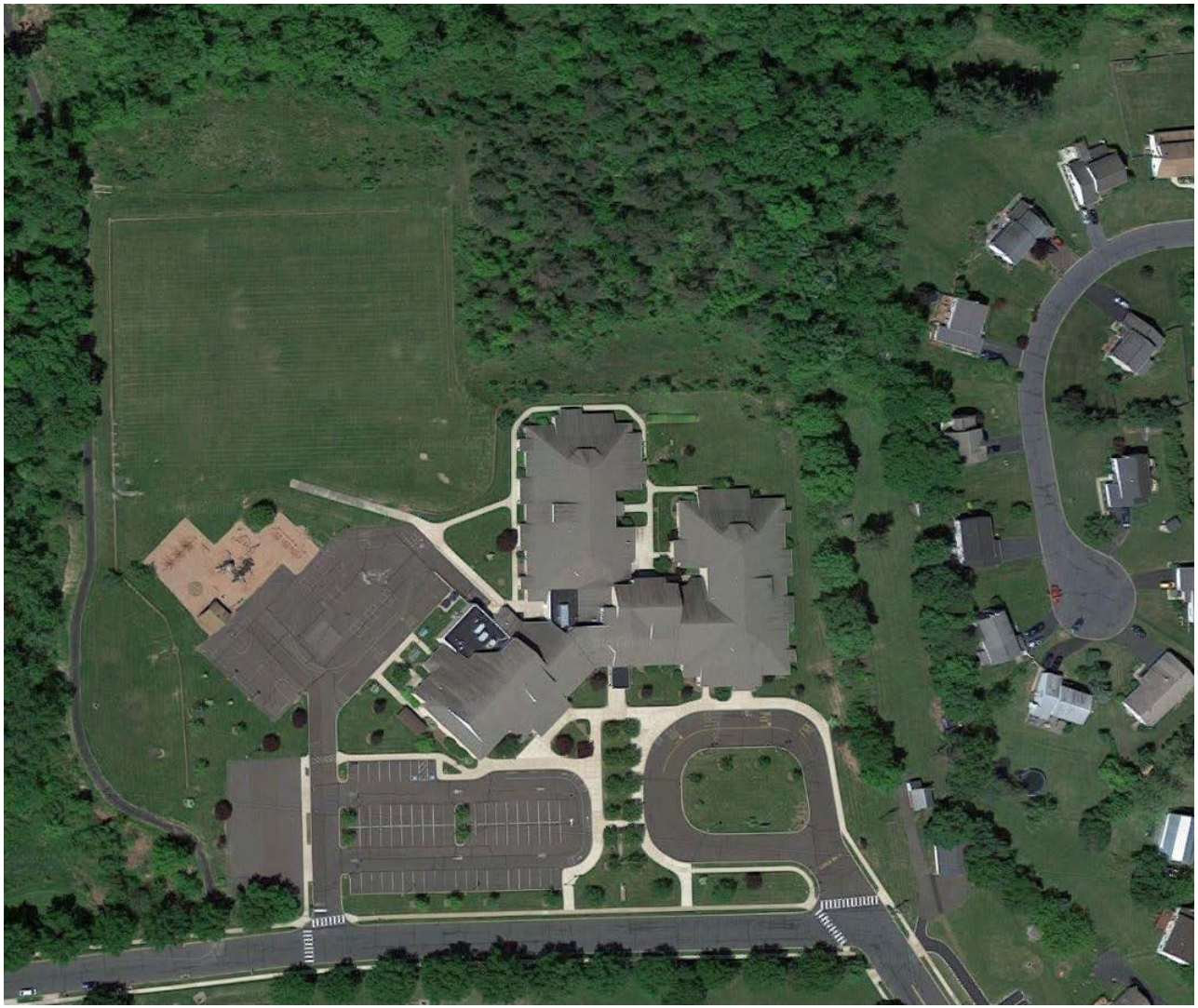
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Basement 1									
	Floors	Poor	3	Painted concrete.	prep and repaint.	1,000	s.f.	2.00	$ 2,000
	Walls	Poor	3	Painted CMU.	prep and repaint.	1,400	s.f.	2.50	$ 3,500
	Ceilings	Poor	3	Painted concrete.	prep and repaint.	1,000	s.f.	3.00	$ 3,000
	Casework					-	l.f.	-	$ -
	HVAC					-	s.f.	-	$ -
	Lighting					-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	3	wood stair system.	none.	-		-	$ -
Basement 2									
	Floors	Poor	3	Sealed concrete.	none.	-	s.f.	-	$ -
	Walls	Poor	3	CMU. Foil-face insulation at exterior.	none.	-	s.f.	-	$ -
	Ceilings	Poor	3	Steel beams fully spray-on fire proofed	none.	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC					-	s.f.	-	$ -
	Lighting					-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	3	wood stair system.	none.	-		-	$ -

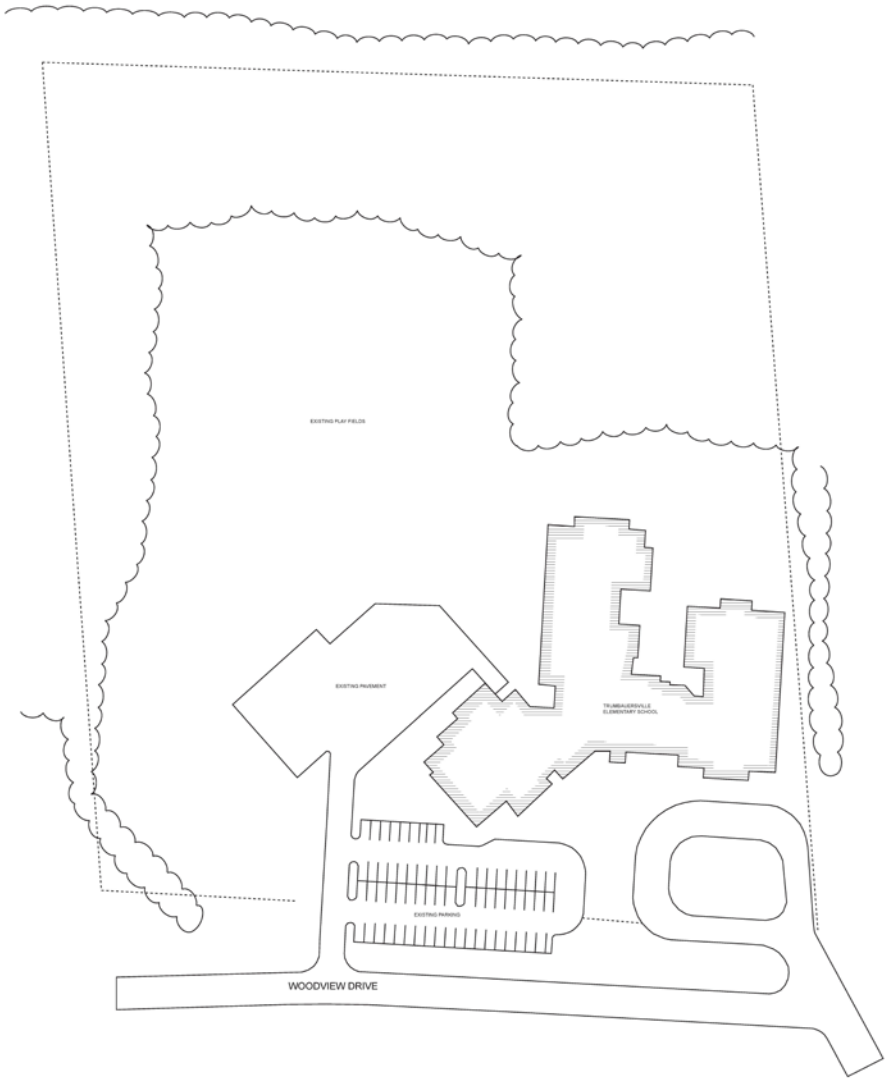
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Boiler Room									
	Floors	*Poor*	*3*	Painted concrete.	prep and repaint.	620	s.f.	2.00	$ 1,240
	Walls	*Poor*	*3*	Painted concrete and painted CMU.	prep and repaint.	1,650	s.f.	2.50	$ 4,125
	Ceilings	*Poor*	*3*	exposed wood structure roof.	none	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Poor/Good The hot water circulating pumps were recently replaced and are in good condition.*	*3*	(2) Smith, gas fired, hot water boilers provide heat to the building. Location of pneumatic control air compressor. Hot water circulating pumps with accessories were recently installed. Location of pneumatic control air compressor.	Replace heating system. Upgrade exhaust and combustion air systems.	-	s.f.	-	$ -
	Lighting	*Poor*	*3*	Pendant metal halide.	Replace/add lighting.	-	s.f.	-	$ -
	Electrical	*Poor*	*3*	Location of Electrical service and main distribution panel (MDP). Location of the Onan emergency generator. Location of utility transformers. A grade mounted emergency generator is located outside and has an enclosure.	Replace and upgrade electrical service. If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be separated and fed from independent automatic transfer switches to comply with the current National Electrical Code.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*			-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Fair/Poor*	*3*	A gas fired domestic, tank type, hot water heater provides hot water to the building. No hot water mixing valve(s) were observed.	Add hot water mixing valve and recirculation system.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Externally monitored.	none.	-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere					-	s.f.	-	$ -
					Subtotal		s.f.		**$ 6,743,565**
					Contingency	20%			$ 1,348,713.06
					Subtotal				$ 8,092,278
					Escalation Assume 1 year @ 4%/year	4%			$ 323,691.13
					Total Estimated Costs		s.f.		**$ 8,415,969**

TRUMBAUERSVILLE ELEMENTARY

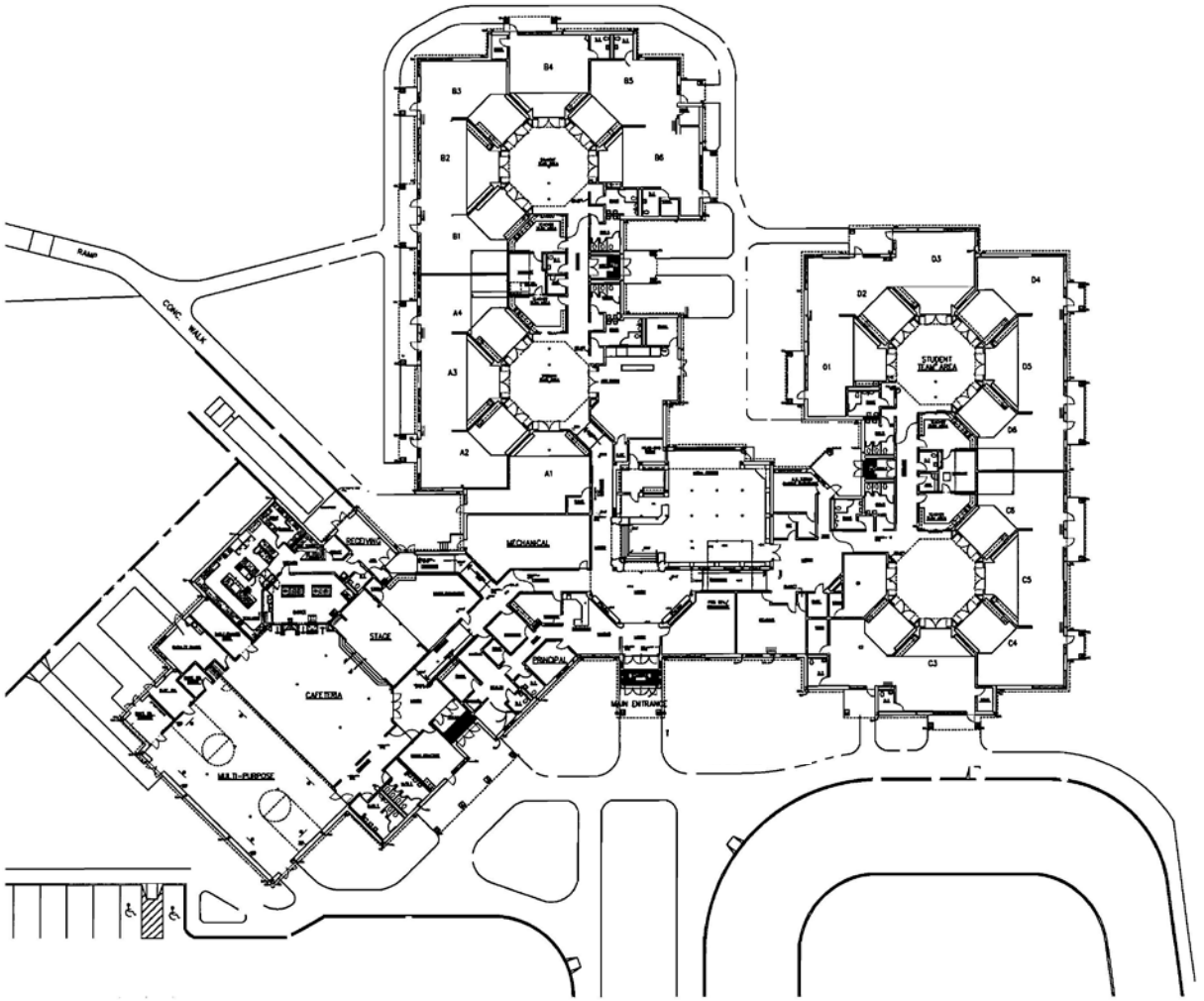
TRUMBAUERSVILLE ELEMENTARY SCHOOL

Location: 101 Woodview Drive
Quakertown, PA 18951

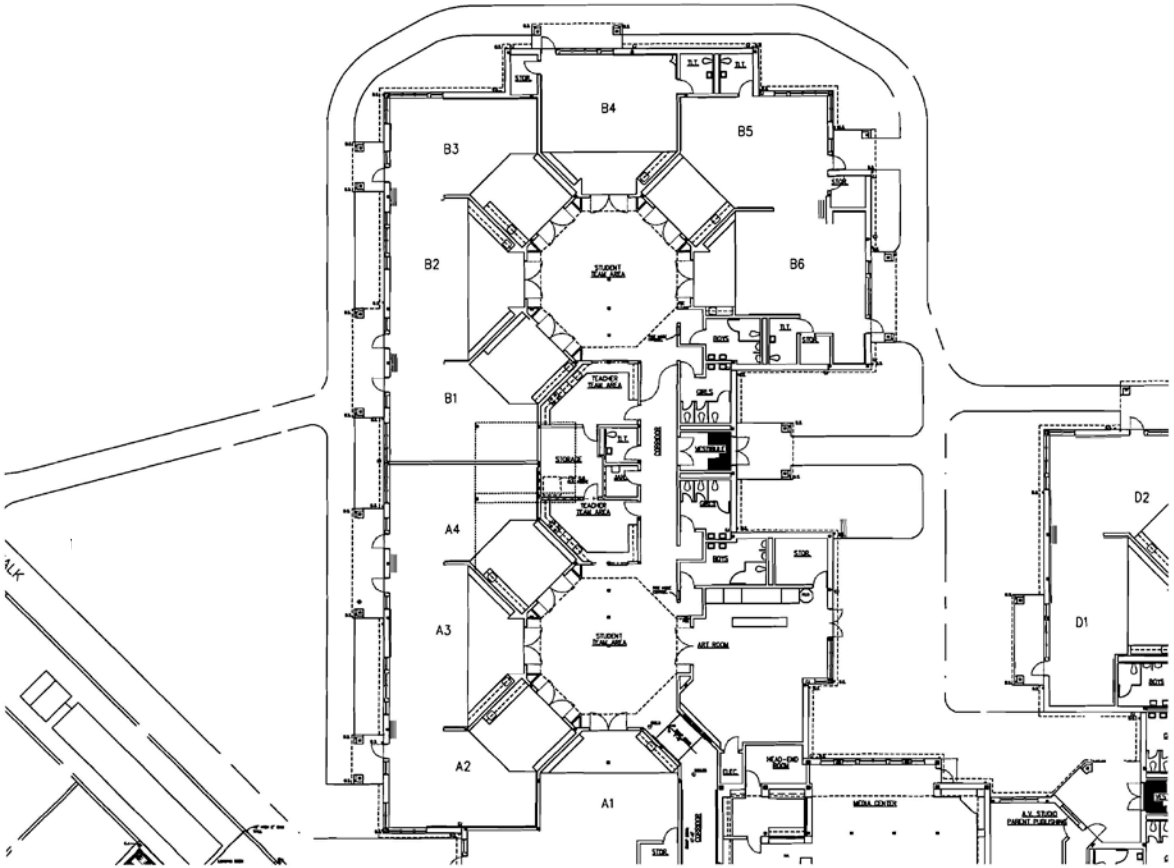



EXISTING PLAY FIELDS
EXISTING PAVEMENT
TRUMBAUERSVILLE ELEMENTARY SCHOOL
EXISTING PARKING
WOODVIEW DRIVE

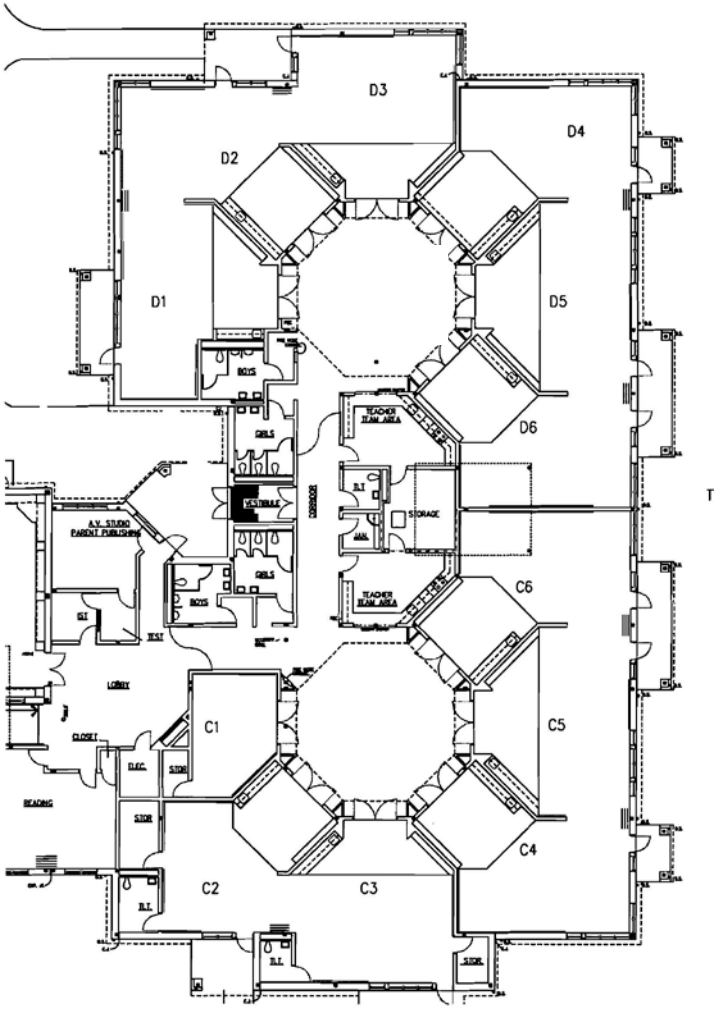
Site Plan


RAMP
CONC. WALK
MECHANICAL
STAGE
CAFETERIA
PRINCIPAL
MAIN ENTRANCE
MULTI-PURPOSE

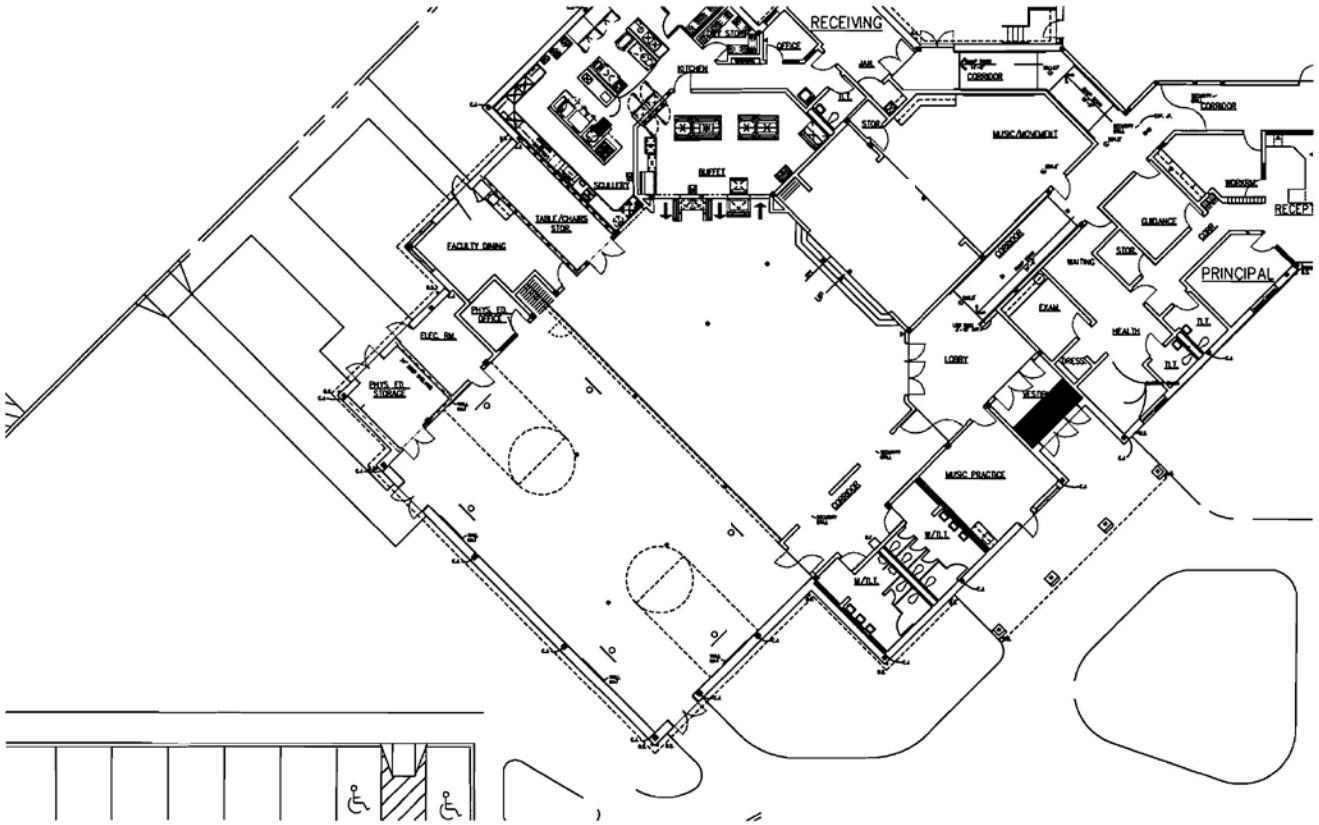
Floor Plan



Floor Plan Detail 1



Floor Plan Detail 2



Floor Plan Detail 3

EXISTING FACILITIES SURVEY: Trumbauersville Elementary School

School Name: Trumbauersville Elementary School
School Location: 101 Woodview Dr, Quakertown, PA 18951
Grade Config:
Survey Date: 8/13/2015
Building Age: 1999

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Good	5	Paving generally smooth with recent crack sealing evident; walks, landings & curbs good but with isolate plow damage; inlets intact & clean; downspouts dump to grade close to building.	- Apply Sika patch to damaged curb sections; extend DS to nearby swale.	1.00	l.s.	$15,000	$ 15,000
	Playground	*poor*	*1*	Existing playground equipment is worn and in some disrepair due to extensive use by surrounding community as well as during school.	Playground equipment replacement, edging, mulch, and drainage.	1.00	l.s.	$224,000	$ 224,000
Zoning	-			Municipality as Trumbauersville Boro. Zoning classification as LR. Approximate acreage as 17 acres.	Rear parcel offers space for active recreation.	-	l.s.	-	$ -
HVAC	-	Good	5	All equipment appears to be in good working order. The building is served by a geothermal system with ceiling mounted geothermal heat pumps, geothermal rooftop units (RTU) supplying conditioned air to select locations. Energy recovery ventilators (ERV) provide outdoor air to each room via a separate duct system. Approximately 70% of the condenser water actuators are in full open all the time. Approximately 50% of the HVAC units are connected to the Building Management System (BMS).	Tie in remaining HVAC systems to BMS. Replace condenser water actuators. See Building Automation System line item below.	40 condenser water valves. 25 HVAC unit interconnection to BMS.	s.f.	$700 each condenser valve replacement. $3400 each HVAC unit BAS interconnection.	See BAS item.
Building Automation System		Poor	1		Tie in remaining HVAC systems to BMS.	1	l.s.	$113,000	$ 113,000

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Plumbing	-	Good	5	The fixtures and systems are original to the building are in good condition. The domestic hot water is generated via a 98 gallon, 199,999 BTUH, gas fired hot water heater. The domestic hot water preheater is not operational. Backflow prevention devices are installed.	Repair domestic hot water preheater.	1		$10,000	$ 10,000
Lighting	*Interior*	Good	5	Overall the lighting is in good condition. Occupancy sensors were not observed.	Occupancy sensor installation	56,000	s.f.	0.50	$ 28,000
	Exterior	Good	5	Wall sconces are located above exterior doors as well as recessed down lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	Good	5	Siemens 1600 amp, 480/277V, 3ph, 4 wire. Manufactured 1998.	none.	-	l.s.	-	$ -
	Branch Panels	Good	5	Siemens surface or flush mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	Good	5	Simplex 4020 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	Good	5	Simplex 5100 accessed via PBX	none.	-	l.s.	-	$ -
	Master Clock	Good	5	Digital clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	Good	5	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	Good	5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	Good	5	Full coverage	none.	-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones provided by Level 3.	none.	-	EA	-	$ -
	Classroom AV	Good	5	Most classrooms have projectors with ceiling mounted speakers.	none.	-	s.f.	-	$ -
	Sound Systems	Good	5	A sound system is located in the auditorium.	none.	-	l.s.	-	$ -
Fire Protection	Sprinklers	Fair	4	Portions of the building are sprinklered.	Sprinkler entire building.	56,000	s.f.	4.65	$ 260,400
Environmental Remediation	-	*Good*	*5*	no asbestos detected	none.	-	s.f.	-	$ -
Architectural Area	54,647 SF			1-Story		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation	Good	5	Rear condenser unit damaged and refrigerant lines require insulation.		1	l.s.	5,000.00	$ 5,000
	sidewalk/paving					-	l.s.	-	$ -
	roof	poor	3	Report of leak issues at numerous locations with the architectural asphalt shingles.	replace sloped roofing architectural asphalt shingle, partial sheathing, snow/ice underlayment.	67,500	s.f.	10.00	$ 675,000
	walls	Fair	4	Staining on rear masonry. Previous repointing and water infiltration is evident.	Monitor rear masonry wall for future issues.	-	l.s.	-	$ -
	windows/curtainwalls	Good	5			-	s.f.	-	$ -
	doors/storefronts	Good	5	Some exterior doors/frames showing signs of rust.	none.	-	pr.	-	$ -
	Plumbing	Fair	4	Monitor gutters and downspouts. Residential grade gutters will require upkeep.	none.	-	EA	-	$ -
	comments		4	Trim landscaping which is overgrown.		1	l.s.	3,500.00	$ 3,500
Interior Spaces									
Administration									
	Floors	Good	5	Carpet.	none.	-	s.f.	-	$ -
	Walls	Good	5	glass set in hollow metal frame and GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good	5	2x4 ACT. Scored.	none.	-	s.f.	-	$ -
	Casework	Good	5	adequate reception desk and base/wall cabinets provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	Ceiling mounted geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8; Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Surface mounted 2x4, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Wall hung lavatory with automatic faucets. Wall hung water closet with automatic flushometer.	Add drain covers to lavatory.	1	l.s.	$500	$ 500
	ADA	Good	5	accessible throughout.	none.	-	ea.	-	$ -
	Other	Fair	4	Security provided through secure vestibule. A-Phone, electric strike, and card access provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Corridor									
	Floors	Fair	4	Carpet. Showing signs of wear.	remove and replace in entirety with 12x12	14,236	s.f.	3.50	$ 49,826
	Walls	Fair	4	painted CMU.	prep and paint.	10,608	s.f.	2.50	$ 26,520
	Ceilings	Fair	4	2x4 ACT	remove and replace in entirety with 2x4 ACT	14,236	s.f.	4.00	$ 56,944
	HVAC	Good	5	Ceiling mounted geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Recessed compact fluorescent. Pendant, metal halide.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Water coolers are located through the corridors.	none.	-	l.s.	-	$ -
	ADA	Good	5	accessible throughout.	none.	-	ea.	-	$ -
	Other					-		-	$ -
Nurse									
	Floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Good	5	Painted CMU.	none.	-	s.f.	-	$ -
	Ceilings	Fair	4	2x4 ACT. scored.	remove and replace in entirety with 2x4 ACT	128	s.f.	4.00	$ 512
	Casework	Fair	4	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	Ceiling mounted geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with dual handle faucet is located in the examination room.	none.	-	l.s.	-	$ -
	ADA	Good	5	ADA compliant Toilet Room fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom (Typical)									
	Floors	*Fair*	*4*	12x12 VCT entry with carpet.	provide new carpet tile.	2,702	s.y	40.00	$ 108,080
	Walls	*Fair*	*4*	Painted block.	prep and paint.	32,550	s.f.	2.50	$ 81,375
	Ceilings	*Fair*	*4*	2x4 ACT.	Provide new high NRC 2x4 ACT	24,318	s.f.	5.00	$ 121,590
	Casework	*Fair*	*4*	Original casework is in fair condition. Some delamination and damaged areas at countertops.	Repair at delaminating portions at countertops and edge bands.	1	l.s.	15,000.00	$ 15,000
	marker and tack surfaces	*Good*	*5*	Adequate white markerboard surfaces provided.	none.				$ -
	HVAC	*Good*	*5*	Ceiling mounted geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sink with dual handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA	*Poor*	*3*	Non-ADA compliant sink and sink base.	remove sink and sink base. Provide new ADA compliant sink and sink base.	54	l.f.	500.00	$ 27,000
	Other	*Fair*	*4*	Folding partitions.		100	l.f.	600.00	$ 60,000
Student Team Area									
	Floors	*Fair*	*4*	Carpet.	provide new carpet tile.	2,317	s.y	40.00	$ 92,680
	Walls	*Fair*	*4*	Painted CMU above Painted GWB.	prep and paint.	7,040	s.f.	2.50	$ 17,600
	Ceilings	*Fair*	*4*	Painted exposed metal deck and steel framework.	prep and paint.	20,853	s.f.	5.00	$ 104,265
	Casework	*Fair*	*4*	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Ceiling mounted geothermal heat pumps service this area . Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Wall sconces, metal halide. Recessed, compact flourescent.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notificaiton.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Teacher Team Area									
	Floors	*Fair*	*4*	Carpet.	provide new carpet tile.	1,256	s.y	40.00	$ 50,240
	Walls	*Fair*	*4*	Painted CMU.	prep and paint.	2,880	s.f.	2.50	$ 7,200
	Ceilings	*Fair*	*4*	2x4 ACT	Provide new high NRC 2x4 ACT	1,256	s.f.	5.00	$ 6,280
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Ceiling mounted geothermal heat pumps service this area . Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notificaiton.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sink with dual handle faucet.		-	l.s.	-	$ -
	ADA	*Poor*	*3*	Non-ADA compliant sink and sink base.	remove sink and sink base. Provide new ADA compliant sink and sink base.	24	l.f.	500.00	$ 12,000
	Other					-		-	$ -
Art Room									
	Floors	*Good.*	*5*	12x12 VCT.	none.	1,215	s.f.	-	$ -
	Walls	*Fair*	*4*	Painted CMU.	prep and paint.	2,464	s.f.	2.50	$ 6,160
	Ceilings	*Fair*	*4*	Painted exposed metal deck.	prep and paint.	1,215	s.f.	3.50	$ 4,253
	Casework	*Poor*	*3*	Base cabinet and counter top is showing signs of wear.	Remove and replace base cabinets and countertop.	20	l.f.	350.00	$ 7,000
	HVAC	*Good*	*5*	Ceiling mounted geothermal heat pumps service this area with painted exposed ductwork. Heat hood over kiln. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Art room: Pendant, acrylic lens , 2 lamp, 32 watt, T8; Storage room: recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Sprinkler coverage in storage room.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sinks with dual handle faucets and solids interceptors.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Music Room									
	Floors	Fair	4	Carpet.	provide new carpet tile.	914	s.y.	40.00	$ 36,560
	Walls	Fair	4	Painted CMU.	prep and paint.	1,408	s.f.	2.50	$ 3,520
	Ceilings	Fair	4	Painted exposed metal deck.	prep and paint.	914	s.f.	3.50	$ 3,199
	Casework	Fair	4	Adequate base and wall cabinet provided	none.	-	l.f.	-	$ -
	HVAC					-	s.f.	-	$ -
	Lighting					-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Poor	3	Non-ADA compliant sink and sink base.	remove sink and sink base. Provide new ADA compliant sink and sink base.	6	l.f.	500.00	$ 3,000
	Other	Fair	4	folding acoustical partition at Stage.	none.	-		-	$ -
Music Practice									
	Floors	Fair	4	Carpet.	provide new carpet tile.	400	s.y.	40.00	$ 16,000
	Walls	Fair	4	Painted CMU.	prep and paint.	820	s.f.	2.50	$ 2,050
	Ceilings	Fair	4	2x4	Provide new high NRC 2x4 ACT	400	s.f.	5.00	$ 2,000
	Casework	Fair	4	Adequate base and wall cabinetry provided	none.	-	l.f.	-	$ -
	HVAC	Good	5	Ceiling mounted geothermal heat pumps service this area with exposed and painted ductwork. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant metal halide and a wall mounted, acrylic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with dual handle faucet.	none.	-	l.s.	-	$ -
	ADA	Poor	3			-	ea.	-	$ -
	Other					-		-	$ -
IST									
	Floors	Fair	4	Carpet.	provide new carpet tile.	-	s.y.	40.00	$ -
	Walls	Fair	4	Painted block.	prep and paint.	-	s.f.	2.50	$ -
	Ceilings	Fair	4	2x4 ACT.	Provide new high NRC 2x4 ACT	-	s.f.	5.00	$ -
	Casework					-	l.f.	-	$ -
	HVAC	Good	5	Ceiling mounted geothermal heat pumps service this area . Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Library/Media Center									
	Floors	*Fair*	*4*	Carpet.	none.	-	s.f.	-	$ -
	Walls	*Good*	*5*	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	*Good*	*5*	Exposed painted wood truss work.	none.	-	s.f.	-	$ -
	Library shelving and Circulation desk	*Good*	*5*	adequate wood book shelving and Circulation desk provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Ceiling mounted geothermal heat pumps service this area with exposed and painted ductwork.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant metal halide; wall mounted, acrylic lens , 2 lamp, 32 watt, T8; wall sconces, compact fluorescent	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems		*4*	Location of; Simplex 5100 PA system, fire alarm panel, analog phones demarcation point, intermediate distribution frame (IDF), coaxial video demarcation point. Location of door closure controller.	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sink with dual handle faucet and bubbler.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Multi-Purpose Room									
	Floors	*Good*	*5*	Mondo rubber flooring.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	Painted CMU walls.	prep and paint.	3,936	s.f.	2.50	$ 9,840
	Ceilings	*Good*	*5*	Painted exposed steel trusses and metal deck.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Roof mounted geothermal heat pumps service this area with exposed and painted ductwork.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant metal halide; wall mounted, acrylic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	adequate wall safety padding and athletic equipment has been provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Stage									
	Floors	*Fair*	*4*	hard wood flooring.	sand and refinish.	787	s.f.	2.50	$ 1,968
	Walls	*Good*	*5*	Painted CMU.	prep and paint.	1,888	s.f.	2.50	$ 4,720
	Ceilings	*Fair*	*4*	Painted exposed metal deck.	none.	787	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Roof mounted geothermal heat pumps service this area with exposed and painted ductwork.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant metal halide; wall mounted, acrylic lens , 2 lamp, 32 watt, T8; wall sconces, compact fluorescent . Overhead stage lighting.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of Simplex 5100 sound system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other(Curtains and rigging)	*Good*	*5*	rigging and non-flammable curtains appear to be adequate for performance purposes.	none.	-		-	$ -
Cafeteria									
	Floors	*Fair*	*4*	Carpet tile flooring.	removing and replacing with VCT tiles.	-	s.f.	3.50	$ -
	Walls	*Good*	*5*	Painted block with painted acoustical block.	none.	-	s.f.	-	$ -
	Ceilings	*Good*	*5*	Painted exposed metal deck.	none.	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Roof mounted geothermal heat pumps service this area with exposed and painted ductwork.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kitchen									
	Floors		4	6x6 QT.	none.	-	s.f.	-	$ -
	Walls		4	Painted CMU.	prep and paint.	2,150	s.f.	2.50	$ 5,375
	Ceilings	Poor	4	2x4 ACT.	Remove existing 2x4 ACT tiles and replace with washable 2x4 ACT tiles.	2,542	s.f.	6.00	$ 15,252
	Casework					-	l.f.	-	$ -
	HVAC	Good	5	Ceiling mounted geothermal heat pumps service. Air is exhausted either by the hood exhaust fans or by individual exhaust fans ducted from the roof. The kitchen hood incorporates a gas shutoff solenoid interlocked with the control panel. Kitchen makeup air is provided by makeup air units. The dishwasher incorporates a integral exhaust hood ducted to a roof mounted exhaust fan. The office area has wall mounted, packaged heat pump.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed, acrylic lens , 4 lamp, 32 watt, T8; Recessed, compact fluorescent. Surface mounted, gasketed, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection. The kitchen hood is interlocked with the fire alarm system.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	The service sinks, hand sinks, floor sinks, floor drains are in good condition. The grease interceptor is located outdoors and is piped to code required plumbing fixtures.	Various sinks require drain covers.	5	ea.	$100	$ 500
	ADA					-	ea.	-	$ -
	Kitchen	Fair	4	Replacement of certain items	Cook-Line/Serving Line/Steamer and Oven	1		250,000.00	$ 250,000
Faculty									
	Floors	Fair	4	Carpet tile.	provide new carpet tile.	382	s.y.	40.00	$ 15,280
	Walls	Fair	4	Painted CMU.	prep and paint.	930	s.f.	2.50	$ 2,325
	Ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	Good	5	Adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	Ceiling mounted geothermal heat pumps service this area.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, acrylic lens ,4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with dual handle faucet.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

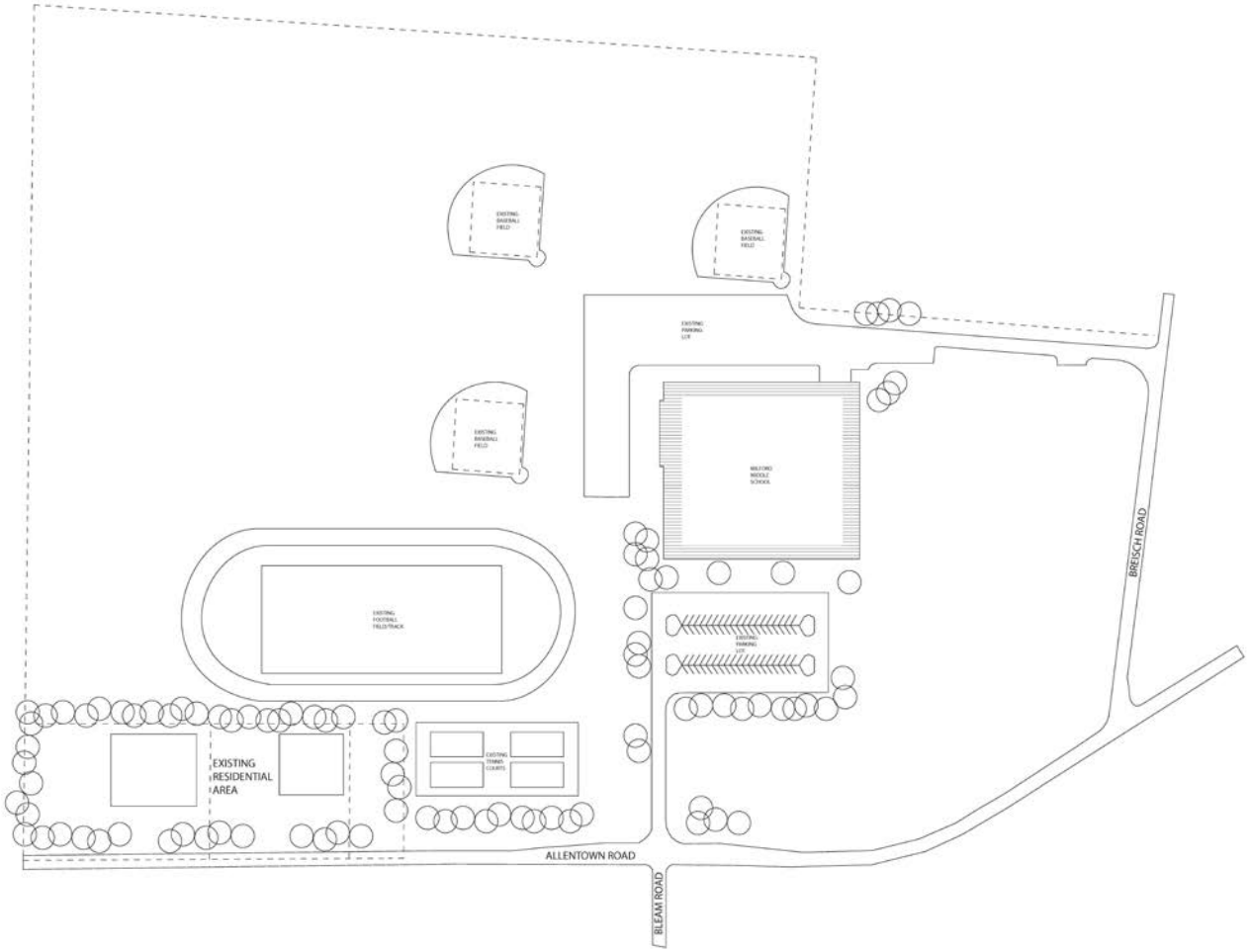
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet									
	Floors	*Fair*	*4*	Ceramic floor tile.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	Painted CMU.	prep and paint.	1,958	s.f.	2.50	$ 4,895
	Ceilings	*Fair*	*4*	Painted GWB.	prep and paint.	5,680	s.f.	3.00	$ 17,040
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Ceiling mounted geothermal heat pumps service this area. Exhaust is provided by a centralized roof mounted exhaust fan. A ceiling mounted electric cabinet unit heater provides heat to the room.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Surface mounted fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Wall hung lavatories with automatic faucets. Wall hung water closet with automatic flush valve. Wall hung urinals with automatic flush valve. Dual height drinking fountains are located at the entrance.	Lavatories are missing drain covers.	20	ea.	$100	$ 2,000
	ADA	*Good*	*5*	ADA compliant Toilet Room fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other					-		-	$ -
Electrical									
	Floors	*Good*	*5*	12x12 VCT	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	painted CMU.	prep and paint.	1,056	s.f.	2.50	$ 2,640
	Ceilings	*Fair*	*4*	exposed metal deck.	none.	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Exhaust is provided via a roof mounted exhaust fan interlocked with a wall mounted intake damper. Electric unit heaters provide heating to the space.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant, wire guard, 2 lamp, 32 watt, T8; Wall mounted, battery, emergency exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Electrical service and main distribution panel (MDP) are located in this space. An Onan, 70 amp, grade mounted, natural gas generator is located outdoors adjacent to this space. An Onan transfer switch is located in this space.	If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be seperated and fed from independent automatic transfer switches to comply with the currrent National Electrical Code.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Location of Simplex Fire Alarm Panel. Audio/visual notificaiton. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Mechanical									
	Floors	*Fair*	*4*	sealed concrete floor.	prep and reseal.	1,186	s.f.	2.00	$ 2,372
	Walls	*Fair*	*4*	painted CMU.	prep and paint.	2,400	s.f.	2.50	$ 6,000
	Ceilings	*Fair*	*4*	exposed metal deck.	none.	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal loop pump location. Geothermal loop header locaiton. Exhaust is provided via a roof mounted exhaust fan. Propane fired unit heaters provide heating to the space. Floor mounted geothermal heat pumps are located in this room.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant, wire guard, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Location of various sub panels.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notificaiton. Heat/smoke	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of fire service with backflow prevention.	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A natural gas fired domestic hot water heater provides hot water to the building. A master hot water mixing valve was observed. Floor drains are in good condition. Location of water service. Domestic hot water preheater was not operational.	Repair domestic hot water preheater.	-	l.s.	bldg. estimate	
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Security is provided and monitored by Security Services.	none.	-	s.f.	-	$ -
	Optional emergency power	*Fair*	*4*	A Onan natural gas generator in a weatherproof enclosure augmented by a Onan 70 amp transfer switch. If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be separated and fed from independent automatic transfer switches to comply with the current National Electrical Code.	none.	-	l.s.	-	$ -
	General building upgrades not indicated elsewhere					-	s.f.	-	$ -
					Subtotal		s.f.		**$ 2,595,460**
					Contingency	20%			$ 519,092
					Subtotal				$ 3,114,552
					Escalation Assume 1 year @ 4%/year	4%			$ 124,582.08
					Total Estimated Costs		s.f.		**$ 3,239,134**

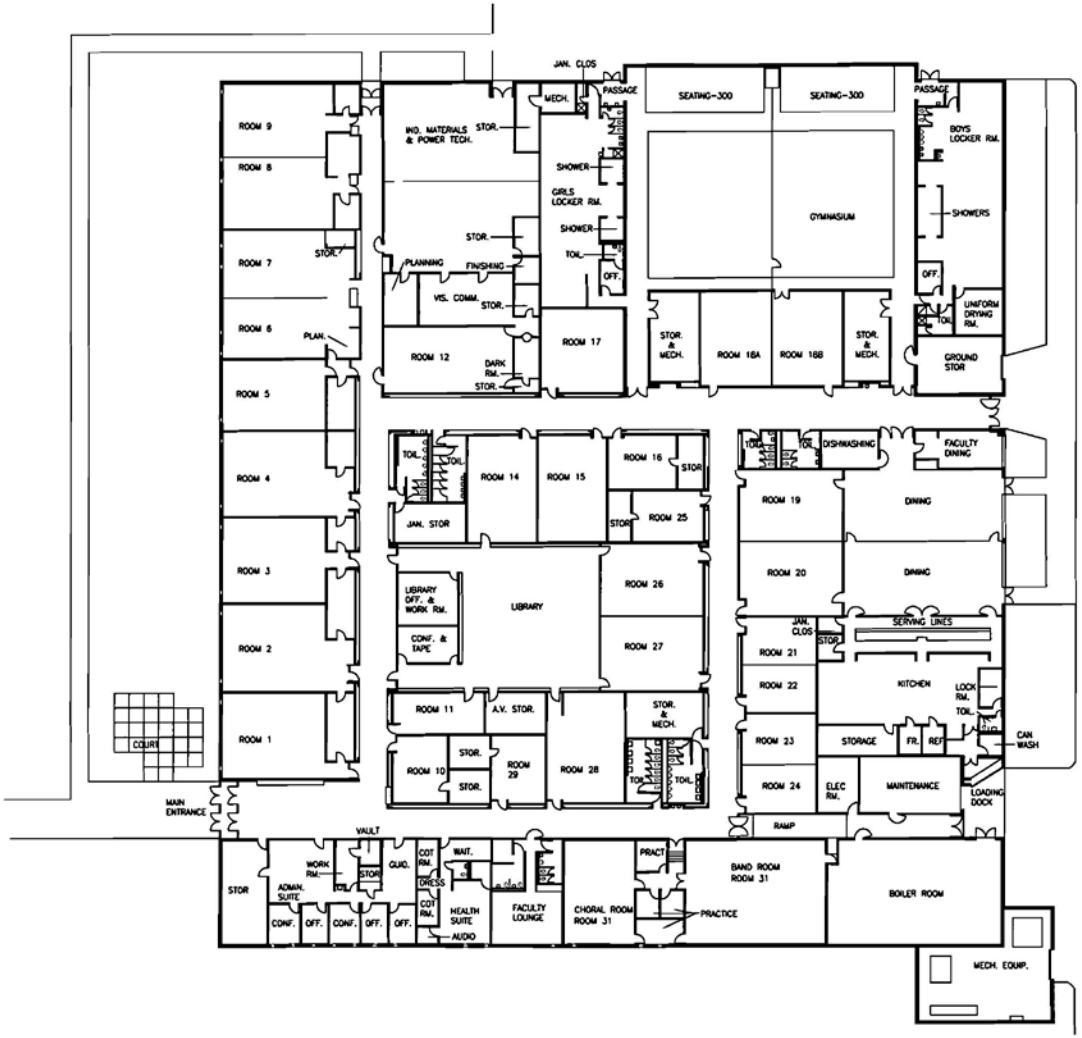
MILFORD MIDDLE SCHOOL

MILFORD MIDDLE SCHOOL

Location: 2255 Allentown Road
Quakertown, PA 18951


EXISTING BASEBALL FIELD
EXISTING BASEBALL FIELD
EXISTING BASEBALL FIELD
EXISTING PARKING LOT
MILFORD MIDDLE SCHOOL
EXISTING FOOTBALL FIELD/TRACK
EXISTING PARKING LOT
EXISTING TENNIS COURTS
EXISTING RESIDENTIAL AREA
BRESCH ROAD
ALLENTOWN ROAD
BLEAM ROAD

Site Plan


JAN. CLOS
MECH.
PASSAGE
SEATING-300
SEATING-300
PASSAGE
ROOM 9
ROOM 8
IND. MATERIALS & POWER TECH.
STOR.
SHOWER
GIRLS LOCKER RM.
GYMNASIUM
BOYS LOCKER RM.
SHOWERS
ROOM 7
STOR.
PLANNING
FINISHING
SHOWER
TOIL.
OFF.
OFF.
VIS. COMM.
STOR.
UNIFORM DRYING RM.
TOIL.
ROOM 6
PLAN.
ROOM 12
DARK RM.
STOR.
ROOM 17
STOR. & MECH.
ROOM 18A
ROOM 18B
STOR. & MECH.
GROUND STOR
ROOM 5
TOIL.
TOIL.
ROOM 14
ROOM 15
ROOM 16
STOR
DISHWASHING
FACULTY DINING
ROOM 4
JAN. STOR
STOR
ROOM 25
ROOM 19
DINING
ROOM 3
LIBRARY OFF. & WORK RM.
LIBRARY
ROOM 26
ROOM 20
DINING
CONF. & TAPE
ROOM 27
JAN. CLOS
STOR.
SERVING LINES
ROOM 2
ROOM 21
ROOM 22
KITCHEN
LOCK RM.
TOIL.
ROOM 11
A.V. STOR.
STOR. & MECH.
COURT
ROOM 1
STOR.
ROOM 10
STOR.
ROOM 29
ROOM 28
TOIL.
TOIL.
ROOM 23
STORAGE
FR.
REF.
CAN WASH
ROOM 24
ELEC RM.
MAINTENANCE
LOADING DOCK
MAIN ENTRANCE
RAMP
VAULT
STOR
ADMIN. SUITE
WORK RM.
TOIL.
STOR
CLKG.
COT RM.
DRESS
COT RM.
WAIT.
HEALTH SUITE
AUDIO
FACULTY LOUNGE
CHORAL ROOM ROOM 31
PRACT
PRACTICE
BAND ROOM ROOM 31
BOILER ROOM
CONF.
OFF.
CONF.
OFF.
OFF.
MECH. EQUIP.

Floor Plan

EXISTING FACILITIES SURVEY:

School Name: Milford Middle School
School Location: 2255 Allentown Rd, Quakertown, PA 18951
Grade Config: Grade 6 thru 8
Survey Date: 8/10/2015
Building Age: 1974

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Good	5	Paving smooth; walks show aggregate and have gaps; isolated curbing deteriorated; area drains intact & clean; tree limbs extend over roof; tennis courts show cracks presenting tripping hazards	- Allow for partial walk replacement; replace 10 LF of curb; trim trees; patch tennis cracks.	1.00	ea.	$40,000	$ 40,000
Site Lighting		Poor							$ -
Zoning	-			Municipality as Milford. Zoning classification as RA. Impervious cover allowable as 15%. Approximate acreage as 40 acres.	May be room for additional active recreation.	-	l.s.	-	$ -
HVAC	-	Fair/Poor	3	All equipment appears to be in fair to poor working order. The grade mounted air cooled chiller is in fair condition while the boiler plant and air handling units (AHU) are in poor condition. The building is served by a four pipe chilled and hot water system. Heating and cooling AHU's are located throughout the building utilizing chilled and hot water coils, plenum returns, and outside air connections supply conditioned air to a majority of the building. Hot water heating units are located in select locations. Rooftop units (RTU) with refrigerant cooling and electric heat supply conditioned air to select locations. Approximately 50% of the HVAC units are connected to the Building Management System (BMS), the remaining controls are pneumatic.	Replace heating boilers and pumps. Replace heating and cooling AHU's. Provide return ductwork. Upgrade remaining pneumatic controls to electronic.	1	ea.	$1,875,000	$ 1,875,000
Plumbing	-	Fair	4	The fixtures and systems are in fair condition. The domestic hot water is generated via a 100 gallon, gas fired hot water heater. A well, storage tank and water pumps supply domestic water to the building.	none.	-	s.f.	-	$ -
Lighting	*Interior*	Fair	4	Overall the lighting is in fair condition. Occupancy sensors were not observed.	Install occupancy sensors.	50	ea	$300	$ 15,000
	Exterior	Fair	4	Wall sconces are located above exterior doors as well as recessed down lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	Fair	4	General Electric 2000 amp, 480/277V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	Fair	4	General Electric and Square D, surface or flush mounted.	none.	-	s.f.	-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Fire Alarm	*Head End Panel / Devices*	Good	5	Simplex 4100 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	Consider adding fire alarm coverage per the latest edition of the National Fire Protection Agency (NFPA).	-	s.f.	-	$ -
Telecommunications	*PA System*	Fair	4	Accessed via PBX		-	l.s.	-	$ -
	Master Clock	Good	5	Clocks exist in all classrooms.		-	l.s.	-	$ -
	CATV	Good	5	CATV serves a few select spaces.			s.f.		$ -
	Structured Cabling	Good	5	Cat cabling		-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling		-	l.s.	-	$ -
	Wireless Network	Good	5	Full coverage		-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones.		-	EA	-	$ -
	Classroom AV	Good	5	Most classrooms have projectors with ceiling mounted speakers.		-	s.f.	-	$ -
	Sound Systems	Good	5	A sound system is located in the auditorium.		-	l.s.	-	$ -
Fire Protection	-	Poor	3	No sprinkler system is present.	Add sprinkler system, with fire pump and on-site water storage.	1	ea.	$255,000	$ 255,000
Environmental Remediation	-	Poor	3	Floor tile and mastic, Transite siding, suspended ceiling system plaster and metal	Abate in entirety.	1	l.s.	250,000.00	$ 250,000
Architectural Area	78,042 SF			single story		-	s.f.	-	$ -
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving	*Poor*	*3*	Area of concrete sidewalk and curb at the rear side of the facility requiring removal and replacement.	Remove and replace concrete sidewalk and concrete curb where deteriorated.	1.00	l.s.	25,000.00	$ 25,000
	Roof	*Poor*	*3*	Roof is BUR (Built-Up-Roof) with a flood and gravel surface. Notes provided indicate a TREMCO roof system. Custodian (Tammy) reporting no active leaks. Curb membrane visibly tight, no blisters or sagging membrane with one exception. Expansion joints and pitch pockets in visibly good condition. All metal edging and copings in visibly intact. Minor roof related issues.	Remove and replace in entirety with 3-Ply hot modified bitumen system.	78,460	s.f.	30.00	$ 2,353,800
	walls	*Good.*	*5*	Minimal masonry repointing and recaulking is required around the building.		1	l.s.	5,000.00	$ 5,000
	windows/curtainwalls	*Good.*	5	south façade replace windows with shot holes and replace single plexigalss window		1	LS	3,500.00	$ 3,500
	doors/storefronts	*Fair*	*4*	EFIS soffits around most doorways is in poor shape with cracking and visible areas of water infiltration. Front entrance is in the worse shape.	Consider future soffit replacement	1	LS	20,000.00	$ 20,000
	Plumbing					-	EA	-	$ -
	comments		*4*	Trim landscaping touching the building to prevent damage to masonry/roof.		1	l.s.	3,000.00	$ 3,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Interior Spaces									
Administration									
	floors	*Poor*	*3*	Carpet is dated and showing signs of wear.	remove and replace with carpet tiles	69	s.y.	40.00	$ 2,760
	walls	*Poor*	*3*	Painted GWB.	prep and repaint.	1,010	s.f.	2.50	$ 2,525
	ceilings	*Poor*	*3*	2x4 ACT.	remove and replace with 2x4 ACT.	621	s.f.	4.00	$ 2,484
	casework	*Poor*	*3*		See Other.	-	l.f.	-	$ -
	HVAC	*Poor*	*3*	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	*Fair*	*4*	Surface mounted, acrylic lens, 4 lamp, 32 watt, T8; Surface mounted, acrylic lens, 2 lamp, 32 watt, T8; Surface mounted compact fluorescent.		-	s.f.	bldg item	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Poor*	*3*	non-secure pass-thru at entry vestibule	reconfigure for fully secure and full visibility at Administration/main entry.	1.00	l.s.	50,000.00	$ 50,000
Corridors									
	floors	*Poor*	*3*	12x12 VAT.	Abate in entirety. Provide new 12x12 VCT	8,293	s.f.	3.50	$ 29,026
	walls	*Fair*	*4*	Painted CMU.	prep and repaint.	15,980	s.f.	2.50	$ 39,950
	ceilings	*Fair*	*4*	Painted GWB.	prep and repaint.	8,293	s.f.	3.00	$ 24,879
	HVAC	*Poor*	*3*	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	*Fair*	*4*	Recessed, acrylic lens, 2 lamp, 32 watt, T8.		-	s.f.	bldg item	$ -
	Electrical	*Fair*	*4*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Fair*	*4*	Water coolers are located through the corridors.	none.	-	l.s.	-	$ -
	ADA	*Poor*	*3*	Some existing doors swing into corridor reducing egress width. Non-ADA compliant door hardware. Non-ADA compliant clear width opening at some recessed door opening locations.	reconfigure door entry to comply with ADA dimensional clearances. Provide new wood doors and ADA compliant door hardware throughout.	7	ea.	5,000.00	$ 35,000
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Office									
	floors	Poor	3	Carpet is dated and showing signs of wear.	remove and replace with carpet tiles	500	s.y.	40.00	$ 20,000
	walls	Fair	4	Painted GWB.	prep and repaint.	5,000	s.f.	2.50	$ 12,500
	ceilings	Poor	3	2x4 ACT.	remove and replace with 2x4 ACT.	500	s.f.	4.00	$ 2,000
	casework					-	l.f.	-	$ -
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 4 lamp, 32 watt, T8; Surface mounted, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Poor	3	Door hardware is not ADA compliant.	Remove and replace current hardware with ADA compliant hardware.	6	ea.	1,500.00	$ 9,000
	Other					-		-	$ -
Guidance									
	floors	Poor	3	Carpet is dated and showing signs of wear.	remove and replace with carpet tiles	372	s.y.	40.00	$ 14,880
	walls	Fair	4	Painted GWB.	prep and repaint.	770	s.f.	2.50	$ 1,925
	ceilings	Poor	3	2x4 ACT.	remove and replace with 2x4 ACT.	372	s.f.	4.00	$ 1,488
	casework					-	l.f.	-	$ -
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 4 lamp, 32 watt, T8.	none.	-	s.f.	bldg item	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Kitchen sink with dual handle faucet.		-	l.s.	-	$ -
	ADA	Poor	3	Door hardware is not ADA compliant.	Remove and replace current hardware with ADA compliant hardware.	4	ea.	1,500.00	$ 6,000
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Nurse									
	floors	Poor	3	VAT flooring.	Abate in entirety. Remove and replace with 12x12 VCT.	835	s.f.	3.50	$ 2,923
	walls	Fair	4	Painted CMU.	prep and repaint.	2,740	s.f.	2.50	$ 6,850
	ceilings	Poor	3	2x4 ACT.	remove and replace with 2x4 ACT.	835	s.f.	4.00	$ 3,340
	casework	Poor	3	Base and wall cabinetry is aged.	Remove and replace in entirety.	10	l.f.	600.00	$ 6,000
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Wall hung lavatory with dual handle faucet. Wall hung water closet with manual flush valve.	Add drain cover to lavatory.	1	ea.	$100	$ 100
	ADA	Poor	3	non-compliant ADA Toilet Room.	Provide new ADA compliant Toilet Room with necessary clear width dimensions, fixtures, and accessories.	1	l.s.	25,000.00	$ 25,000
	Other					-		-	$ -
Classroom									
	floors	Poor	3	VAT flooring.	Abate in entirety. Remove and replace with 12x12 VCT.	-	s.f.	3.50	$ -
	walls	Fair	4	Painted CMU.	prep and repaint.	-	s.f.	2.50	$ -
	ceilings	Poor	3	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	-	s.f.	5.00	$ -
	casework	Poor	3	Base and wall cabinetry is aged.	Remove and replace in entirety.	10	l.f.	600.00	$ 6,000
	marker and tack surfaces	Good.	5	adequate white board and tack board surfaces provided.	none.				$ -
	HVAC	Poor	3	AHU's service this area with linear diffusers. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Science Lab									
	floors	Good.	5	VCT Flooring.	none.	-	s.f.	-	$ -
	walls	Fair	4	Painted CMU.	prep and repaint.	-	s.f.	-	$ -
	ceilings	Fair	4	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	-	s.f.	-	$ -
	casework	Poor	3	Base and wall cabinetry is aged at Science Prep Room.	Remove and replace in entirety.	20	l.f.	600.00	$ 12,000
	HVAC	Poor	3	AHU's service this area with linear diffusers. Ventilation air is provided via the AHU. Plenum return system. An emergency exhaust system with centralized roof mounted exhaust fans service the science rooms.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Lab sinks are dual handle with vacuum breakers. An emergency eyewash/shower with floor drain was located in this space. The acid neutralization tank is located in the floor of the science prep rooms. Emergency water and gas shut offs are present near the teachers station.	none.	-	l.s.	-	$ -
	ADA	Poor	3	Sink in casework does not comply with current ADA regulations.	Replace sink base cabinetry, countertop and sink to comply with current ADA regulations.	6	l.f.	350.00	$ 2,100
	Other	Good.	5	Emergency eye wash station provided.	none.	-		-	$ -
Family Consumer Science									
	floors	Poor	3	VAT flooring.	Abate in entirety. Provide new 12x12 VCT	-	s.f.	3.50	$ -
	walls	Fair	4	Painted block.	prep and repaint.	-	s.f.	2.50	$ -
	ceilings	Fair	4	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	-	s.f.	5.00	$ -
	casework	Good.	5	adequate base and wall cabinetry provided. Casework has been recently upgraded.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good.	5	adequate white board and tack board surfaces provided.	none.				$ -
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Kitchen sink with dual handle faucet.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
									$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Life Skills									
	floors	Poor	3	VAT flooring.	Abate in entirety. Provide new 12x12 VCT	963	s.f.	3.50	$ 3,371
	walls	Fair	4	Painted block.	prep and repaint.	1,410	s.f.	2.50	$ 3,525
	ceilings	Fair	4	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	963	s.f.	5.00	$ 4,815
	casework	Good.	5	adequate base and wall cabinetry provided. Casework has been recently upgraded.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good.	5	adequate white board and tack board surfaces provided.	none.				$ -
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 4 lamp, 32 watt, T8; Recessed, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with dual handle faucet.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Art Room									
	floors	Poor	3	VAT Flooring.	Abate in entirety. Provide new 12x12 VCT	963	s.f.	3.50	$ 3,371
	walls	Poor	3	Painted CMU walls	prep and repaint.	1,410	s.f.	2.50	$ 3,525
	ceilings	Poor	3	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	963	s.f.	5.00	$ 4,815
	casework	Poor	3	Casework is aged and in poor condition.	remove and replace in entirety with new base and wall cabinetry and countertop.	12	l.f.	600.00	$ 7,200
	marker and tack surfaces	Poor	3		Add 12' marker board at teaching wall.	12	l.f.	20.00	$ 240
	HVAC	Poor	3	AHU's service this area with linear diffusers. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Kitchen sinks with single handle faucets and solids interceptors.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Wood Shop & Power Tech									
	floors	Fair	4	hard wood flooring.	prep, sand and refinish.	2,862	s.f.	2.00	$ 5,724
	walls	Fair	4	Painted CMU walls	prep and repaint.	3,435	s.f.	2.50	$ 8,588
	ceilings	Fair	4	Exposed metal deck.	prep and repaint.	2,862	s.f.	3.00	$ 8,586
	casework					-	l.f.	-	$ -
	marker and tack surfaces					-	l.f.	-	$ -
	HVAC	Poor	3	AHU's service this area as well as a wall mounted air conditioner. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Fair	4	Audio notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Music/Coral Room									
	floors	Fair	4	Carpet	remove and replace with carpet tile	88	s.y.	40.00	$ 3,520
	walls	Fair	4	Painted CMU.	prep and repaint.	1,140	s.f.	2.50	$ 2,850
	ceilings	Poor	3	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	792	s.f.	5.00	$ 3,960
	casework	Poor	3	Casework is dated.	remove and replace with adequate music storage cabinetry	25	l.f.	500.00	$ 12,500
	marker and tack surfaces	Poor	3	marker and tack surface are aged.	remove and replace in entirety	25	l.f.	500.00	$ 12,500
	HVAC	Poor	3	AHU's service this area as well as a wall mounted air conditioner. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Fair	4	Audio notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	3	wall acoustical panels are dated and worn.	remove and replace in entirety with surface mounted fabric wrapped 2x2 and 2x4 acoustical wall panels.	1	l.s.	3,500.00	$ 3,500

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Band Room									
	floors	Fair	4	Carpet	remove and replace with carpet tile	1,589	s.y.	40.00	$ 63,560
	walls	Fair	4	Painted CMU.	prep and repaint.	1,610	s.f.	2.50	$ 4,025
	ceilings	Poor	3	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	1,589	s.f.	5.00	$ 7,945
	casework	Poor	3	Casework is dated.	remove and replace with adequate music storage cabinetry	25	l.f.	500.00	$ 12,500
	marker and tack surfaces	Poor	3	marker and tack surface are aged.	remove and replace in entirety	25	l.f.	500.00	$ 12,500
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Pendant fluorescent, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Fair	4	Audio notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	3	wall acoustical panels are dated and worn.	remove and replace in entirety with surface mounted fabric wrapped 2x2 and 2x4 acoustical wall panels.	1	l.s.	3,500.00	$ 3,500
Library									
	floors	Good	5	Carpet. (Recently upgraded)	none.	-	s.f.	-	$ -
	walls	Fair	4	Painted CMU and painted GWB.	prep and repaint.	2,280	s.f.	2.50	$ 5,700
	ceilings	Poor	3	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	3,142	s.f.	5.00	$ 15,710
	Library Shelving and circulation desk	Poor/fair	3	non ADA compliant circulation desk. Wood shelving is aged and showing signs of wear.	remove and replace in entirety. Solid hard wood Media center shelving 42" book cases	1	l.s.	20,000.00	$ 20,000
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	bldg item	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems	Good	5	Location of intermediate distribution frame (IDF)	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Gym									
	floors	Poor	3	hard wood flooring.	prep, sand and refinish.	7,686	s.f.	2.00	$ 15,372
	walls	Poor	3	Painted CMU.	prep and repaint.	9,800	s.f.	2.50	$ 24,500
	ceilings	Poor	3	Painted exposed metal deck and steel joist framing.	prep and repaint.	7,686	s.f.	3.50	$ 26,901
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 6 lamp, 32 watt, T8. Illuminated exit signs.	none.	-	s.f.	bldg item	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Poor	1	No Fire alarm in this space.	Add fire alarm coverage.	1	ea.	$15,000	$ 15,000
	Systems	Good	5	PA system speakers mounted in ceiling.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other 1	Poor	3	Aged Gymnasium and basketball equipment, score board, and wall safety padding.	remove and replace with (4) manual backboards, (2) motor operated backboards electronic scoreboard, and wall safety padding.	1	l.s.	85,000.00	$ 85,000
	Other 2	Poor	3	Aged and Non-functional acoustical folding partition.	remove and replace in entirety with paired panel, automatic operable acoustical wall partition.	75	l.f.	2,250.00	$ 168,750
	Other 3	Poor	3	Aged and non-functional wood bleachers	remove and replace with telescoping bleachers, integral power - 12 rows	100	l.f.	750.00	$ 75,000
Girls and Boys Locker Rooms									
	floors		3	VAT and Ceramic tile flooring.	Abate in entirety. Provide new 12x12 VCT	4,910	s.f.	3.50	$ 17,185
	walls	Poor	3	Painted GWB.	prep and repaint.	4,540	s.f.	2.50	$ 11,350
	ceilings	Poor	3	Painted GWB.	prep and repaint.	4,910	s.f.	3.00	$ 14,730
	HVAC	Poor	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system. Exhaust is provided by a centralized roof mounted exhaust fan.	Replace AHU's and provide return ductwork. Replace exhaust with energy recovery ventilator.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted, acrylic lens, 2 lamp, 32 watt, T8. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm	Fair	4	Audio notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Wall hung lavatories with manual dual handle faucets. Wall hung water closets with manual flush valves. Column, stainless steel, shower systems in gang showers. Shower stalls with stainless steel liners and shower accessories.	Lavatories are missing drain covers.	10	ea.	$100	$ 1,000
	ADA					-	ea.	-	$ -
	Other	Poor	3	Lockers require replacement.	Remove and replace with 12" wide single tier metal locker system.	500	ea.	300.00	$ 150,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Cafeteria									
	floors	Poor	3	VAT.	Abate in entirety. Provide new 12x12 VCT	2,559	s.f.	3.50	$ 8,957
	walls	Fair	4	Painted CMU.	prep and repaint.	3,030	s.f.	2.50	$ 7,575
	ceilings	Poor	3	2x4 ACT.	remove and replace with high NRC 2x4 ACT.	2,559	s.f.	5.00	$ 12,795
	HVAC	Poor	3	AHU's service this area with linear diffusers. Ventilation air is provided via the AHU. Hot water convectors run the perimeter of the window system. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	-	$ -
	Lighting	Fair	4	Recessed fluorescent,4x4, acrylic lens, 32 watt, T8. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm	Fair	4	Audio notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Single height drinking fountains are located at the entrance.	Provide new ADA accessible drinking fountains.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	3	Folding Partition - non-operational	replace in entirety	-		-	$ -
Kitchen									
	floors	Poor	3	4x4 quarry tile.	remove and replace in entirety with 6x6 Quarry tile floor.	2,223	s.f.	20.00	$ 44,460
	walls	Poor	3	Painted CMU.	prep and repaint. (Epoxy paint for smooth and washable surface)	2,170	s.f.	3.00	$ 6,510
	ceilings	Poor	3	Painted GWB and 2x4 ACT.	remove and replace with washable surface 2x4 ACT.	2,223	s.f.	6.00	$ 13,338
	HVAC	Fair/Poor AHU's are in poor condition. Kitchen hoods are in fair condition.	3	AHU's service this area. Ventilation air is provided via the AHU. Plenum return system. Exhaust is provided by a centralized roof mounted exhaust fan. Air is exhausted either by the hood exhaust fans or by individual exhaust fans ducted from the roof. The kitchen hood incorporates an ansul fire extinguisher system and a gas shutoff solenoid interlocked with the control panel. Kitchen makeup air is provided by makeup air units. The dishwasher incorporates a integral exhaust hood ducted to a roof mounted exhaust fan.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted fluorescent, acrylic lens, 2 lamp, vapor proof, 32 watt, T8. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Fair	4	Audio notification and pull stations.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	The service sinks, hand sinks, floor sinks, floor drains are in good condition. The grease interceptor is located outdoors and is piped to code required plumbing fixtures.	Various sinks require drain covers.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Equipment	Poor	3	All New Equipment Needed	remove and replace in entirety. Solid hard wood Media center shelving 42" book cases	1		375,000.00	$ 375,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Faculty Lounge									
	floors	Poor	3	VAT floor.	Abate in entirety. Provide new 12x12 VCT	405	s.f.	3.50	$ 1,418
	walls	Fair	4	Painted CMU.	prep and repaint.	820	s.f.	2.50	$ 2,050
	ceilings	Poor	3	2x4 ACT.	remove and replace with 2x4 ACT.	405	s.f.	4.00	$ 1,620
	casework					-	l.f.	-	$ -
	HVAC	Poor	3	AHU's service this area . Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted fluorescent, acrylic lens, 2 tube, 32 watt, T8. Surface mounted compact fluorescent fixture.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Kitchen sink with a dual handle faucet.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Toilet									
	floors	Poor	3	ceramic tile flooring.	provide new ceramic tile floor	-	s.f.	see ADA	$ -
	walls	Poor	3	Painted CMU.	prep and repaint	-	s.f.	see ADA	$ -
	ceilings	Poor	3	Painted GWB.	prep and repaint	-	s.f.	see ADA	$ -
	HVAC	Poor	3	Wall mounted cabinet unit heaters . Exhaust is provided via a centralized roof mounted exhaust fan.	Replace exhaust and heating systems. Add air conditioning to toilet rooms.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Surface mounted fluorescent, acrylic lens, 2 tube, 32 watt, T8. Incandescent sconce over lavatory mirror.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Wall hung lavatories with dual handle faucets. Wall hung water closets with manual flush valves. Wall hung urinals with manual flush valves.	Add drain covers to lavatories.	-	l.s.	-	$ -
	ADA		3	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	7	ea.	30,000.00	$ 210,000
	Other					-		-	

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Building Storage									
	floors	Poor	3	sealed concrete floor.	prep and reseal.	580	s.f.	2.00	$ 1,160
	walls	Fair	4	painted CMU.	prep and repaint.	1,010	s.f.	2.50	$ 2,525
	ceilings	Fair	4	Painted exposed metal deck and steel joist framing.	prep and repaint.	580	s.f.	3.00	$ 1,740
	HVAC	Poor	3	A hot water unit heater provides heat to the space. An AHU serving the Admin. Suite is located in the ceiling. Future connections for and expansion consisting of heating hot water, chilled water, domestic cold water, domestic hot water and domestic hot water return are located in the ceiling. Ventilation air is provided via the AHU. Plenum return system.	Replace AHU's and provide return ductwork.	-	s.f.	bldg item	$ -
	Lighting	Fair	4	Pendant fluorescent, acrylic lens, 2 tube, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	3	Overhead coiling door is aged and showing signs of wear.	remove and replace in entirety with insulated aluminum 10x12 overhead door.	1	ea.	3,250.00	$ 3,250

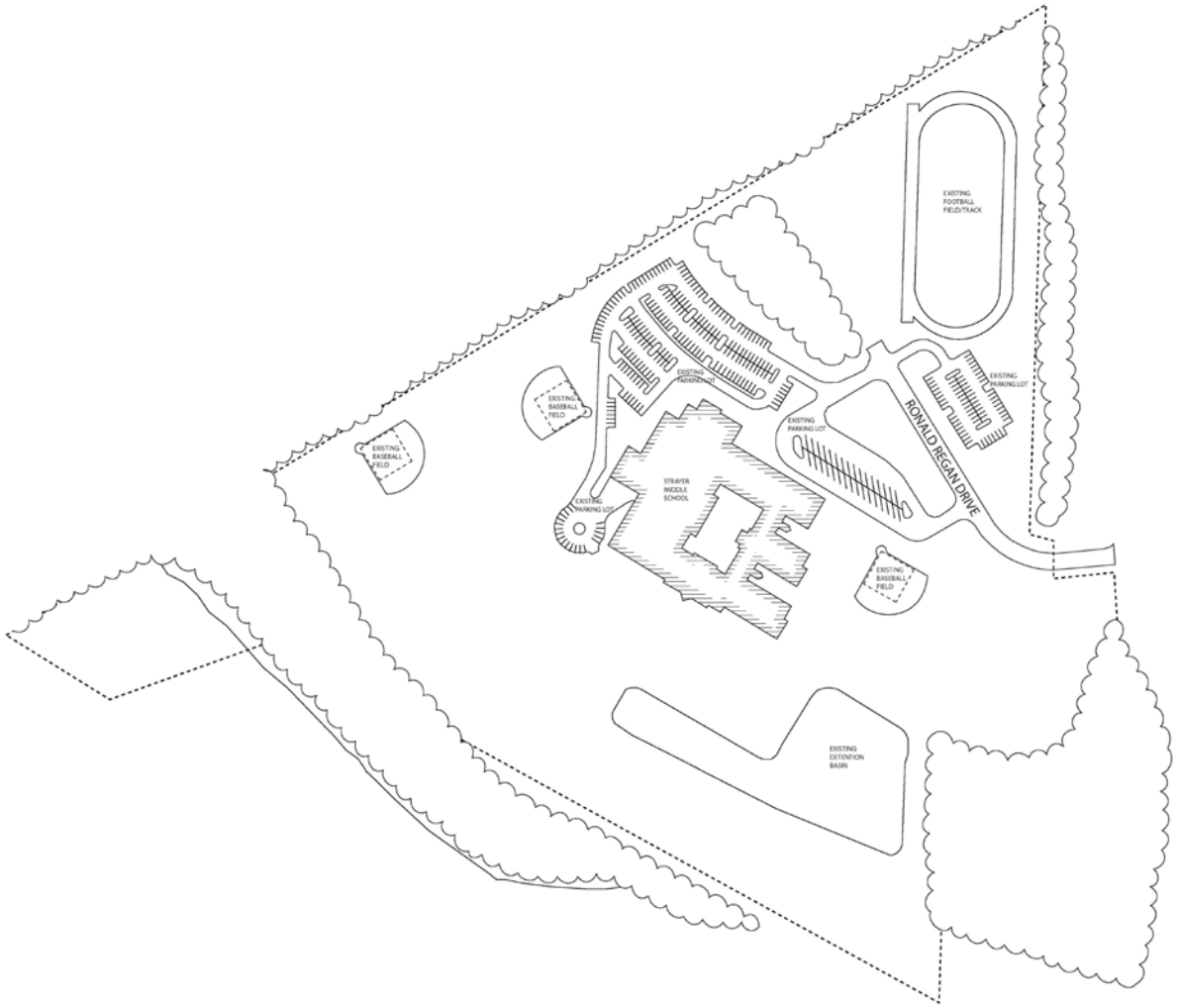
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Boiler									
	floors	Poor	3	Painted concrete floor.	prep and repaint.	1,968	s.f.	2.00	$ 3,936
	walls	Fair	4	Painted block.	prep and repaint.	2,760	s.f.	2.50	$ 6,900
	ceilings	Fair	4	Exposed metal deck.	prep and repaint.	1,968	s.f.	3.00	$ 5,904
	casework					-	l.f.	-	$ -
	HVAC	Fair/Poor Boilers and pumps are in poor condition. The chiller is in fair condition.	3	(2) Weil Mclain, dual fuel, oil/propane fired, hot water boilers provide heat to the building. Location of pneumatic control air compressor. Exhaust is provided via a roof mounted exhaust fan. Boiler combustion air is provided via a wall louver. Hot water unit heaters provide heat to the space. A Trane, 200 ton, air cooled chiller is located outside adjacent to the mechanical room. Four 1000 gallon propane tanks are located on grade adjacent to the chiller.	Replace heating system.	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant, acrylic lense, 2 lamp, 40 watt, T12; Wall mounted, battery, emergency exit signs.	none.	-	s.f.	-	$ -
	Electrical	Fair	4	An Onan, 75 KVA, propane generator is located in a room inside the boiler room. A grade mounted utility transformer is located on grade adjacent to the boiler room. Electrical service and main distribution panel (MDP) are located in the electrical room across the hall from the boiler room.	If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be separated and fed from independent automatic transfer switches to comply with the current National Electrical Code.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Location of main fire alarm panel.	none.	-	s.f.	-	$ -
	Plumbing	Fair	4	A gas-fired domestic hot water heater provides hot water to the building. A master hot water mixing valve was observed. Floor drains are in fair condition.	none.	-	s.f.	-	$ -
						-	l.s.	-	$ -
	ADA	Poor	3	Non-ADA compliant door hardware.	See Corridor Item.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Security is provided and monitored by Security Services.		-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere	*Poor*	*1*	Approximately (5) roof mounted exhaust fans showed signs of damage and need to be repaired.	Repair exhaust fans.	5	each	5,000.00	$ 25,000
					Subtotal		s.f.		**$ 6,740,983**
					Contingency	20%			$ 1,348,196.50
					Subtotal				$ 8,089,179
					Escalation	Assume 1 year @ 4%/year	4%		$ 323,567.16
					Total Estimated Costs		s.f.		**$ 8,412,746**

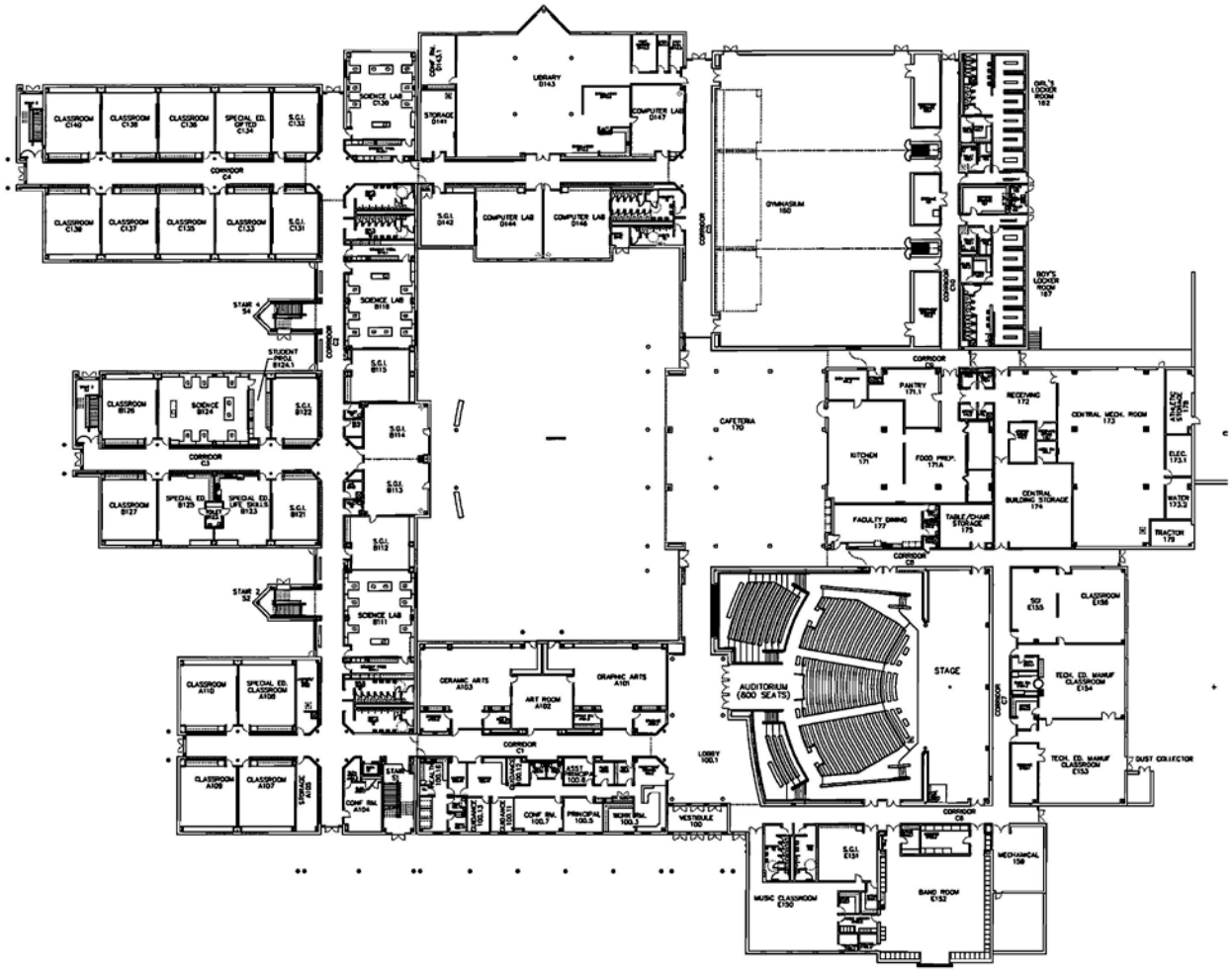
STRAYER MIDDLE SCHOOL

STRAYER MIDDLE SCHOOL

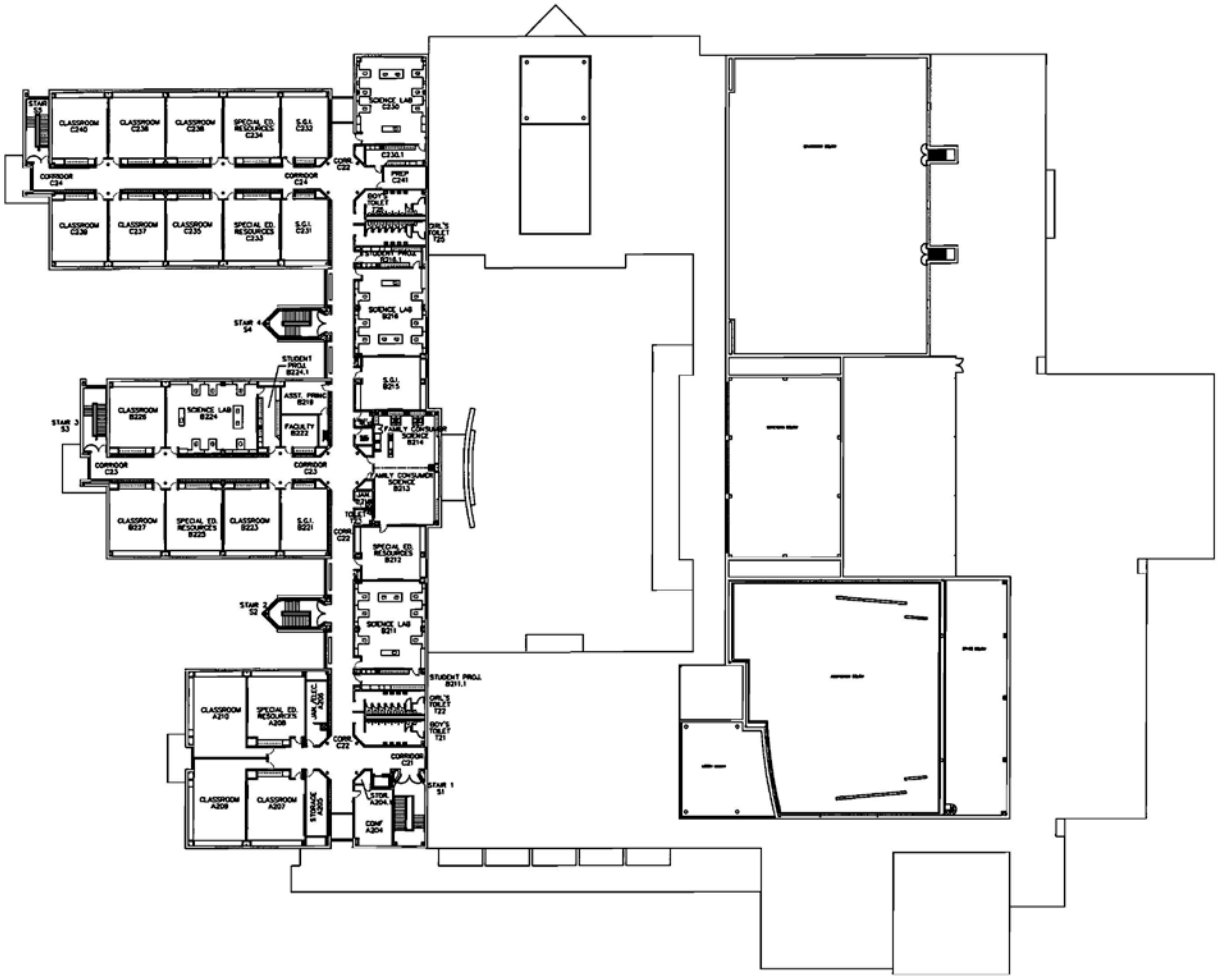
Location: 1200 Ronald Reagan Drive
Quakertown, PA 18951


EXISTING FOOTBALL FIELD/TRACK
EXISTING PARKING LOT
EXISTING BASEBALL FIELD
EXISTING PARKING LOT
EXISTING PARKING LOT
RONALD REGAN DRIVE
EXISTING BASEBALL FIELD
STRAYER MIDDLE SCHOOL
EXISTING PARKING LOT
EXISTING BASEBALL FIELD
EXISTING DETENTION BASIN

Site Plan



First Floor Plan



Second Floor Plan

EXISTING FACILITIES SURVEY:

School Name: Strayer Middle School
School Location: 1200 Ronald Regan Dr, Quakertown, PA 18951
Grade Config:
Survey Date: 8/11/2015
Building Age: 2004

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	*Good*	*5*	No deficiencies observed.	- None.	1.00	acres	-	$ -
Zoning	-			Municipality as Richland. Zoning classification as RA. Approximate acreage as 65 acres.	Parcel shape and ponds limits usable recreational space.	-	l.s.	-	$ -
HVAC	-	*Good/Poor*	*1*	All equipment appears to be in good working order. The building is served by a geothermal system with ceiling and floor mounted geothermal heat pumps, geothermal rooftop units (RTU's) supplying conditioned air to select locations. Energy recovery ventilators (ERV) provide outdoor air to each room via a separate duct system. A building wide building management system (BMS) controls most equipment and is in poor condition. Electric cabinet heaters, electric baseboard, and electric unit heaters provide heating to select locations.	BMS system is in poor condition. The BMS is unable to maintain temperature control between 68-72 degrees. Replace BMS system and perform a heating and cooling analysis to determine required capacities are being satisfied then make necessary upgrades.	1	ea	$475,000	$ 475,000
Plumbing	-	*Good*	*5*	The fixtures and systems are in good condition. The domestic hot water is generated by(2) Aerco, semi-instantaneous, propane-fired hot water heaters. Backflow prevention devices are installed.	none.	-	s.f.	-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Lighting	*Interior*	*Good*	*5*	Overall the lighting is in good condition. Occupancy sensors were observed in select locations.	none.	-	s.f.	-	$ -
	Exterior	*Good*	*5*	Wall sconces are located above exterior doors as well as recessed down lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	*Good*	*5*	Square D, 4000 amp, 480/277V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	*Good*	*5*	Square D, surface or flush mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	*Good*	*5*	Simplex 4100 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	*Good*	*5*	Simplex 5100 accessed via PBX	none.	-	l.s.	-	$ -
	Master Clock	*Good*	*5*	Digital clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	*Good*	*5*	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	*Good*	*5*	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	*Good*	*5*	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	*Good*	*5*	Full coverage	none.	-	EA	-	$ -
	Voice System	*Good*	*5*	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV	*Good*	*5*	Most classrooms have projectors with ceiling mounted speakers.	none.	-	s.f.	-	$ -
	Sound Systems	*Good*	*5*	Sound systems are located in various locations through out the building.	none.	-	l.s.	-	$ -
Fire Protection	-	*Good*	*5*	The building is fully sprinklered. Backflow prevention is installed as the service enters the building.	none.	-	s.f.	-	$ -
Environmental Remediation	-	*Good*	*5*	No asbestos detected.	none.	-	s.f.	-	$ -
Architectural Area	190,000 SF			2-Story		-	s.f.	-	$ -
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving		*4*	patio location.	Consider adding fill at exterior door walk-off patios to reduce tripping hazard.	1.00	l.s.	2,500.00	$ 2,500
	roof	*Fair*	*4*	Garland Roof system under warranty through year 2034	none.	-	s.f.	30.00	$ -
	walls	*Good*	*5*		Exterior screen walls require cap flashing to reduce water infiltration	1	l.s.	7,500.00	$ 7,500
	windows/curtainwalls	*Good*	*5*	Inspect curved roof line at library for water intrusion.	Repoint capstones.	1	LS	10,000.00	$ 10,000
	doors/storefronts	*Good*	*5*		Minor discoloring on east wall gym doors	-	pr.	-	$ -
	Plumbing	*Good*	*5*		Drains without cows tongues are discoloring lower masonry walls	-	EA	-	$ -
	comments		*4*		Minor low wall masonry cracking observed. Monitor	1	l.s.	2,500.00	$ 2,500

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Interior Spaces									
Administration									
	floors	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x2 ACT and painted GWB soffits.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate base and wall cabinetry, and reception desk provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal RTU's service this area. Ventilation air is provided via the RTU's. A centralized, roof mounted exhaust fan provides exhaust to the toilet room. A wall mounted electric heater provides heat to the toilet room.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, 1x4, 6 cell parabolic louver, 2 lamp, 32 watt, T8; Recessed fluorescent, 2x2, 6 cell parabolic louver, 2 lamp, 32 watt, T8; Recessed fluorescent, 1x4, acrylic lens , 4 lamp, 32 watt, T8; Pendant fluorescent, parabolic louver, 2 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles. Location of emergency generator remote monitor.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Wall hung lavatory with automatic faucet. Floor mounted water closet with automatic flushometer.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Fair*	*4*	non-secure pass-thru at entry vestibule	reconfigure for fully secure and full visibility at Administration/main entry.	1.00	l.s.	25,000.00	$ 25,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Corridors									
	floors	Good	5	Terrazzo.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU.	miscellaneous touch up paint locations	1	ls	10,000.00	$ 10,000
	ceilings	Fair	4	2x4 ACT are predominately in fair condition with a minor amount of water damaged tiles, specifically in the corridor separating the gym from the locker rooms.	remove and replace with matching 2x4 ACT	5,000	s.f.	4.00	$ 20,000
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, acrylic lens , 4 lamp, 32 watt, T8; Recessed compact fluorescent; Compact fluorescent wall sconces; Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	Water coolers are located through the corridors.	none.	-	s.f.	-	$ -
	ADA					-	l.s.	-	$ -
	Other					-	ea.	-	$ -
Nurse									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	Painted GWB and 2x2 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal RTU's service this area. Ventilation air is provided via the RTU's. A centralized, roof mounted exhaust fan provides exhaust to the toilet room. A wall mounted electric heater provides heat to the toilet room.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x2, acrylic lens , 2 lamp, 32 watt, T8; Wall mounted fluorescent, acrylic lens , 1 lamp, 32 watt, T8; Under cabinet fluorescent, acrylic lens, 1 lamp.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	A kitchen sink with dual handle faucet. A kitchen sink with dual handle faucet and emergency eyewash. Wall hung lavatory with automatic faucet. Floor mounted water closet with automatic flushometer.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Classroom									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU and painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate marker and tack surfaces provided.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
SGI									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU and painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate marker and tack surfaces provided.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Science Lab									
	floors	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted CMU and painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate base and wall cabinetry along with countertop at peninsulas provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	*Good*	*5*	adequate marker and tack surfaces provided.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via an ERV. An emergency exhaust system with centralized roof mounted exhaust fans service the science rooms. A lab hood serves this space.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8; Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Lab sinks are single handle with vacuum breakers. An emergency eyewash/shower with floor drain was located in this space. The acid neutralization tank is located outside, below grade. Emergency water and gas shut offs are present near the teachers station. An emergency eyewash/shower was present. Water and gas is available at each station. Acid resistant piping was observed.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Family Consumer Science									
	floors	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB. And painted block.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	*Fair*	*4*	adequate wall and base cabinetry provided. Some damaged countertop and edges.	none.	32	l.f.	350.00	$ 11,200
	marker and tack surfaces	*Good*	*5*	adequate marker and tack surfaces provided.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8; Fluorescent under cabinet	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A kitchen sinks with dual handle faucets. A kitchen sinks with single handle faucets and sprayers.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Fair*	*4*	Folding partition provided for flexibility at Classroom.	none.	-		-	$ -
Tech Education									
	floors	*Fair*	*4*	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	*Fair*	*4*	Painted CMU.	prep and paint.	1,500	s.f.	2.50	$ 3,750
	ceilings	*Fair*	*4*	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	*Good*	*5*	adequate marker and tack surfaces provided.	none.				$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Tech Edu-Manuf E154									
	floors	Poor	3	12x12 VCT.	remove and replace with 12x12 VCT.	1,500	s.f.	3.50	$ 5,250
	walls	Fair	4	Painted CMU.	prep and paint.	3,200	s.f.	2.50	$ 8,000
	ceilings	Fair	4	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	Fair	4	adequate base and wall cabinetry provided. Some damaged countertop and edges observed.	remove and replace damaged base cabinets and countertop.	10	l.f.	350.00	$ 3,500
	marker and tack surfaces	Good	5	adequate marker and tack surfaces provided.	none.				$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Tech Edu-Manuf E153									
	floors	Fair	4	Painted concrete floor.	prep and paint.	1,476	s.f.	2.00	$ 2,952
	walls	Fair	4	painted CMU.	prep and paint.	1,530	s.f.	2.50	$ 3,825
	ceilings	Fair/Poor	3	2x4 ACT.	Remove and replace damaged and missing 2x4 ACT.	96	s.f.	4.00	$ 384
	casework					-	l.f.	-	$ -
	marker and tack surfaces								$ -
	HVAC	Poor	1	Geothermal heat pumps service this area. Ventilation air is provided via an ERV. The exterior, grade mounted, dust collector is ducted from multiple locations.	Service dust collector.	1	ea.	$10,000	$ 10,000
	Lighting	Good	5	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Emergency equipment shut-off serves this area.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Compressed air drops are located in this area.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Computer Lab									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x2 ACT.	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate marker and tack surfaces provided.	none.				$ -
	HVAC	Good	5	Geothermal RTU's service this area. Ventilation air is provided via the RTU's.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Special Education									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU and painted GWB.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate marker and tack surfaces provided.	none.				$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Art Room (Ceramic and Graphic Arts)									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x2 ACT.	none.	-	s.f.	-	$ -
	HVAC	Poor	1	Geothermal heat pumps service this area. Ventilation air is provided via an ERV. A electric cabinet heater is located near the exterior door.	Provide heat capture hood over kiln.	1	ea.	$15,000	$ 15,000
	Lighting	Good	5	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8; Under cabinet fluorescent; Recessed compact fluorescent; Incandescent track lighting; Recessed fluorescent , acrylic lens, 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles. Projectors in every classroom.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sinks with foot pedals. Kitchen sinks with dual handles.	none.	-	l.s.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Music									
	floors	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU and GWB	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate music storage cabinetry has been provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal RTU's service this area. Ventilation air is provided via the RTU's.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Good	5	Acoustical wall panels are provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Band Room									
	floors	*Fair*	*4*	Carpet.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted CMU and painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x2 ACT.	none.	-	s.f.	-	$ -
	casework	*Good*	*5*	adequate music storage cabinetry has been provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal RTU's service this area. Ventilation air is provided via the RTU's.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8; Recessed compact fluorescent; Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	A sound system is located in this area.	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sinks with dual handle faucet.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	Acoustical wall panels are provided.	none.	-		-	$ -
Library									
	floors	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted CMU and painted GWB.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	2x2 ACT.	none.	-	s.f.	-	$ -
	Library shelving and circulation desk	*Good*	*5*	adequate solid wood shelving and circulation desk provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal RTU's service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, parobolic lens , 2 lamp, 32 watt, T8; Recessed compact fluorescent; Wall mounted compact fluorescent sconces.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sinks with single handle faucets.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Gymnasium									
	floors	Fair	4	Maple hard wood flooring.	none.	-	s.f.	-	$ -
	walls	Good	5	Painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Good	5	Exposed metal deck and steel joist.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal RTU's service this area via exposed and painted ductwork. Ventilation air is provided via the RTU's.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant metal halide; Pendant compact fluorescent. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Good	5	stackable bleachers of composite material are provided. Athletic equipment provided.	none.	-		-	$ -
Wrestling Room									
	floors	Good	5	Rubber Mat over 12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Fair	4	Painted CMU.	prep and paint.	147	s.f.	2.50	$ 368
	ceilings	Fair	4	2x4 ACT.	provide new 2x4 ACT.	1,348	s.f.	4.00	$ 5,392
	HVAC	Good	5	Geothermal RTU's service this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Boys and Girls Locker Rooms									
	floors	*Good*	*5*	2x2 ceramic tile.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted block.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	Painted cement stucco finish.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal RTU's service this area. Ventilation air and exhaust is provided via an ERV's.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, vapor proof, acrylic lens, 32 watt, T8; Recessed compact fluorescent, vapor proof; Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Wall hung lavatories with automatic faucets. Wall hung water closets with automatic flush valves. Wall hung urinals with automatic flush valves. Stainless steel shower systems in shower stalls.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	*Good*	*5*	Adequate floor mounted wood benches and metal lockers provided.	none.	-		-	$ -
Auditorium									
	floors	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted CMU and acoustical block. Acoustical wall panels.	none.	-	s.f.	-	$ -
	ceilings	*Good*	*5*	painted exposed structure. Wood acoustical baffle system.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal RTU's service this area. Ventilation air and exhaust is provided via the RTU's.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant metal halide; Pendant incandescent; Recessed compact fluorescent; Wall mounted compact fluorescent sconces; Floor mounted aisle lighting. Illuminated exit signs. Multi color performance lighting; Electronic lighting control system.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	A audio/visual control system is located in the space.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	*Good*	*5*	Handicap seating locations provided along with accessibility to the stage.	none.	-	ea.	-	$ -
	Other	*Good*	*5*	cushioned auditorium seating provided.	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Stage									
	floors	Good	5	painted plywood floor.	none.	-	s.f.	-	$ -
	walls	Good	5	painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Good	5	painted metal deck.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal RTU's service this area. Ventilation air and exhaust is provided via the RTU's.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant metal halide; Pendant incandescent; Illuminated exit signs. Multi color stage lighting; Electronic lighting control system.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Good	5	stage area is fully accessible.	none.	-	ea.	-	$ -
	Other(Curtains and rigging)	Good	5	adequate rigging and non-flammable curtains provided for performance purposes.	none.	-		-	$ -
Cafeteria									
	floors	Good	5	Terrazzo.	none.	-	s.f.	-	$ -
	walls	Good	5	Brick veneer and painted acoustical block.	none.	-	s.f.	-	$ -
	ceilings	Good	5	2x2 ACT and painted GWB soffits.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.		-	s.f.	-	$ -
	Lighting	Good	5	Recessed metal halide; Recessed compact fluorescent; Illuminated exit signs.		-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.		-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.		-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kitchen									
	floors	Good	5	6x6 Quarry Tile floor.	none.	-	s.f.	-	$ -
	walls	Good	5	4x4 ceramic wall tile running the full height of the kitchen.	none.	-	s.f.	-	$ -
	ceilings	Fair	4	2x4 mylar face ACT.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal RTU's service this space. Air is exhausted either by the hood exhaust fans or by individual exhaust fans ducted from the roof. The kitchen hood incorporates a gas shutoff solenoid interlocked with the control panel. Kitchen makeup air is provided by makeup air units. The dishwasher incorporates a integral exhaust hood ducted to a roof mounted exhaust fan.	none.	-	s.f.		$ -
	Lighting	Good	5	Recessed fluorescent, 1x4, vapor proof, acrylic lens , 2 lamp, 32 watt, T8; Recessed, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification. Smoke/heat detection. The kitchen hood is interlocked with the fire alarm system.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	The service sinks, hand sinks, floor sinks, floor drains are in good condition. The grease interceptor is located outdoors and is piped to certain plumbing fixtures.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Kitchen Equipment	Good	5	Additonal equipment needed	POS-Pizza Station-Deli Station-Ovens-Steamers	1		85,000.00	$ 85,000
Faculty Dining									
	floors	Fair	4	12x12 VCT.	none.	-	s.f.	-	$ -
	walls	Fair	4	Painted CMU.	none.	-	s.f.	-	$ -
	ceilings	Fair	4	2x4 ACT.	none.	-	s.f.	-	$ -
	casework	Good	5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	Geothermal heat pumps service this area. Ventilation air is provided via an ERV.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with single handle faucet.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet									
	floors	*Good*	*5*	Ceramic tile flooring.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted CMU.	none.	6,640	s.f.	2.50	$ 16,600
	ceilings	*Good.*	*5*	2x4 mylar face ACT	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Geothermal heat pumps service this area. Ventilation air is provided via an ERV. Exhaust is provided by a centralized roof mounted exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens , 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Wall hung lavatory with automatic faucet. Wall hung water closet with automatic flush valve.	none.	-	l.s.	-	$ -
	ADA	*Good*	*5*	ADA compliant Toilet Room, fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other	*Good*	*5*	floor and wall mounted solid plastic Toilet Partitions provided.	none.	-		-	$ -
Mechanical Room 159									
	floors	*Good*	*5*	Sealed concrete floor.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	painted CMU.	none.	-	s.f.	-	$ -
	ceilings	*Fair*	*4*	Exposed metal deck and steel joist.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Location of floor mounted geothermal heat pumps. Electric unit heaters serve this area.	Repair exterior ductwork insulation on the grade mounted geothermal RTU located adjacent to this space.	1	ea.	$3,000	$ 3,000
	Lighting	*Good*	*5*	Pendant fluorescent, 2 lamp, 32 watt, T8; Location of auditorium lighting control system.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles. Location of multiple surface mounted electrical panels.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

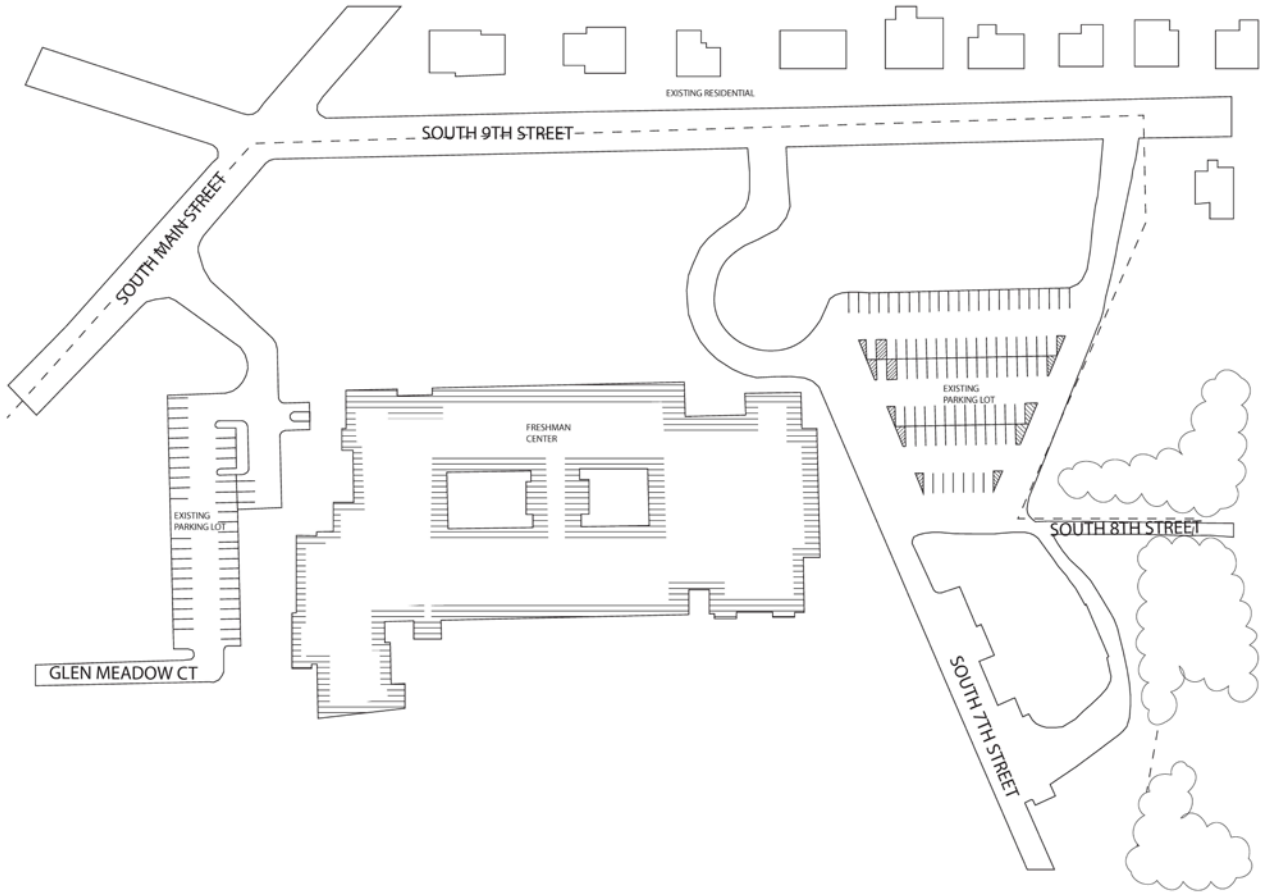
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Central Mechanical Room									
	floors	Fair	4	Sealed concrete floor.	prep and paint.	3,567	s.f.	2.00	$ 7,134
	walls	Fair	4	Painted CMU.	prep and paint.	3,870	s.f.	2.50	$ 9,675
	ceilings	Fair	4	Exposed metal deck with fire protection coating.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Geothermal loop pump location. Geothermal loop header location. Floor mounted geothermal heat pumps are located on grade in this space. Exhaust is provided via a roof mounted exhaust fan. Electric unit heaters provide heating to the space. A wall mounted geothermal heat pump provides conditioned air to the water room in the mechanical room.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant, wire guard, 2 lamp, 32 watt, T8; Illuminated emergency exit signs.	none.	-	s.f.	-	$ -
	Electrical	Good	5	An Cummins, 125KW, propane generator is located in this space. Electrical service and main distribution panel (MDP) are located in this space. Location of analog phone service.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection. Location of main fire alarm panel.	none.	-	s.f.	-	$ -
	Systems	Good	5	Location of fire service with backflow prevention.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	A propane-fired, semi instantaneous, domestic hot water heater provides hot water to the building. A master hot water mixing valve was observed. Floor drains are in good condition. An emergency eyewash/shower is located in the space. Location of water service. Domestic water is conditioned as it enters the building.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Receiving									
	floors	Poor	3	Painted concrete flooring.	prep and paint.	648	s.f.	2.00	$ 1,296
	walls	Fair	4	Painted CMU.	prep and paint.	1,020	s.f.	2.50	$ 2,550
	ceilings	Fair	4	2x4 ACT.	provide new 2x4 ACT.	648	s.f.	4.00	$ 2,592
	HVAC	Good	5	Electric unit heaters serve this area.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Security is provided and monitored by Security Services.	none.	-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere					-	s.f.	-	$ -
					Subtotal		s.f.		**$ 749,968**
					Contingency	20%			$ 149,993.50
					Subtotal				$ 899,961
					Escalation	Assume 1 year @ 4%/year	4%		$ 35,998.44
					Total Estimated Costs		s.f.		**$ 935,959**

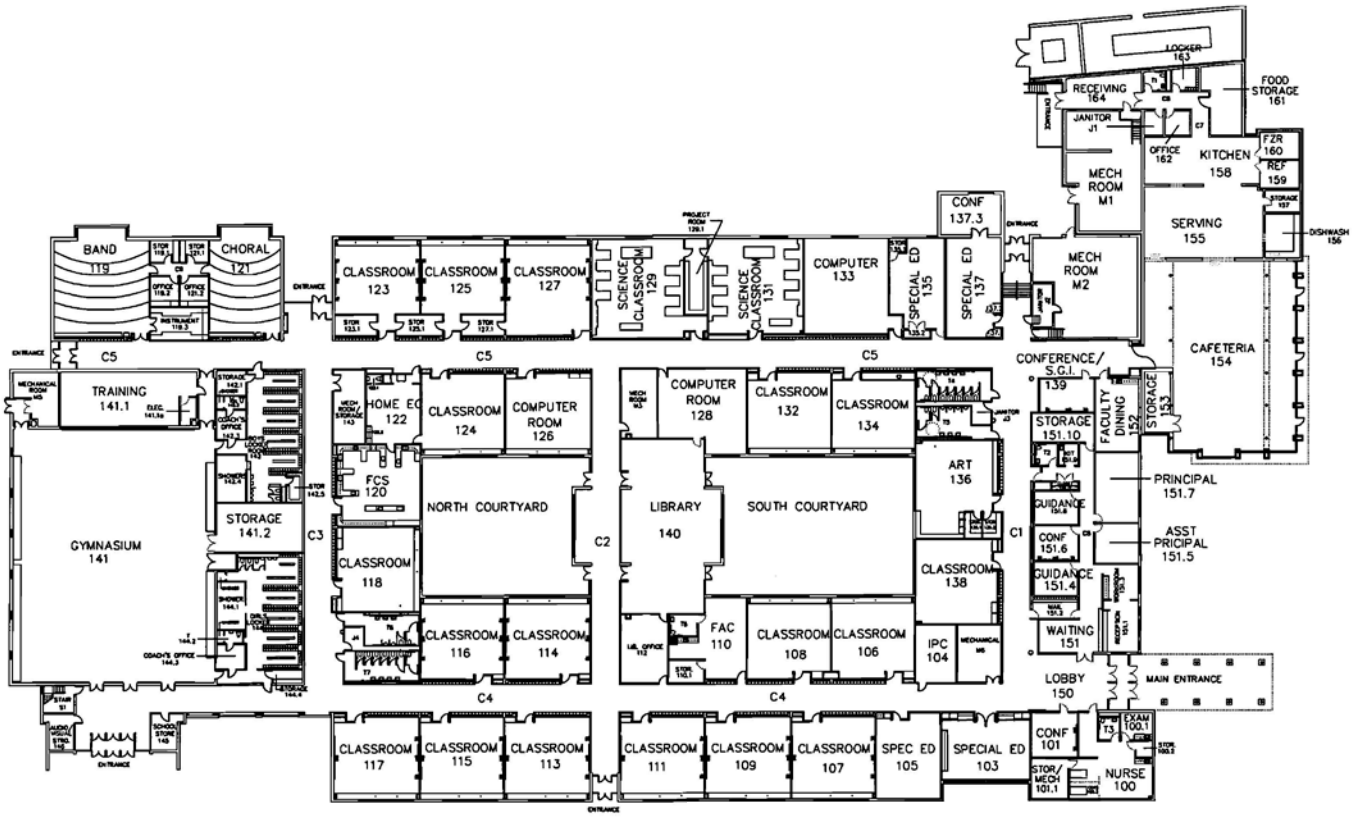
QUAKERTOWN COMMUNITY FRESHMAN CENTER

QUAKERTOWN COMMUNITY FRESHMAN CENTER

Location: 349 South Ninth Street
Quakertown, PA 18951


EXISTING RESIDENTIAL
SOUTH 9TH STREET
SOUTH MAIN STREET
FRESHMAN CENTER
EXISTING PARKING LOT
EXISTING PARKING LOT
SOUTH 8TH STREET
SOUTH 7TH STREET
GLEN MEADOW CT

Site Plan


BAND 119
CHORAL 121
CLASSROOM 123
CLASSROOM 125
CLASSROOM 127
SCIENCE CLASSROOM 129
SCIENCE CLASSROOM 131
COMPUTER 133
SPECIAL ED 135
SPECIAL ED 137
CONF 137.3
MECH ROOM M2
MECH ROOM M1
LOCKER 163
RECEIVING 164
JANITOR J1
FOOD STORAGE 161
OFFICE 162
KITCHEN 158
FZR 160
REF 159
SERVING 155
DISHWASH 156
CAFETERIA 154
C5
TRAINING 141.1
GYMNASIUM 141
STORAGE 141.2
C3
HOME EC 122
CLASSROOM 124
COMPUTER ROOM 126
FCS 120
NORTH COURTYARD
CLASSROOM 118
CLASSROOM 116
CLASSROOM 114
C2
C4
COMPUTER ROOM 128
CLASSROOM 132
CLASSROOM 134
LIBRARY 140
SOUTH COURTYARD
ART 136
CLASSROOM 138
FAC 110
CLASSROOM 108
CLASSROOM 106
IPC 104
C1
CONFERENCE/ S.G.I. 139
STORAGE 151.10
FACULTY DINING 152
STORAGE 153
PRINCIPAL 151.7
GUIDANCE 151.6
ASST PRICIPAL 151.5
GUIDANCE 151.4
WAITING 151
LOBBY 150
MAIN ENTRANCE
CLASSROOM 117
CLASSROOM 115
CLASSROOM 113
CLASSROOM 111
CLASSROOM 109
CLASSROOM 107
SPEC ED 105
SPECIAL ED 103
CONF 101
STOR/ MECH 101.1
NURSE 100
EXAM 100.1

Floor Plan

EXISTING FACILITIES SURVEY: Quakertown Community Freshman Center

School Name: Quakertown Community Freshmen Center
School Location: 349 S 9th St, Quakertown, PA 18951
Grade Config:
Survey Date: 8/12/2015
Building Age: 1966 (Original)/ 2005 (Additions & Renovations)

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	*Poor*	*1*	Paving poor between FC & Facilities poor; remaining paving areas mostly smooth with minor cracking; walks, landings & curbs intact; inlets intact & clean; athletic fields & track in very good condition; light base deteriorated.	- Replace paving between FC & Facilities; patch cracks; replace light base.	1.00	l.s.	430,000.00	$ 430,000
Zoning	-			Municipality as Quakertown. Zoning classification as LR. Impervious cover allowable as 20%. Building impervious coverage is 30%. Approximate acreage as 31 acres.	Impervious coverage may be non-conforming.	-	l.s.	-	$ -
HVAC	-	*Good*	*5*	All equipment appears to be in good working order. The building is served by a four pipe chilled water and hot water system utilizing an air cooled chiller and hot water boilers. Heating and cooling AHU's are located on the roof and throughout the building utilizing chilled and hot water coils. Return air for the AHU's is via slotted light fixtures through the building. Outside air is supplied via energy recovery units (ERU's). Fresh air is ducted to the AHU's, exhaust air is ducted from each room. Hot water heating units are located in select locations. Rooftop units (RTU) with refrigerant cooling and hot water coils supply conditioned air to select locations. Electric duct coils are located in select locations.	none.	-	s.f.	-	$ -
Building Automation System		*Poor*	*1*			1.00	l.s.	125,000.00	$ 125,000

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Plumbing	-	*Good*	*5*	The fixtures and systems are in good condition. The domestic hot water is generated via a high efficiency, gas-fired hot water heater with an external storage tank. Backflow prevention is installed. The domestic water is conditioned as it enters the building.		-	s.f.	-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Lighting	*Interior*	*Good*	*5*	Overall the lighting is in good condition. Occupancy sensor were not observed.	Install occupancy sensors.	50	ea.	$300	$ 15,000
	Exterior	*Good*	*5*	Wall sconces are located above exterior doors as well as recessed down lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	*Good*	*5*	Square D 2000 amp, 480/277V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	*Good*	*5*	Square D surface or flush mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	*Good*	*5*	Simplex 4010 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	*Good*	*5*	Simplex 5100, accessed via PBX	none.	-	l.s.	-	$ -
	Master Clock	*Good*	*5*	Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	*Good*	*5*	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	*Good*	*5*	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	*Good*	*5*	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	*Good*	*5*	Full coverage	none.	-	EA	-	$ -
	Voice System	*Good*	*5*	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV	*Good*	*5*	Most classrooms have projectors with ceiling mounted speakers.	none.	-	s.f.	-	$ -
	Sound Systems	*Good*	*5*	A sound system serves the gym.	none.	-	l.s.	-	$ -
Fire Protection	-	*Good*	*5*	The building is fully sprinklered.	none.	-	s.f.	-	$ -
Environmental Remediation	-	*Good*	*5*	No asbestos detected. All detected asbestos removed in the summer of 2004.	none.	-	s.f.	-	$ -
Architectural Area	86,580 SF			Single story		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving					-	l.s.	-	$ -
	roof	Poor	3	Current Carlisle and Garland roof systems. Gym roof warranty expires 2017.	Remove and replace in entirety with 3-Ply hot modified bitumen roof system.	86,580	s.f.	30.00	$ 2,597,400
	walls	fair	4	EFIS repairs are required on the older portions of the building especially around exits. Site walls require cap flashing. Walls suffer from water infiltration. Miscellaneous wall repointing required on north facing façade near Maintenance Building.	Remediate miscellaneous description items	1	l.s.	7,500.00	$ 7,500
	windows/curtainwalls	good	5	Repair cracked spandrel glass on back (field side) of building.		1	EA	1,500.00	$ 1,500
	doors/storefronts	good	5	Check new canopy at drop off where it appears metal panel soffit may be taking on water	Re-caulk canopy columns	1	pr.	2,000.00	$ 2,000
	Plumbing	Good	5	Wall hydrants were located at various locations around the building.	none.	-	EA	-	$ -
	comments		4	Trim landscaping so that trees and bushes are not contacting building.		1	l.s.	3,500.00	$ 3,500
Interior Spaces									
Administration									
	Floor	Good	5	carpet.	none.	-	s.f.	-	$ -
	Walls	Good	5	painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good	5	2x4 ACT and painted GWB soffits.	none.	-	s.f.	-	$ -
	Casework	Good	5	adequate Reception desk, base and wall cabinets provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard is located under the windows.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, 16 cell parobolic lens, 2 lamp, 32 watt, T8; Recessed fluorescent, 1x4, 8 cell parobolic lens, 2 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection	none.	-	s.f.	-	$ -
	Systems	Good	5	Location of fire alarm annunciator panel. Location of PA system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Fair	4	non-fully secure pass-thru at entry vestibule	reconfigure for fully secure and full visibility at Administration/main entry.	1.00	l.s.	25,000.00	$ 25,000

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Corridors									
	Floor	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Good	5	full height 4x4 ceramic wall tile.	none.	-	s.f.	-	$ -
	Ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	HVAC	Good	5	AHU's and cabinet unit heaters service this area. Ventilation air is provided via an ERU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 1x4, 8 cell parobolic lens, 2 lamp, 32 watt, T8; Recessed fluorescent troffer, 4x4, 32 watt, T8; Recessed fluorescent, 2x2, acrylic lens, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	Water coolers are located through the corridors.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Conference									
	Floor	Good	5	Carpet.	none.	-	s.f.	-	$ -
	Walls	Fair	4	painted GWB.	prep and repaint.	650	s.f.	2.50	$ 1,625
	Ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, 8 cell parobolic lens, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Plumbing	Good	5	Water coolers are located through the corridors.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Nurse									
	Floor	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Good	5	Vinyl wall covering.	none.	-	s.f.	-	$ -
	Ceilings	Good	5	2x2 ACT.	none.	-	s.f.	-	$ -
	Casework	Fair	4	adequate base and wall cabinets provided. Countertop is showing signs of wear.	remove and replace base cabinets and countertop.	12	l.f.	350.00	$ 4,200
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter. Roof mounted, centralized, exhaust fan provides exhaust to the nurse's toilet.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x2, acrylic lens, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with dual handle faucets and emergency eyewash. Wall hung lavatory with automatic faucet. Wall hung water closet with automatic flush valve.	Water closet wall carrier appears to be dislodged. Repair as required.	1	ea	$4,000	$ 4,000
	ADA					-	ea.	-	$ -
	Other						l.f.	-	$ -
Classroom									
	Floor	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Poor	4	painted GWB.	prep and repaint.	21,840	s.f.	2.50	$ 54,600
	Ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	Good	5	adequate base and wall cabinets provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.				$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Science Lab									
	Floor	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	*Good*	*5*	painted CMU.	none.	-	s.f.	-	$ -
	Ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	*Good*	*5*	adequate base, epoxy countertop, and wall cabinetry provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	*Good*	*5*	adequate white boards and tack boards provided.	none.				$ -
	HVAC	*Good*	*5*	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter. An emergency exhaust system serves this space.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Prep room: heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Lab sinks are dual handle with vacuum breakers. A science room hot water mixing valve was located in the teachers station. Acid resistant sanitary piping serves the sinks. An emergency eyewash/shower with floor drain was located in this space. The acid neutralization tank is located in the floor of the science prep rooms. Emergency water and gas shut offs are present near the teachers station. Gas connections are located at each sink.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Faculty									
	Floor	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	painted GWB.	prep and repaint.	920	s.f.	2.50	$ 2,300
	Ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	*Good*	*5*	adequate base and wall cabinetry provided.	none .	-	l.f.	-	$ -
	HVAC	*Good*	*5*	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter. A ceiling mounted exhaust fan serves this space.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Smoke/heat detection.	none.	-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of network intermediate distribution frame (IDF).	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sink with dual handle faucets with drinking water dispenser.	none.	-	l.s.	-	$ -
	ADA	*Good*	*5*	ADA compliant Toilet Room, fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Family Consumer Science									
	Floor	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	painted GWB.	prep and repaint.	950	s.f.	2.50	$ 2,375
	Ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	*Poor*	*3*	Casework is dated and countertop is showing significant signs of wear at peninsulas.	remove and replace in entirety.	85	l.f.	650.00	$ 55,250
	marker and tack surfaces	*Good*	*5*	adequate white boards and tack boards provided.	none.				$ -
	HVAC	*Good*	*5*	A heating/cooling unit ventilator serves this area. Ventilation air is provided via the unit ventilator. A ceiling mounted exhaust fan serves this space. Recirculation hoods are located over the ranges.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, parobolic lens, 2 lamp, 32 watt, T8; Troffer fluorescent, parobolic cell, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sinks with single handle faucets.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Computer Lab									
	Floor	*Fair*	*4*	Carpet is dated and worn.	replace with anti-static carpet tile	304	s.y.	40.00	$ 12,178
	Walls	*Fair*	*4*	Painted GWB.	prep and repaint.	4,160	s.f.	2.50	$ 10,400
	Ceilings	*Fair*	*4*	2x4 ACT.	remove and replace with high NRC 2x4 ACT	2,740	s.f.	5.00	$ 13,700
	Casework					-	l.f.	-	$ -
	marker and tack surfaces	*Good*	*5*	adequate white boards and tack boards provided.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	Self contained refrigerant based air conditioners service this area.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, 2x4, 16 cell parobolic lens, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Special Education									
	Floor	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	Good	5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.	-	l.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	3	Sliding wood doors require replacement.	remove and replace in entirety.	4	pr.	5,000.00	$ 20,000
Art Room									
	Floor	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Fair	4	painted GWB.	prep and repaint.	1,050	s.f.	2.50	$ 2,625
	Ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	Poor	3	Casework is dated and countertop is showing significant signs of wear at peninsulas.	remove and replace in entirety.	35	l.f.	350.00	$ 12,250
	marker and tack surfaces	Good	5	adequate white boards and tack boards provided.	none.	-	s.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter.	none.				$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Music/Choral Room									
	Floor	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	Painted GWB.	prep and repaint.	1,060	s.f.	2.50	$ 2,650
	Ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	*Good*	*5*	adequate base and wall call cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter.	none.				$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Kitchen sinks with dual handle faucets. Solids interceptors under each sink.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Band Room									
	Floor	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	Painted GWB.	prep and repaint.	1,200	s.f.	2.50	$ 3,000
	Ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	*Good*	*5*	adequate base and wall call cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Drinking fountain is located in this space.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Instrument Room									
	Floor	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	Walls	*Fair*	*4*	Painted GWB.	prep and repaint.	500	s.f.	2.50	$ 1,250
	Ceilings	*Good*	*5*	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	*Poor*	*3*	music storage cabinetry is aged and in poor condition.	remove and replace in entirety.	50	l.f.	450.00	$ 22,500
	HVAC	*Good*	*5*	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, acrylic lens, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Library									
	floors	*Good*	*5*	Carpet.	none.	-	s.f.	-	$ -
	walls	*Good*	*5*	Painted GWB.	some touch-up paint work required.	500	s.f.	2.50	$ 1,250
	ceilings	*Good*	*5*	Vaulted painted GWB and 2x4 ACT.	none.	-	s.f.	-	$ -
	Library shelving and Circulation desk	*Good*	*5*	adequate wood book shelving and Circulation desk provided.	none.	-	l.f.	-	$ -
	HVAC	*Good*	*5*	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard runs along the perimeter.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant compact fluorescent; Recessed fluorescent, 2x2, 9 cell, parobolic lens , 2 lamp, 32 watt, T8; Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Gymnasium									
	Floor	Good	5	Wood flooring.	none.	-	s.f.	-	$ -
	Walls	Good	5	Painted CMU and GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good	5	Exposed metal deck.	none.	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. A roof louvers service this area.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant metal halide; Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems	Good	5	PA system.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other 1	Good	5	adequate wall safety padding and athletic equipment has been provided.	none.	-	ea.	-	$ -
	Other 2	Poor	1	wood bleacher system is aged and in disrepair.	remove and replace in entirety with telescoping bleachers with integral power.	165	l.f.	375.00	$ 61,875
Training									
	Floor	Good	5	2x2 rubber matt flooring over concrete.	none.	-	s.f.	-	$ -
	Walls	Good	5	Painted CMU.	prep and repaint.	1,110	s.f.	2.50	$ 2,775
	Ceilings	Good	5	2x4 ACT	remove and replace with 2x4 ACT	626	s.f.	4.00	$ 2,504
	Casework					-	l.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 1x4, acrylic lens, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good	5	Sound system for gym located in the electrical room inside this space.	none.	-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Girls and Boys Lockers									
	Floor		4	12x12 VCT.		-	s.f.	-	$ -
	Walls		4	Painted CMU and 4x4 ceramic wall tile.	prep and repaint CMU wall area.	2,520	s.f.	2.50	$ 6,300
	Ceilings		4	2x4 ACT.	remove and replace with washable 2x4 ACT	-	s.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Exhaust is provided by a centralized roof mounted exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed compact fluorescent, moisture resistant; Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical				none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Wall hung lavatories with manual dual handle faucets. Wall hung water closets with manual flush valves. Floor mounted urinals with manual flush valves. Wall mounted, stainless steel, shower systems in gang showers. Master hot water mixing valve for gang showers.	Add drain covers to lavatories.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other	Poor	1	Lockers require replacement.	Remove and replace with 12" wide single tier metal locker system.	375	ea.	300.00	$ 112,500
Cafeteria									
	Floor	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Good	5	Painted GWB, brick masonry and glass wall systems.	none.	-	s.f.	-	$ -
	Ceilings	Good	5	Painted acoustical metal deck and steel	none.	-	s.f.	-	$ -
	HVAC	Good	5	AHU's service this area with exposed and painted ductwork. Ventilation air is provided via an ERU. Radiant floor heating is installed in select areas in this space.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Pendant fluorescent, parobolic lens , 32 watt, T8; Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical				none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Kitchen									
	Floor	Good	5	6x6 Quarry floor tile.	some minimal repair at damaged Quarry tile floor.	50	s.f.	20.00	$ 1,000
	Walls		3	4x4 full height ceramic wall tile.	none.	-	s.f.	-	$ -
	Ceilings		3	2x4 ACT. Washable.	none.	-	s.f.	-	$ -
	casework					-	l.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Exhaust is provided by a centralized roof mounted exhaust fan. Air is exhausted either by the hood exhaust fans or by individual exhaust fans ducted from the roof. The kitchen hood incorporates an ansul fire extinguisher system and a gas shutoff solenoid interlocked with the control panel. Kitchen makeup air is provided by makeup air units. The dishwasher incorporates a integral exhaust hood ducted to a roof mounted exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Surface mounted fluorescent, acrylic lens, 2 lamp, vapor proof, 32 watt, T8. Illuminated exit signs.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	The service sinks, hand sinks, floor sinks, floor drains are in good condition. The grease interceptor is located outdoors and is piped to select plumbing fixtures.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Equipment	Good	5	Replacement of certain items	POS-Pizza Station/Deli Station/New Steamer	1		75,000.00	$ 75,000
Faculty Dining									
	Floor	Good	5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Fair	4	painted GWB.	prep and repaint.	670	s.f.	2.50	$ 1,675
	Ceilings	Good	5	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	Good	5	adequate base and wall cabinetry provided.	none .	-	l.f.	-	$ -
	HVAC	Good	5	AHU's service this area. Ventilation air is provided via an ERU. Hot water baseboard is located under the window.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Kitchen sink with dual handle faucets.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet									
	Floor	Good	5	Ceramic floor tile.	none.	-	s.f.	-	$ -
	Walls	Fair	4	Painted CMU.	prep and repaint.	2,400	s.f.	2.50	$ 6,000
	Ceilings	Fair	4	2x4 ACT.	Remove and replace with washable 2x4 ACT.	744	s.f.	6.00	$ 4,464
	Casework					-	l.f.	-	$ -
	HVAC	Good	5	Hot water baseboard serves this area. Exhaust is provided via a centralized roof mounted exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 1x4, acrylic lens, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing		4	Wall hung lavatories with automatic faucets. Wall hung water closets with automatic flush valves. Wall hung urinals with automatic flush valves.	none.	-	l.s.	-	$ -
	ADA	Good	5	ADA compliant Toilet Room, fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other					-		-	$ -
Storage									
	Floor	Good	5	12"x12" VCT	none	-	s.f.	-	$ -
	Walls	Good	5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Fair	4	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	Good	5	A hot water unit heater serves this area.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good	5	Audio/visual notification. Heat/smoke detection. Pull station.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Mechanical Room (M2)									
	Floor	*Fair*	*4*	Painted concrete floor.	prep and repaint.	950	s.f.	2.00	$ 1,900
	Walls	*Good*	*5*	Painted CMU.	none.	-	s.f.	-	$ -
	Ceilings	*Fair*	*4*	Painted Plaster ceiling.	Some patch, prep and repaint ceiling.	100	s.f.	3.00	$ 300
	HVAC	*Good*	*5*	Location of multiple AHU's	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Surface fluorescent, 2 lamp, 32 watt, T8; Pendant fluorescent, 2 lamp, 32 watt, T8;	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	An Olympian natural gas fired generator is located in this space. A grade mounted utility transformer is located on grade adjacent to the boiler room. Electrical service and main distribution panel (MDP) are located in this space. Emergency boiler shutoff was observed.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection. Pull station.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	*Good*	*5*	A gas-fired, high efficiency, domestic hot water heater paired with a hot water storage tank provides hot water to the building. A master hot water mixing valve was observed. Floor drains and a mop sink are located in this area.	none.	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Mechanical Room (M3)									
	Floor	*Good*	*5*	Painted concrete floor.	none	-	s.f.	-	$ -
	Walls	*Good*	*5*	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	*Fair*	*4*	2x4 ACT.	none.	-	s.f.	-	$ -
	HVAC	*Good*	*5*	AHU's service this area. Ventilation air is provided via an ERU. Multiple AHU's are floor mounted.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Recessed fluorescent, 2x4, acrylic lens, 4 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Location of sub panels. Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Receiving									
	Floor	*Good*	*5*	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	*Good*	*5*	Painted CMU walls.	none	-	s.f.	-	$ -
	Ceilings	*Poor*	*3*	2x4 ACT.	remove and replace with 2x4 ACT.	210	s.f.	4.00	$ 840
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	A hot water unit heater serves this area.	none.	-	s.f.	-	$ -
	Lighting	*Good*	*5*	Pendant fluorescent, 2 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good*	*5*	Audio/visual notification. Heat/smoke detection.	none.	-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security	*Good*	*5*	Security is provided and monitored by Security Services.	none.	-	s.f.	-	$ -
	Optional emergency power					-	l.s.	-	$ -
	General building upgrades not indicated elsewhere	*Poor*	*3*	A radon mitigation fan is located in the Janitors closet in front of Toilet T7. The fan is located in the building which creates positive pressure ductwork in the building, which could introduce radon gas into the building.	Provide new roof mounted radon mitigation fan.	1	ea.	$15,000	$ 15,000

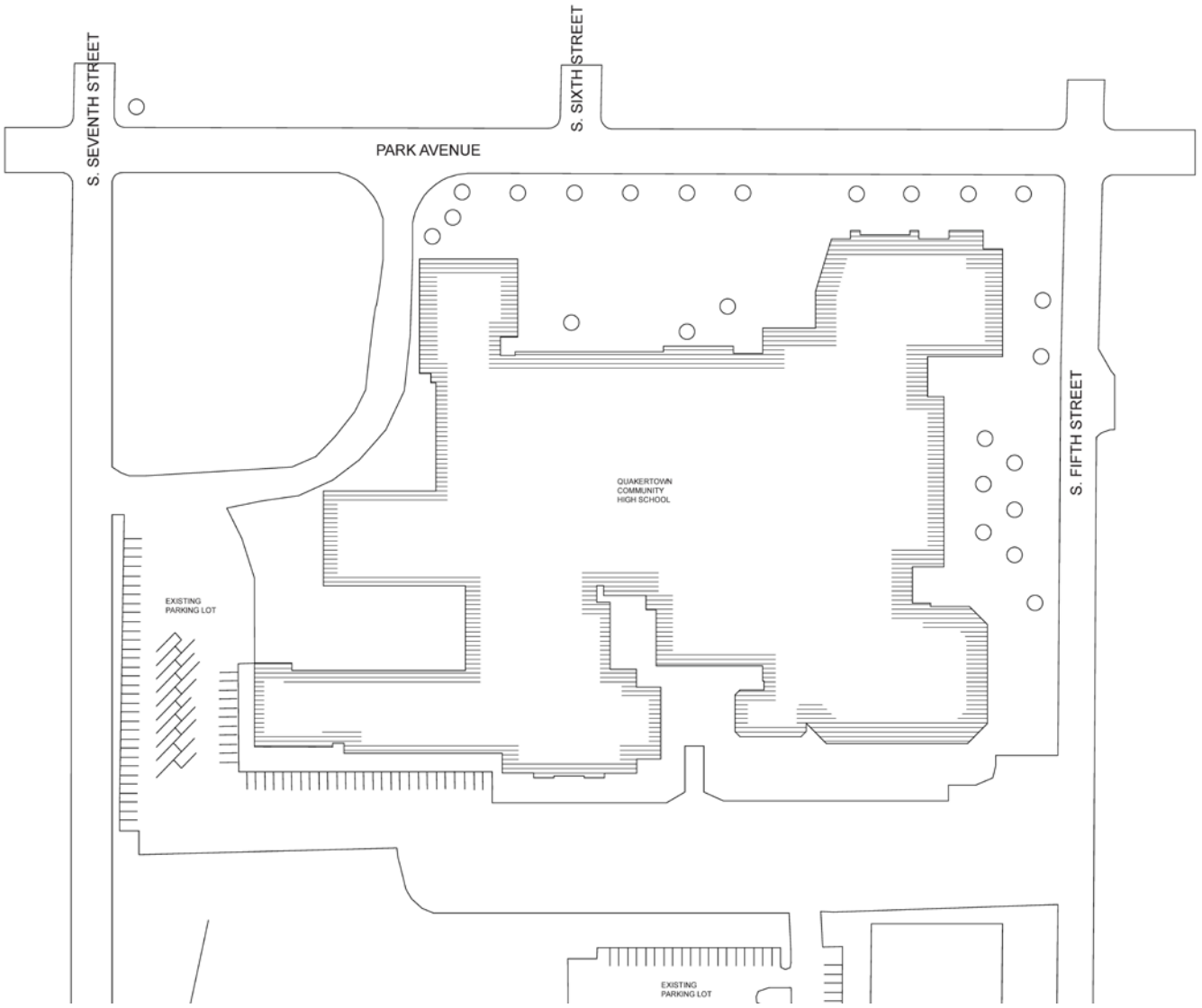
Subtotal		s.f.	**$ 3,725,186**
Contingency	20%		$ 745,037
Subtotal			$ 4,470,223
Escalation Assume 1 year @ 4%/year	4%		$ 178,808.92
Total Estimated Costs		s.f.	**$ 4,649,032**

QUAKERTOWN COMMUNITY HIGH SCHOOL

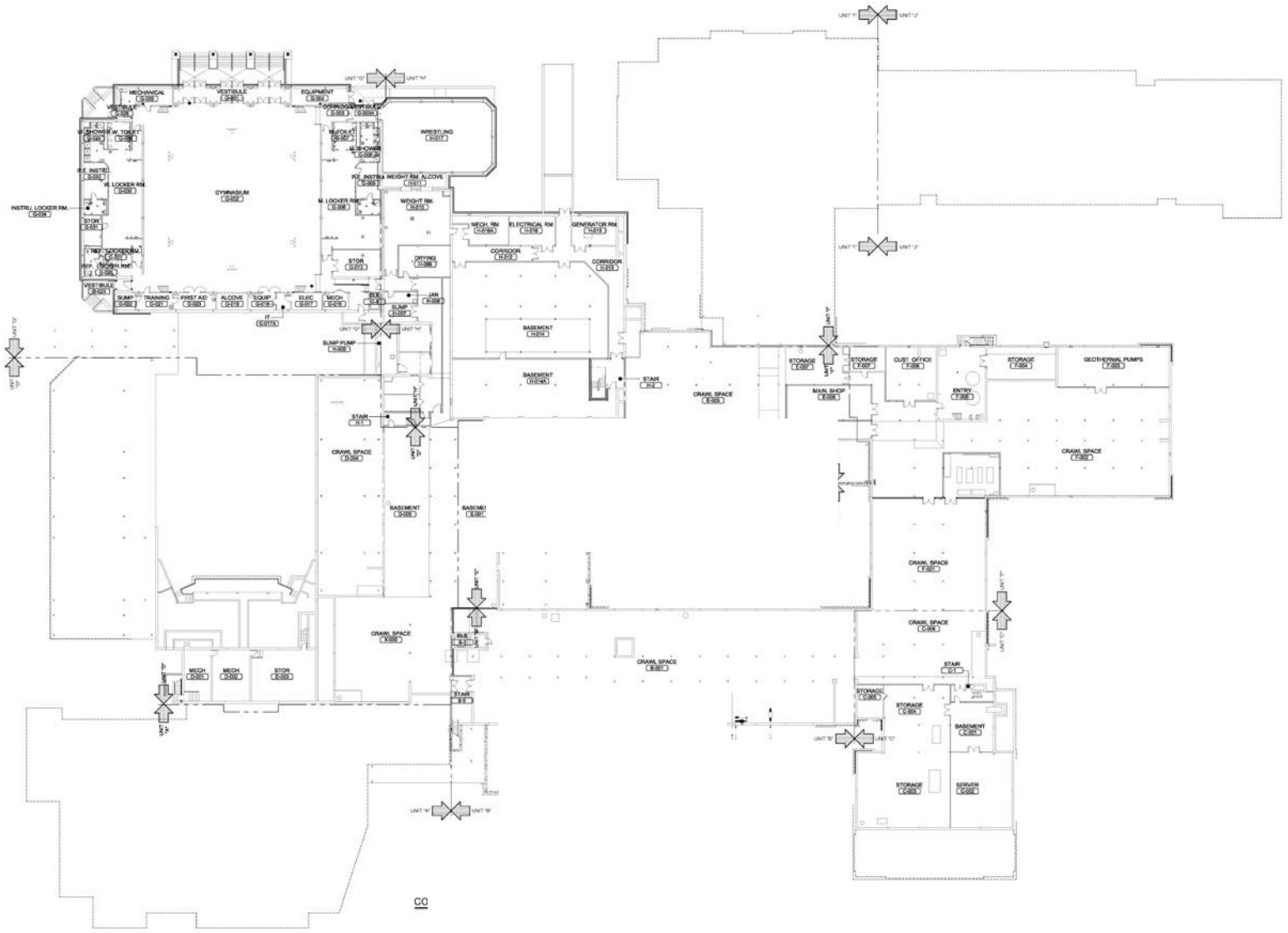
SCHRADERGROUP architecture, LLC
architecture I planning I programming

QUAKERTOWN COMMUNITY HIGH SCHOOL

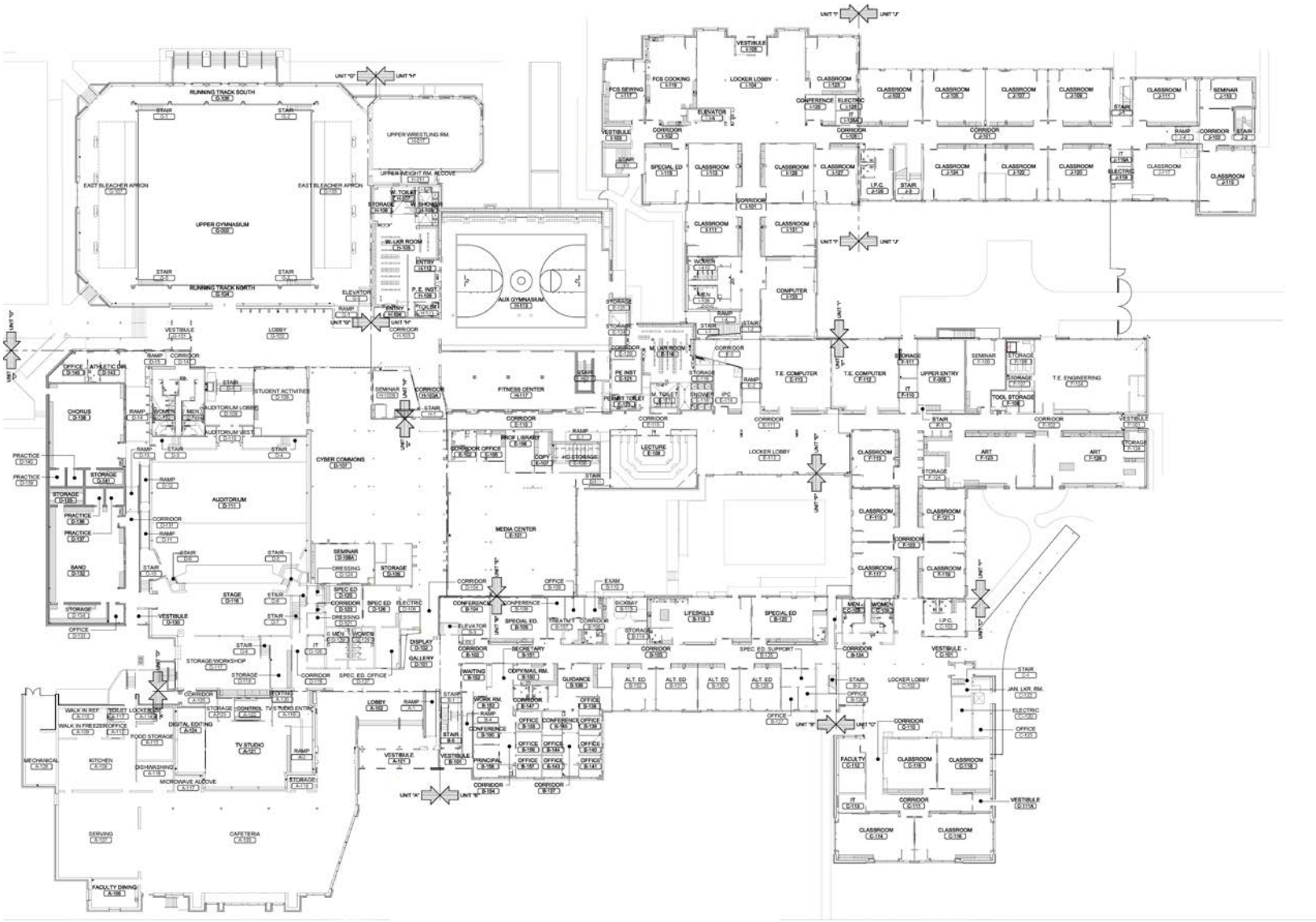
Location: 600 Park Avenue
Quakertown, PA 18951


S. SEVENTH STREET
S. SIXTH STREET
PARK AVENUE
S. FIFTH STREET
QUAKERTOWN
COMMUNITY
HIGH SCHOOL
EXISTING
PARKING LOT
EXISTING
PARKING LOT

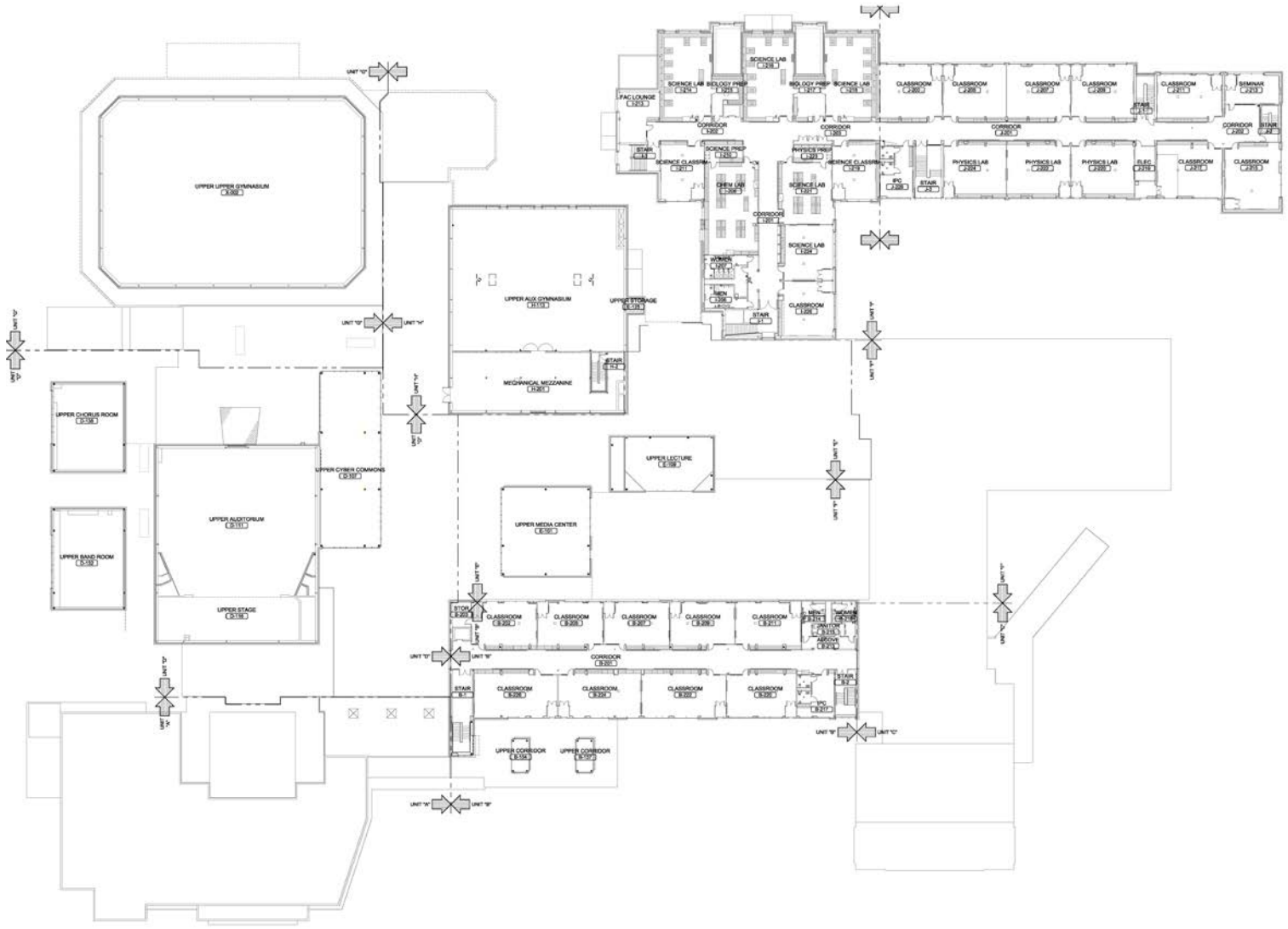
Site Plan



Basement/Lower Level Floor Plan



First Floor Composite Plan

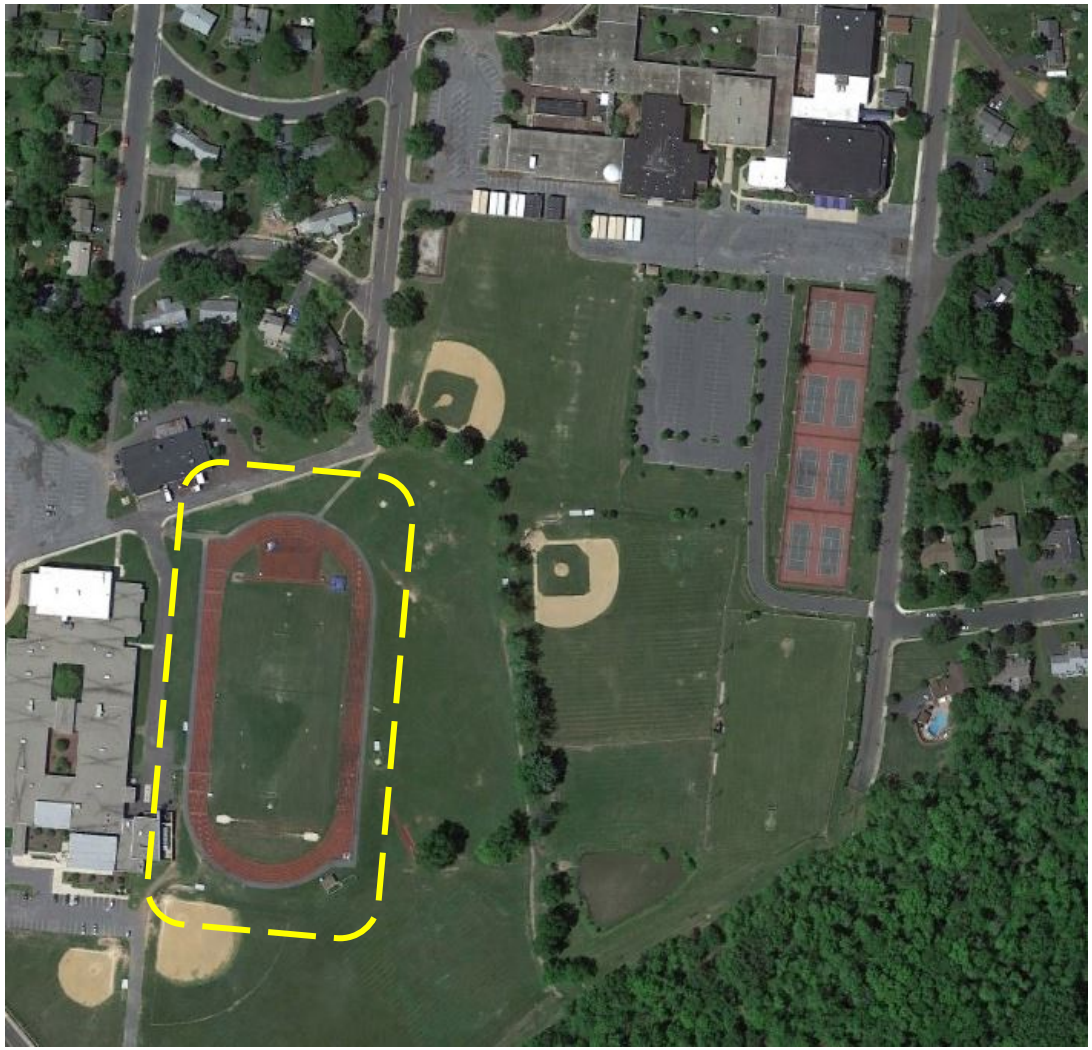


Second Floor Composite Plan

QUAKERTOWN STADIUM

QUAKERTOWN STADIUM

Location: 600 Park Avenue
Quakertown, PA 18951



EXISTING FACILITIES SURVEY: Athletic Stadium

School Name: Athletic Stadium
School Location: Quakertown, PA
Grade Config:
Survey Date: 8/13/2015
Building Age:

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
General Comments - Building, Site and Infrastructure									
Site(Zoning)	-			Municipality as Quakertown. Zoning classification as MR. Impervious cover allowable as 20%. Building impervious coverage is 30%. Approximate acreage as 18 acres.	-		l.s.		$ -
Structure	-	poor	1	Visitor Side Bleachers is constructed of exposed steel pan supported by structural steel column and framework. 10" CMU masonry wall systems. Some failing welds observed at connection points to the steel plates	Strip upper side of bleacher area in entirety and repaint with heavy traffic sealer product. Miscellaneous masonry repairs and resecure/refasten at connection points.	1	l.s.	75,000.00	$ 75,000
HVAC	-	Good	5	All equipment appears to be in good working order. Electric radiant ceiling panels, electric cabinet heaters, and electric unit heaters provide heat to the spaces. Exhaust is provided via roof mounted exhaust fans and interlocked with sidewall louvers.	none.		s.f.		$ -
Plumbing	-	Good	5	The fixtures and systems are in good condition. Hot water is provided via an electric hot water heater.	none.		s.f.		$ -
Lighting	Interior	Good	5	Fluorescent pendant, T8; Wall mounted fluorescent, T8; Surface mounted incandescent and compact fluorescent in certain areas; Illuminated exit signs. Battery powered emergency lights. Stadium lighting is controlled via a Musco lighting control system located in a small out building.	none.	-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
	Exterior	Good	5	Surface mounted metal halide wall packs	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	Good	5	Siemens, 400 amp, 240/120V, 3ph, 4 wire. Lighting out building: Square D, 200 amp, 480/277V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	Good	5	Siemens surface mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	Poor	3	No fire alarm is present.	Install fire alarm system.	1	ea.	$30,000	$ 30,000
Telecommunications	*PA System*	na		none on site	none	-	l.s.	-	$ -
	Master Clock	na		none on site	none	-	l.s.	-	$ -
	CATV	na		none on site	none	-	s.f.	-	$ -
	Structured Cabling	na		none on site	none	-	s.f.	-	$ -
	Data Network	na		none on site	none	-	l.s.	-	$ -
	Wireless Network	na		none on site	none	-	EA	-	$ -
	Voice System	poor	3	Two POTS circuits. One for an analog wall phone & one for the alarm system	none	-	EA	-	$ -
	Classroom AV	na		none on site	none	-	s.f.	-	$ -
	Sound Systems	na		none on site	none	-	l.s.	-	$ -
Fire Protection	-	poor	3	The building is not sprinklered.	Provide dry type sprinkler system.	1	ea.	$85,000	$ 85,000
Environmental Remediation	-	good	5	None required	none	-	s.f.	-	$ -
Architectural Area	5,800 SF					-	s.f.	-	$ -

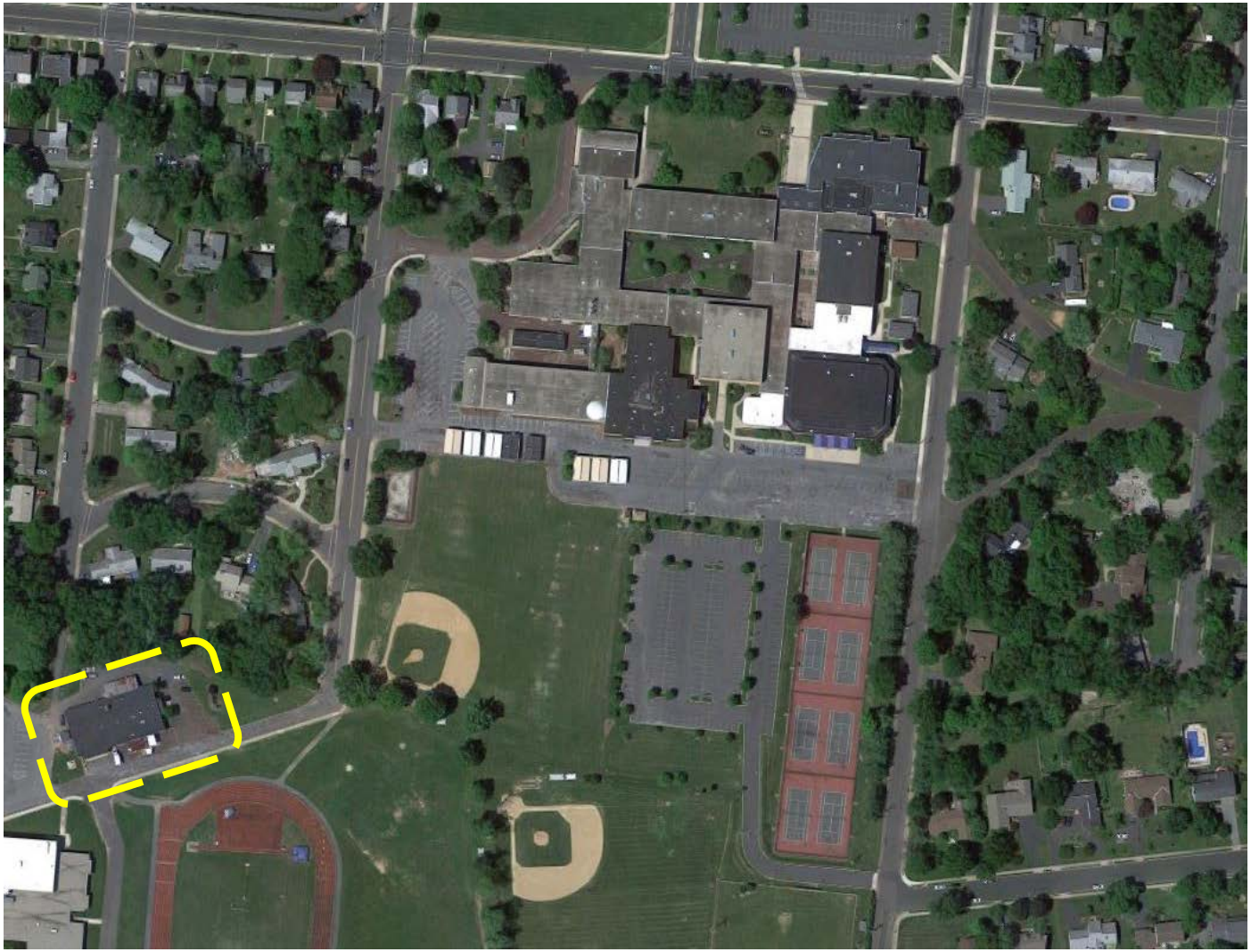
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation	fair	4	site circulation adequately accommodates vehicular traffic requirement	none	-	l.s.	Site Item	$ -
	sidewalk/paving	fair	4	Varies; concrete paving, loose stone, and soil/grass	none	-	l.s.	Site Item	$ -
	roof	fair/poor	3	Visitor Side Bleachers - painted exposed steel pan finish	grind exposed steel pan finish, prep, and provide fully adhered membrane system.	5,800	s.f.	15.00	$ 87,000
	walls	poor	3	Painted CMU	repair cracks, reseal, prep and repaint exterior finish system in entirety.	1	l.s.	50,000.00	$ 50,000
	windows/curtainwalls	fair/poor	3			4	per	750.00	$ 3,000
	doors/storefronts	fair/poor	3	HM door frames and metal doors showing signs of corrosion.	remove and replace in entirety with new 3'-0"x7'-0" hollow metal door, door frames and ADA compliant hardware.	4	per	5,000.00	$ 20,000
	Plumbing					-	EA	-	$ -
	Plumbing					-	EA	-	$ -
	comments	poor	1	brick masonry construction at Ticket Booth locations has failed. Iron gates and brick pier supports are deteriorating.	demolish and reconstruct in entirety.	4	l.s.	35,000.00	$ 140,000
	comments	poor	3	Lighting Control structure	demolish and reconstruct in entirety.	1	l.s.	10,000.00	$ 10,000
Interior Spaces									
Home Side Bleachers Toilet Room									
	floors	Fair	4	Concrete slab on grade with sealed concrete finish.	remove and replace with athletic flooring.		s.f.	15.00	$ -
	walls	Fair	4	Painted CMU	prep and repaint		s.f.	2.50	$ -
	ceilings	Fair	4	Exposed concrete plank	none.		s.f.	4.50	$ -
	casework				none.	-	l.f.	-	$ -
	HVAC	Good	5	Electric, radiant, ceiling panels and electric cabinet heaters provide heat to the space. Centralized exhaust is provided by roof mounted exhaust fans with interlocked intake louvers.	none.	-	s.f.		$ -
	Lighting	Fair	4	Fluorescent, wall mounted, acrylic lense, 1 tube, T8; Illuminated exit signs.	Lumen level should be verified. Space appeared dark.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm	Poor	3	No fire alarm is present.	Add fire alarm.	-	s.f.	Bldg. Item	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Wall hung, stainless steel, lavatories with manual faucets. Wall hung, stainless steel, water closets with manual flush valves. Wall hung, stainless steel, urinals with manual flush valves.	none.		ea.		$ -
	ADA	good	5	ADA compliant Toilet Room, fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Home Side Bleachers Team Room									
	floors	Fair	4	Concrete slab on grade with sealed concrete finish.	remove and replace with athletic flooring.		s.f.	15.00	$ -
	walls	Fair	4	Painted CMU	prep and repaint		s.f.	2.50	$ -
	ceilings	Fair	4	Exposed concrete plank	none.		s.f.	4.50	$ -
	HVAC	Good	5	Electric, radiant, ceiling panels and electric cabinet heaters provide heat to the space. Centralized exhaust is provided by roof mounted exhaust fans with interlocked intake louvers.	none.	-	s.f.		$ -
	Lighting	Fair	4	Fluorescent, wall mounted, acrylic lense, 1 tube, T8; Illuminated exit signs.	Lumen level should be verified. Space appeared dark.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles in required areas.		-	s.f.	-	$ -
	Fire Alarm	Poor	3	No fire alarm is present.	Add fire alarm.	-	s.f.	Bldg. Item	
	Systems					-	s.f.	-	$ -
	Plumbing	Good	5	Wall hung, stainless steel, lavatories with manual faucets. Wall hung, stainless steel, water closets with manual flush valves. Wall hung, stainless steel, urinals with manual flush valves.	none.	-	l.f.	-	$ -
	ADA	good	5	ADA compliant Toilet Room, fixtures and accessories provided.	none.	-	ea.	-	$ -
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security		3	No security or surveillance at facility.	Install cameras and alarm system for bays and perimeter.	1	ea.	10,000.00	$ 10,000
	Optional emergency power	Fair	4	Exit signs appear adequate. Emergency lighting provide by emergency battery units with remote heads located throughout the building. Lack of remote heads on exterior doors.	Provide new battery units with remote heads on exterior doors.	1	l.s.	3,000.00	$ 3,000
	General building upgrades not indicated elsewhere					-	s.f.	-	$ -
					Subtotal		s.f.		**$ 513,000**
					Contingency	20%			$ 102,600
					Subtotal				$ 615,600
					Escalation Assume 1 year @ 4%/year	4%			$ 24,624
					Total Estimated Costs		s.f.		**$ 640,224**

GARAGE AND UTILITIES BUILDING

GARAGE AND UTILITIES BUILDING

Location: 600 Park Avenue
Quakertown, PA 18951



EXISTING FACILITIES SURVEY:

School Name: Garage & Maintenance Building
School Location:
Grade Config: Not Applicable
Survey Date: 8/13/2015
Building Age: 1972

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure									
Site	-	Good	5	Compost filter sock deteriorated but bare earth remains; swale out outlet overgrown and ponding water	- Topsoil & seed bare area; remove CFS fabric; clean swale at outlet.	1.00	allow	$5,000	$ 5,000
Structure	-					-	l.s.	-	$ -
HVAC	-	Fair	4	All equipment appears to be in fair working order. The building is served by a rooftop unit (RTU) with natural gas heat, supplying conditioned air to select areas. Outdoor air is provided via the RTU. Various gas-fired unit heaters and electric baseboard heaters service different areas.	Replace RTU with new. Reuse ductwork.	1	ea.	$27,000	$ 27,000
Plumbing	-	Fair	4	The fixtures and systems are in fair condition. The domestic hot water is generated via an electric hot water heater located in the mechanical room. A backflow prevention device is not installed.	Install backflow prevention on domestic water service.	1	ea.	$10,000	$ 10,000

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Lighting	*Interior*	Good	5	Overall the lighting is in good condition. Occupancy sensors were not observed.	Install occupancy sensors.	10	ea.	$300	$ 3,000
	Exterior	Good	5	Wall sconces are located above exterior doors as well as pole mounted metal halide lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	Good	5	Murray 200 amp, 120/208V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	Good	5	Square D surface mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*		3		Add fire alarm system.	1	ea.	$22,000	$ 22,000
Telecommunications	*PA System*					-	l.s.	-	$ -
	Master Clock					-	l.s.	-	$ -
	CATV						s.f.		$ -
	Structured Cabling	Good	5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good	5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	Good	5	Full coverage	none.	-	EA	-	$ -
	Voice System	Good	5	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV					-	s.f.	-	$ -
	Sound Systems	Good	5	Ceiling mounted speakers in select locations.	none.	-	l.s.	-	$ -
Fire Protection	-		3		Add sprinkler coverage.	1	ea.	$57,000	$ 57,000
Environmental Remediation	-	*Poor*	*3*	Transite soffits at exterior and ACM insulation at Mechanical Room and Storage Room pipe fittings.		1	l.s.	10,000.00	$ 10,000
				1,000 Gallon Underground Storage Tank for gasoline and diesel fuel	none.				$ -
Architectural Area	9,800 SF			Single-story		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior									
	circulation					-	l.s.	-	$ -
	sidewalk/paving					-	l.s.	-	$ -
	roof	Poor	1	Single-ply rubber roof. Reports of roof leak locations.	Remove existing roof system in entirety down to the existing roof deck. Replace in entirety with new multi-ply hot modified bitumen roof	9,800	s.f.	30.00	$ 294,000
	walls		4	Painting entire building exterior in Summer 2015.	none.	-	l.s.	-	$ -
	windows/curtainwalls					-	s.f.	-	$ -
	doors/storefronts					-	pr.	-	$ -
	Plumbing					-	EA	-	$ -
	comments					-	l.s.	-	$ -
Interior Spaces									
Lobby									
	Floors	Poor	3	dated carpet.	remove and replace with carpet tile.	132	s.y.	40.00	$ 5,280
	Walls	Fair	4	Painted CMU.	prep and repaint.	560	s.f.	2.50	$ 1,400
	Ceilings	Fair	4	Painted plaster ceiling.	prep and repaint.	132	s.f.	3.00	$ 396
	Casework					-	l.f.	-	$ -
	HVAC	Fair	4	RTU with natural gas heat services this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Surface mounted, acrylic lens , 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA	Poor	3	non-accessible building entry	provide accessible handicap ramp system.	1	ea.	15,000.00	$ 15,000
	Other					-		-	$ -
Office									
	Floors	Poor	3	dated carpet.	remove and replace with carpet tile.	56	s.y.	40.00	$ 2,222
	Walls	Fair	4	Painted CMU.	prep and repaint.	1,540	s.f.	2.50	$ 3,850
	Ceilings	Fair	4	2x4 ACT.	remove and replace with 2x4 ACT.	500	s.f.	3.00	$ 1,500
	Casework		3	none.		-	l.f.	-	$ -
	HVAC	Fair	4	RTU with natural gas heat services this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Conference Room									
	Floors	Poor	3	dated carpet.	remove and replace with carpet tile.	76	s.y.	40.00	$ 3,031
	Walls	Fair	4	Painted CMU.	prep and repaint.	1,100	s.f.	2.50	$ 2,750
	Ceilings	Poor	3	2x4 ACT.	remove and replace with 2x4 ACT.	682	s.f.	3.00	$ 2,046
	Casework		3	none.		-	l.f.	-	$ -
	HVAC	Fair	4	RTU with natural gas heat services this area. Ventilation air is provided via the RTU.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
File Room									
	Floors	Fair	4	ceramic tile flooring.	none.	-	s.f.	-	$ -
	Walls	Fair	4	4x4 ceramic wall tile.	none.	-	s.f.	-	$ -
	Ceilings	Poor	3	Painted plaster ceiling.	prep and repaint.	275	s.f.	3.00	$ 825
	HVAC	Fair	4	RTU with natural gas heat services this area. Ventilation air is provided via the RTU. An abandoned central exhaust system was observed.	none.	-	s.f.	-	$ -
	Lighting	Fair	4	Recessed vapor proof fixtures.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Old gang showers with abandoned shower systems.	Space not utilized as shower but as File Room	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Break Room									
	Floors	Fair	4	Painted concrete floor.	prep and repaint.	310	s.f.	2.00	$ 620
	Walls	Fair	4	Painted CMU.	prep and repaint.	700	s.f.	3.00	$ 2,100
	Ceilings	Fair	4	2x4 ACT.	remove and replace with 2x4 ACT.	310	s.f.	4.00	$ 1,240
	Casework		3	none.		-	l.f.	-	$ -
	HVAC	Fair	4	Wall mounted packaged air conditioner provides cooling to this room. Electric baseboard provides heat.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8. Emergency exit signs are ceiling mounted.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing					-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet (gang)									
	Floors	Poor	3	ceramic floor tile is aged.	provide new ceramic tile floor	-	s.f.	see ADA	$ -
	Walls	Poor	3	4x4 ceramic wall tile is aged.	provide new ceramic wall tile	-	s.f.	see ADA	$ -
	Ceilings	poor	3	painted GWB.	provide new moisture resistant ACT	-	s.f.	see ADA	$ -
	HVAC	Fair	4	RTU with natural gas heat services this area. Exhaust is provided by a roof mounted centralized exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed vapor proof fixtures.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Wall hung and surface mounted lavatories with manual, dual handle, faucets, and automatic faucets. Wall hung water closets with manual flush valves. Wall hung urinals with manual flush valves.	Add drain covers to lavatories.	2	ea.	$100	$ 200
	ADA	poor	3	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	1	l.s.	25,000.00	$ 25,000
	Other					-		-	$ -
Toilet (uni-sex)									
	Floors	Poor	3	ceramic floor tile is aged.	provide new ceramic tile floor	-	s.f.	see ADA	$ -
	Walls	Poor	3	4x4 ceramic wall tile is aged.	provide new ceramic wall tile	-	s.f.	see ADA	$ -
	Ceilings	poor	3	painted GWB.	provide new moisture resistant ACT	-	s.f.	see ADA	$ -
	HVAC	Fair	4	RTU with natural gas heat services this area. Exhaust is provided by a roof mounted centralized exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed vapor proof fixtures.	none.	-	s.f.	-	$ -
	Electrical					-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Wall hung and surface mounted lavatories with manual, dual handle, faucets, and automatic faucets. Wall hung water closets with manual flush valves. Wall hung urinals with manual flush valves.	Add drain covers to lavatories.	2	ea.	$100	$ 200
	ADA	poor	3	Non-ADA compliant Toilet Room and fixtures.	Reconfigure Toilet Room in entirety. Provide new ADA compliant plumbing fixtures and accessories.	1	l.s.	15,000.00	$ 15,000
	Other					-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Storage									
	Floors	Fair	4	ceramic tile flooring.	none.	-	s.f.	-	$ -
	Walls	Fair	4	4x4 ceramic wall tile.	none.	-	s.f.	-	$ -
	Ceilings	Poor	3	Painted plaster ceiling.	prep and repaint.	413	s.f.	3.00	$ 1,239
	HVAC	Fair	4	RTU with natural gas heat services this area. Exhaust is provided by a roof mounted centralized exhaust fan.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Recessed vapor proof fixtures.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems	Good	5	Location of intermediate distribution frame (IDF).	none.	-	s.f.	-	$ -
	Plumbing	Poor	3	Old gang showers with abandoned shower systems.	Space not utilized as shower but as File Storage Room	-	l.s.	-	$ -
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Supply Room									
	Floors	Fair	4	6x6 ceramic quarry tile.	none.	-	s.f.	-	$ -
	Walls	Poor	3	Painted CMU.	prep and repaint.	1,965	s.f.	2.50	$ 4,913
	Ceilings	Fair	4	steel joists and exposed metal deck.	none.	-	s.f.	-	$ -
	HVAC	Good	5	Gas-fired unit heaters provide heating to this space.	none.	-	s.f.	-	$ -
	Lighting	Good	5	Surface mounted, 1 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems					-	s.f.	-	$ -
	Plumbing	Poor	3	Drinking fountain was not operational.	Replace drinking fountain if required.	1	ea.	$3,000	$ 3,000
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Tools									
	Floors	Fair	4	Sealed concrete flooring.	none.	-	s.f.	-	$ -
	Walls	Fair	4	Painted CMU.	prep and repaint.	550	s.f.	2.50	$ 1,375
	Ceilings	Fair	4	Painted plaster ceiling.	prep and repaint.	185	s.f.	3.00	$ 555
	HVAC	Good	5	Gas-fired unit heaters provide heating to this space.	none.	-	s.f.	-	$ -
	Lighting	Fair	4	Pendant, 1 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	Good	5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm Systems					-	s.f.	-	$ -
	Plumbing	Fair	4	Replace per ADA requirements.	Replace plumbing fixtures.	1	ea	$10,000	$ 10,000
	ADA					-	ea.	-	$ -
	Other					-		-	$ -

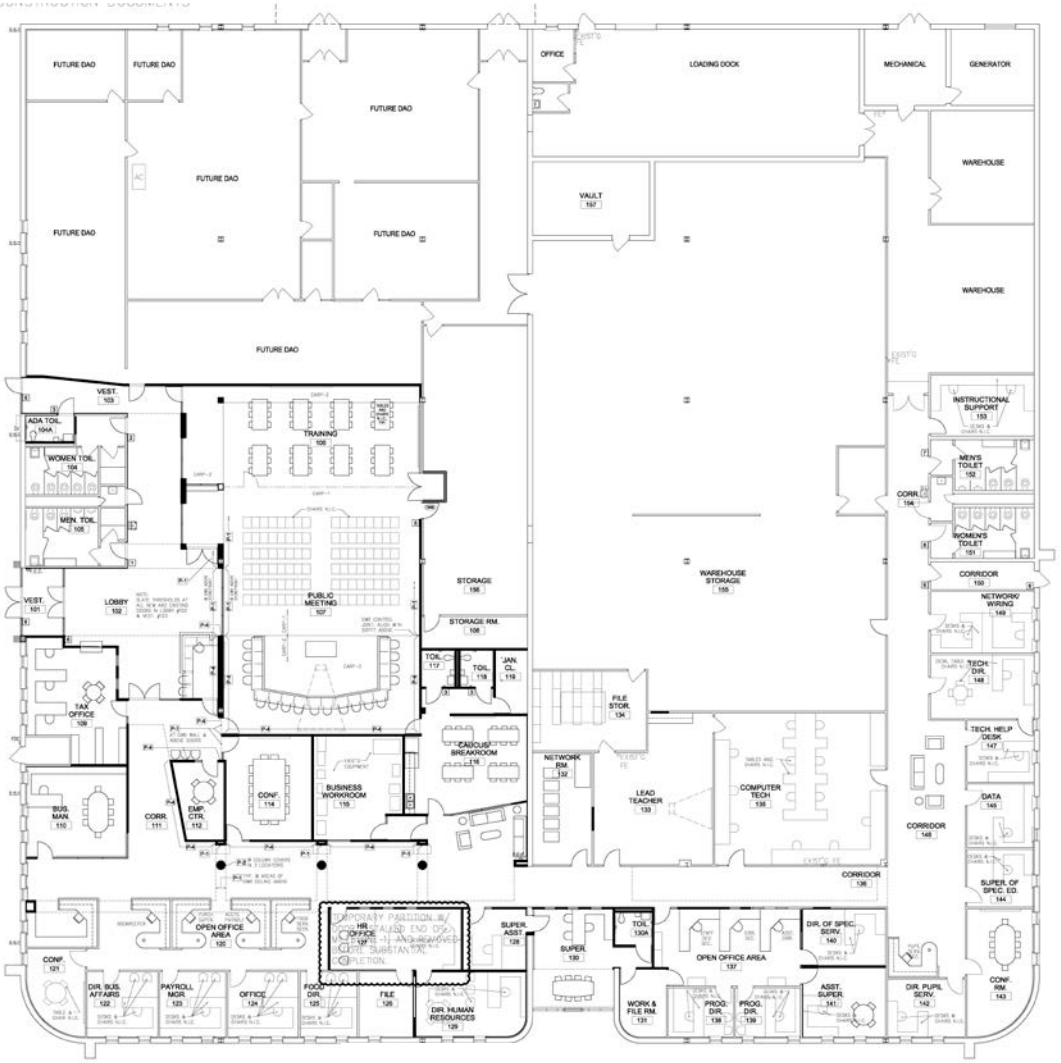
Program Area	Item	Cond (poor, fair, good)	Ranking for Short Term Improvement Items	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Mechanical									
	Floors	*Fair*	*4*	Sealed concrete flooring.	none.	-	s.f.	-	$ -
	Walls	*Poor*	*3*	Painted CMU.	prep and repaint.	990	s.f.	2.50	$ 2,475
	Ceilings	*Fair*	*4*	steel joists and exposed metal deck.	none.	-	s.f.	-	$ -
	Casework					-	l.f.	-	$ -
	HVAC	*Good*	*5*	Gas-fired unit heaters provide heating to this space. Exhaust connected to a roof mounted exhaust fan and makeup wall louver/damper.	none.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Pendant, 2 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Fair*	*4*	Adequate receptacles. Location of 200 amp, 1 phase panel.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems	*Good*	*5*	Location of analog phone demarcation point.	none.	-	s.f.	-	$ -
	Plumbing	*Good*	*5*	Location of electric, tank water heater. No mixing valve was observed.	Install mixing valve(s).	1	ea	$4,000	$ 4,000
	ADA					-	ea.	-	$ -
	Other					-		-	$ -
Workshop									
	Floors	*Fair*	*4*	Sealed concrete flooring.	none.	-	s.f.	-	$ -
	Walls	*Poor*	*3*	Painted CMU.	prep and repaint.	4,635	s.f.	2.50	$ 11,588
	Ceilings	*Fair*	*4*	steel joists and exposed metal deck.	none.	-	s.f.	-	$ -
	HVAC	*Fair*	*4*	Gas-fired unit heaters provide heating to this space. Wall mounted exhaust fans provide ventilation.	none.	-	s.f.	-	$ -
	Lighting	*Fair*	*4*	Pendant, 1 lamp, 32 watt, T8.	none.	-	s.f.	-	$ -
	Electrical	*Good*	*5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm					-	s.f.	-	$ -
	Systems	*Fair*	*4*	Centralized air compressors with piping throughout workshop with compressed air drops at various locations.	Consider replacing compressed air piping.	-	s.f.	-	$ -
	Plumbing	*Fair/Poor*	*3*	Trench drains are located in various locations. Utility sink was in poor condition.	Remove and replace utility sink	1	ea	$4,500	$ 4,500
	ADA					-	ea.	-	$ -
	Other	*Fair*	*3*	Overhead doors and operators approximately 6 years old.	none.	-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Ranking for Short Term Improvement Items*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Systems									
	Intercom					-	s.f.	-	$ -
	Clock/ Bell System					-	s.f.	-	$ -
	Security					-	s.f.	-	$ -
	Optional emergency power			No emergency generator was present.		-	l.s.	-	$ -
	General building upgrades not indicated elsewhere					-	s.f.	-	$ -
					Subtotal		s.f.		**$ 554,304**
					Contingency	20%			$ 110,860.87
					Subtotal				$ 665,165
					Escalation Assume 1 year @ 4%/year	4%			$ 26,606.61
					Total Estimated Costs		s.f.		**$ 691,772**

QUAKERTOWN DISTRICT ADMINISTRATION BUILDING

QUAKERTOWN DISTRICT ADMINISTRATION BUILDING

Location: 100 Commerce Drive
Quakertown, PA 18951


FUTURE DAO
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FUTURE DAO
OFFICE
LOADING DOCK
MECHANICAL
GENERATOR
WAREHOUSE
VAULT
WAREHOUSE
VEST.
ADA TOIL.
WOMEN TOIL.
MEN. TOIL.
TRAINING
LOBBY
PUBLIC MEETING
VEST.
STORAGE
STORAGE RM.
WAREHOUSE STORAGE
INSTRUCTIONAL SUPPORT
MEN'S TOILET
CORR.
WOMEN'S TOILET
CORRIDOR
NETWORK/ WIRING
TECH. DIR.
TECH. HELP DESK
DATA
CORRIDOR
SUPER. OF SPEC. ED.
TOIL.
JAN. CL.
TOIL.
TAX OFFICE
CAUCUS/ BREAKROOM
FILE STOR.
NETWORK RM.
LEAD TEACHER
COMPUTER TECH
BUS. MAN.
CORR.
EMP. CTR.
CONF.
BUSINESS WORKROOM
CORRIDOR
OPEN OFFICE AREA
HR OFFICE
SUPER. ASST.
SUPER.
TOIL.
DIR. OF SPEC. SERV.
OPEN OFFICE AREA
CONF.
DIR. BUS. AFFAIRS
PAYROLL MGR.
OFFICE
FOOD DIR.
FILE
DIR. HUMAN RESOURCES
WORK & FILE RM.
PROG. DIR.
PROG. DIR.
ASST. SUPER.
DIR. PUPIL SERV.
CONF. RM.

Floor Plan

EXISTING FACILITIES SURVEY:

School Name: QCSD District Administration Building
School Location: 100 Commerce Drive
Grade Config: Not applicable
Survey Date: 8/10/2015
Building Age:

Program Area	*Item*	*Cond (poor, fair, good)*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Comments - Building, Site and Infrastructure								
Site	-	Good-5	Paving intact with evidence of crack sealing; sidewalks generally intact with isolated cracked sections; curbing deteriorated in spots; inlets intact and clean; concrete stairs to lower parking has uneven landing, deteriorated wood cheek walls & loose hand	- Replace cracked sidewalk sections; replace damaged curb sections; replace exterior stair.	1.00	allow	$30,000	$ 30,000
Structure	-				-	l.s.	-	$ -
HVAC	-	Good-5	All equipment appears to be in good working order. The building is served by a heat pump rooftop units (RTU) with electric heat, supplying conditioned air to variable air volume (VAV) boxes with electric heating coils. Multiple split system air conditioners service select areas. Outdoor air is provided via the RTU's and via a heat recovery unit (HRU).	It was noted during the assessment that the building fails to maintain temperature below 25^0F and above 90^0F. Heating and cooling capacities should be verified and modified as required.	-	s.f.	-	$ -
Plumbing	-	Good-5	The fixtures and systems are original to the building renovation are in good condition. The domestic hot water is generated electric hot water heaters located above the ceiling. Backflow prevention devices are installed.	none.	-	s.f.	-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
Lighting	*Interior*	Good-5	Overall the lighting is in good condition. Occupancy sensors were installed in various locations.	none.	-	s.f.	-	$ -
	Exterior	Good-5	Wall sconces are located above exterior doors as well as recessed down lights.	none.	-	l.s.	-	$ -
Electrical	*Electrical Service*	Good-5	Square D 1600 amp, 480/277V, 3ph, 4 wire.	none.	-	l.s.	-	$ -
	Branch Panels	Good-5	Square D surface or flush mounted.	none.	-	s.f.	-	$ -
Fire Alarm	*Head End Panel / Devices*	Good-5	Simplex 4100 Fire Alarm Control Panel with pull stations and audio/visual units throughout the building.	none.	-	s.f.	-	$ -
Telecommunications	*PA System*	Good-5	Public Meeting room only.	none.	-	l.s.	-	$ -
	Master Clock	Good-5	Clocks exist in all classrooms.	none.	-	l.s.	-	$ -
	CATV	Good-5	CATV serves a few select spaces.	none.		s.f.		$ -
	Structured Cabling	Good-5	Cat cabling	none.	-	s.f.	-	$ -
	Data Network	Good-5	Cat cabling	none.	-	l.s.	-	$ -
	Wireless Network	Good-5	Full coverage	none.	-	EA	-	$ -
	Voice System	Good-5	VOIP, Analog phones.	none.	-	EA	-	$ -
	Classroom AV	Good-5	Certain areas have projectors with ceiling mounted speakers.	none.	-	s.f.	-	$ -
	Sound Systems	Good-5	Sound system located in Public Meeting.	none.	-	l.s.	-	$ -
Fire Protection	-	Good-5	The building is fully sprinklered.	none.	-	s.f.	-	$ -
Environmental Remediation	-	*Good-5*	No asbestos detected.	none.	-	s.f.	-	$ -
Architectural Area	20,000 SF		Single story		-	s.f.	-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Exterior								
	circulation				-	l.s.	-	$ -
	sidewalk/paving	Poor-3	steel stair system	scrape and repaint.	1.00	l.s.	2,500.00	$ 2,500
	roof	Fair-4	roof coping repair is required at miscellaneous locations along the building perimeter	Needs coping repairs.	1,000	l.f.	30.00	$ 30,000
	walls		exterior wall lacks building insulation.	none as existing wall contruction.	-	l.s.	-	$ -
	windows/curtainwalls	Fair-4		none.	-	s.f.	-	$ -
	doors/storefronts	Fair-4		none.	-	pr.	-	$ -
	Plumbing				-	EA	-	$ -
	comments	Poor-3	leaking scupper boxes causing excessive water infiltration at numerous locations.	repair scupper boxes and tie-in to roof system	1	l.s.	5,000.00	$ 5,000
Interior Spaces								
Lobby								
	Floors	Fair-4	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Fair-4	Painted GWB.	none. Some minor touch-up locations.	-	s.f.	-	$ -
	Ceilings	Good-5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework	Good-5	adequate reception desk provided	none.	-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8; Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Pendant compact fluorescent; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Location of building security keypad. Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-	l.s.	-	$ -
Corridor								
	Floors	Fair-4	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Fair-4	Painted GWB.	none. Some minor touch-up locations.	-	s.f.	-	$ -
	Ceilings	Good-5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8; Recessed 2x4, acrylic lens , 4 lamp, 32 watt, T8; Pendant compact fluorescent; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Location of building security keypad. Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Public Meeting								
	Floors	Fair-4	Carpet.	remove and replace with carpet tile.	319	s.y.	40.00	$ 12,742
	Walls	Good-5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	ACT (cloud system) and painted structure	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Pendant , parabolic louver, 2 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered. Public address system.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA	Good-5	fully accessible.	none.	-	ea.	-	$ -
	Other	Good-5	folding acoustical partition has been provided for flexible space at Training Room.	none.	-		-	$ -
Training								
	Floors	Fair-4	Carpet.	remove and replace with carpet tile.	101	s.y.	40.00	$ 4,058
	Walls	Good-5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	ACT (cloud system) and painted structure	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Conference Room								
	Floors	Fair-4	Carpet.	none.	-	s.f.	-	$ -
	Walls	Good-5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good-5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	Marker and tack surfaces	Good-5	4x6 white board provided.	none.				$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8; Recessed compact fluorescent.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other	Good-5	Smart board provided.	none.	-		-	$ -
Open Office Work Area								
	Floors	Fair-4	Carpet.	none.	-	s.f.	-	$ -
	Walls	Fair-4	Painted GWB.	Minor paint touch up work.	1	l.s.	500.00	$ 500
	Ceilings	Good-5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Caucus/Break Room								
	Floors	Good-5	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Good-5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good-5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework	Good-5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Work/Office File Room								
	Floors	Fair-4	Carpet.	none.	-	s.f.	-	$ -
	Walls	Good-5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Office								
	Floors	Fair-4	Carpet.	none.	-	s.f.	-	$ -
	Walls	Fair-4	vinyl wall covering.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Superintendent's Office								
	Floors	Fair-4	Carpet.	none.	-	s.f.	-	$ -
	Walls	Good-5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good-5	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Lead Teacher								
	Floors	Fair-4	Carpet.	none.	-	s.f.	-	$ -
	Walls	Fair-4	Painted GWB.	minor paint touch up work.	1	l.s.	500.00	$ 500
	Ceilings	Good-5	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework	Good-5	adequate base and wall cabinetry provided.	none.	-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Business Manager								
	Floors	Fair-4	Carpet.	none.	-	s.f.	-	$ -
	Walls	Fair-4	Painted GWB and vinyl wall cover.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	2x4 ACT scored.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Tax Office								
	Floors	Poor-3	Carpet is worn.	remove and replace with carpet tile.	52	s.y.	40.00	$ 2,080
	Walls	Fair-4	Painted GWB and vinyl wall covering.	minor paint touch up work.	1	l.s.	500.00	$ 500
	Ceilings	Fair-4	2x4 ACT. Scored.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Computer Tech								
	Floors	Fair-4	Carpet.	remove and replace with carpet tile.	110	s.y.	40.00	$ 4,387
	Walls	Fair-4	Painted GWB.	prep and repaint.	1,250	s.f.	2.50	$ 3,125
	Ceilings	Poor-3	2x4 ACT scored.	remove and replace with 2x4 ACT.	987	s.f.	4.00	$ 3,948
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Network Room								
	Floors	Good-5	raised access floor tile.	none.	-	s.f.	-	$ -
	Walls	Good-5	Painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Good-5	2x4 ACT.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted Liebert air conditioner with roof mounted condensing unit services this area.	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered with an inert gas fire protection system.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other		Main QCSD network location. Back up location is the High School.		-		-	$ -
Instructional Support								
	Floors	Poor-3	Carpet is worn.	remove and replace with carpet tile.	27	s.y.	40.00	$ 1,071
	Walls	Fair-4	Painted GWB.	minor paint touch up work.	1	l.s.	500.00	$ 500
	Ceilings	Poor-3	2x4 ACT.	removing and replacing with High NRC 2x4 ACT.	241	s.f.	5.00	$ 1,205
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered. Abandoned inert gas sprinkler heads are present in this area.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other	Good-5	(2)- 3x3 white boards provided	none.	-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Future DOA								
	Floors	*Poor-3*	carpet.	remove and replace with carpet tile.	680	s.y.	40.00	$ 27,182
	Walls	*Poor-3*	Vinyl wall covering.	remove vinyl wall covering, prep and repaint.	9,830	s.f.	3.50	$ 34,405
	Ceilings	*Poor-3*	2x4 ACT.	remove and replace with 2x4 ACT.	6,116	s.f.	4.00	$ 24,464
	Casework				-	l.f.	-	$ -
	HVAC	*Good-5*	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	*Good-5*	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	*Good-5*	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	*Good-5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	*Good-5*	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Toilet Room (uni-sex)								
	Floors	*Good-5*	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	*Good-5*	Vinyl wall covering.	none.	-	s.f.	-	$ -
	Ceilings	*Fair-4*	2x4 ACT.	remove and replace with mylar-face 2x4 ACT	80	s.f.	6.00	$ 480
	HVAC	*Good-5*	Ceiling mounted exhaust fans or centralized roof mounted exhaust fans service these areas. Wall mounted electric cabinet unit heaters provide heat to the toilet rooms.	none.	-	s.f.	-	$ -
	Lighting	*Good-5*	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical			none.	-	s.f.	-	$ -
	Fire Alarm	*Good-5*	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	*Good-5*	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing	*Good-5*	Wall hung and surface mounted lavatories with manual, single handle, faucets. Wall hung water closets with manual flush valves. Wall hung urinals with manual flush valves. Dual height drinking fountains are located at the entrance.	Add drain covers to lavatories.	20	ea.	$100	$ 2,000
	ADA	*Good-5*	ADA compliant Toilet Room, fixtures and accessories provided.	none.	-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Toilet Room (gang)								
	Floors	Fair-4	ceramic tile wainscot.	none.	-	s.f.	-	$ -
	Walls	Good-5	Painted CMU and GWB.	prep and repaint with epoxy paint	2,720	s.f.	3.00	$ 8,160
	Ceilings	Fair-4	2x4 ACT.	remove and replace with mylar-face 2x4 ACT	736	s.f.	6.00	$ 4,416
	HVAC	Good-5	Ceiling mounted exhaust fans or centralized roof mounted exhaust fans service these areas. Wall mounted electric cabinet unit heaters provide heat to the toilet rooms.	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical				-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing	Good-5	Wall hung and surface mounted lavatories with manual, single handle, faucets. Wall hung water closets with manual flush valves. Wall hung urinals with manual flush valves. Dual height drinking fountains are located at the entrance.	Add drain covers to lavatories.	20	ea.	$100	$ 2,000
	ADA	Poor-3	Non-ADA compliant Toilet Room, fixtures and accessories provided.	Reconfigure Toilet Rooms in entirety. Provide new ADA compliant plumbing fixtures and accessories.	2	l.s.	5,000.00	$ 10,000
	Other				-		-	$ -
Storage								
	Floors	Fair-4	12x12 VCT. (dated color)	remove and replace in entirety with 12x12	1,268	s.f.	3.50	$ 4,438
	Walls	Fair-4	Vinyl wall covering and painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Poor-3	2x4 ACT.	remove and replace with 2x4 ACT.	1,770	s.f.	4.00	$ 7,080
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
IDF								
	Floors	Fair-4	12x12 VCT.	none.	-	s.f.	-	$ -
	Walls	Fair-4	painted GWB.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	2x4 ACT.	remove and replace with 2x4 ACT.	327	s.f.	4.00	$ 1,308
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Mechanical								
	Floors	Fair-4	Sealed concrete.	none.	-	s.f.	-	$ -
	Walls	Fair-4	CMU.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	exposed to metal deck structure.	none.	-	s.f.	-	$ -
	HVAC	Good-5	Wall mounted exhaust fan. Electric unit	none.	-	s.f.	-	$ -
	Lighting	Good-5	Pendant metal halide.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Square D 1600 amp, 480/277V, 3ph, 4 wire. Location of emergency generator and automatic transfer switch.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Location of Simplex 4100 fire alarm control panel.	none.	-	s.f.	-	$ -
	Systems	Good-5	Location of telephone demarcation point. Security system front end location.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -

Program Area	Item	Cond (poor, fair, good)	Description	Recommendations	# Units	Unit	Base unit Price	Estimated Costs
Warehouse								
	Floors	Poor-3	Sealed concrete and 12x12 VCT.	remove and replace damaged VCT with 12x12 VCT.	100	s.f.	3.50	$ 350
	Walls	Fair-4	Painted CMU.	prep and repaint.	2,530	s.f.	2.50	$ 6,325
	Ceilings	Poor-3	2x4 ACT.	remove and replace with 2x4 ACT.	1,506	s.f.	4.00	$ 6,024
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Pendant metal halide.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Warehouse Storage (Possible Future Classrooms)								
	Floors	Fair-4	raised access floor tile.	Provide carpet tile	790	s.y.	40.00	$ 31,609
	Walls	Poor-3	Painted GWB.	prep and repaint.	354	s.f.	2.50	$ 885
	Ceilings	Poor-3	2x4 ACT.	remove and replace with 2x4 ACT.	7,112	s.f.	4.00	$ 28,448
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Recessed 2x4, 18 cell parabolic louver, 3 lamp, 32 watt, T8	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other				-		-	$ -
Loading Dock								
	Floors	Poor-3	12x12 VCT.	remove VCT, prep and replace with concrete sealant.	1,505	s.f.	5.00	$ 7,525
	Walls	Fair-4	Painted CMU.	none.	-	s.f.	-	$ -
	Ceilings	Fair-4	exposed to metal deck structure.	none.	-	s.f.	-	$ -
	Casework				-	l.f.	-	$ -
	HVAC	Good-5	Ceiling mounted VAV boxes with electric reheat coils fed from roof mounted heat pumps with electric heat service this area. Ventilation air is provided via an HRU or via	none.	-	s.f.	-	$ -
	Lighting	Good-5	Pendant metal halide.	none.	-	s.f.	-	$ -
	Electrical	Good-5	Adequate receptacles.	none.	-	s.f.	-	$ -
	Fire Alarm	Good-5	Audio/visual notification.	none.	-	s.f.	-	$ -
	Systems	Good-5	Fully sprinklered.	none.	-	s.f.	-	$ -
	Plumbing				-	l.s.	-	$ -
	ADA				-	ea.	-	$ -
	Other	Fair-4	Overhead door and dock leveling equipment provided.	none.	-		-	$ -

Program Area	*Item*	*Cond (poor, fair, good)*	*Description*	*Recommendations*	*# Units*	*Unit*	*Base unit Price*	*Estimated Costs*
General Systems								
	Intercom				-	s.f.	-	$ -
	Clock/ Bell System				-	s.f.	-	$ -
	Security	*Good-5*	Security is provided and monitored by Security Services.	none.	-	s.f.	-	$ -
	Optional emergency power		A Sentinel, 305 KW (continuous), oil fired generator in a weatherproof enclosure augmented by a transfer switch. If the existing emergency system is altered, the existing life safety and stand-by circuits would need to be separated and fed from independent automatic transfer switches to comply with the current National Electrical Code.	none.	-	l.s.	-	$ -
	General building upgrades not indicated elsewhere				-	s.f.	-	$ -
			Subtotal			s.f.		**$ 309,215**
			Contingency		20%			$ 61,842.98
			Subtotal					$ 371,058
			Escalation	Assume 1 year @ 4%/year	4%			$ 14,842.31
			Total Estimated Costs			s.f.		**$ 385,900**

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