



# Greater Albany Public Schools

## Facilities Assessment Study

January 14, 2015





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January 14, 2015

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RE: Facilities Assessment 2014

Russ:

Attached is our facility assessment report for the 25 school sites we toured over the last four months. In the report, a general description of each school is provided, along with some facility statistics, and with a description of some issues which are not resolved, or of major issues we encountered during our site visits and our model comparisons. Attached separately is an excel spread sheet which itemizes our recommendations by site.

When we toured the buildings, we did our best to document all of the deficiencies we observed, however only the more significant problems are included in this document. Our goal was to identify bodies of work, not necessarily the specific items which generated the need for that work. For example, where we observed a few water damaged ceiling tile, we did not identify their location in the report. If we had, in some of the schools the list of locations would be overwhelming and serve no real purpose. We have, however, identified the problem generally and have provided a cost to address the repairs.

In addition to damaged conditions, we have also reviewed the schools for deficiencies based on our model school outlines. Where the schools lack features outlined in the model, they are identified for consideration. The buildings are also reviewed in terms of "Crime prevention through environmental design" (CPTED) standards and concerns are noted. For example, we have noted where the reception area lacks the ability to visually monitor who is approaching and entering the school, which is a major factor in the CPTED approach.

The classroom counts shown in the school descriptions are based on our site tours and may not reflect the actual use of these spaces. Please feel free to mark the correct numbers into the documents and we will update them accordingly.

If you have any questions or comments regarding the report, please forward them on to me at [wgresl@glas-arch.com](mailto:wgresl@glas-arch.com).

Sincerely,



Walter R. Gresl, AIA  
Principal/Member

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Greater Albany Public Schools  
Facilities Assessment

**Project Process**

This report is the first step of a project to update the Greater Albany Public School District's long range facility master plan. Its focus is to identify immediate and long term repair and rehabilitation needs, as well as educational facility needs, for the District's 25 sites.

To determine the repair and rehabilitation needs, each site was toured by a team including an architect, a mechanical engineer, and an electrical engineer. A theater consultant was also involved with the review of performance spaces at West Albany High School. During the tours, the condition of building elements were assessed and evaluated, and recommendations developed to identify major maintenance and improvement needs. Items which are approaching the end of their useful life are also identified.

To address potential facility deficiencies from a program standpoint, each school site was compared to a model outline which was developed as the minimum recommendations for GAPS school programs. Where a school site was found lacking a feature, a proposed solution was developed and a recommendation included in the report. The proposed solutions are not intended as final solutions, but as concepts which could be used to develop a preliminary budget for the District. Additional study will be needed to determine if alternative solutions better address the needs of the District.

In addition, our preliminary list of deficiencies, along with a short questionnaire, was issued to each of the school Principals. The questionnaire was used to collect additional input from that specific school site, and to verify if additional conditions in the school were compromising the school's educational programs. Items identified in the questionnaire responses have been incorporated into the report.

Information on roofing work was provided by the Owner in a report titled "Greater Albany Public Schools - District Wide Roofing Budget". The total costs for repairs through 2018 were added together and inserted into the recommendations document.

The costs provided in the report have been developed from several sources. Many of the costs are derived from the 2015 "Building Construction Cost Data", by RS Means. Historical information from other projects is also used extensively in estimate numbers. Cost per square foot figures used for additions are from similar school work. The construction cost numbers include a general contractor's overhead and profit, but do not include mark-ups which would typically be used for a CM/GC process, or for special energy compliance work. Soft cost mark-ups are included at 45% which includes a 20% contingency as recommended by RS Means for conceptual design work.

**Project Limitations**

The building site reviews were limited as only a short period of time was spent at each of the 25 sites. The review team focused on the more significant problems in the buildings, and minor repair work which may have been noted during the visits, is not necessarily identified in the report as a line item. This report is focused on the long term needs of the District.

Not all deficiencies have proposed solutions. An example of this is the lack of a stage at Central Elementary school. The model developed for the elementary schools includes a stage at each site. The Central Elementary School building has historic value to the District, and we have been unable to identify a way to add a stage without impacting the historically significant exterior envelope of the building.

Another item which has not been provided with a solution is the abatement of asbestos flooring. The extent of the abatement work is difficult to determine, since carpet occurs over old tile in many of the schools, and testing of the tile is necessary to confirm the need. The analysis for this element should be provided by a firm who specializes in this line of work.

Population growth in the District has not been factored into any of the project deficiencies. The need for additional kindergarten classrooms as a result of the need for full day classes is also not considered in the report.

The District has recently upgraded intercom systems at several sites and has contracted to upgrade 4 others. This work is a priority to the District and the intent is to upgrade the remaining schools in the near future. Therefore intercom deficiencies have not been included in the long term plan with the exception of WAHS where the school specifically requested the improvement.



Greater Albany Public Schools  
Facilities Assessment

**Elementary Schools**

Components included in a model elementary school:

Classroom:

- a. Standard classrooms supporting both small group and large group instruction.
- b. Kindergarten classrooms.
- c. Specialized classroom for music.
- d. Classrooms and support spaces for special education.

Physical Education Space:

- a. Gym (no spectator seating)
- b. Hardcourts with a variety of fixed equipment to accommodate basketball and other activities.
- c. Turf and field areas.
- d. Apparatus area.
- e. Covered outdoor play area

Support Facilities:

- a. Computer room.
- b. Small group areas.
- c. Resource Specialist Program (RSP) area (Resource room).
- d. Speech specialist office.
- e. Councilor's office.

Common Essential Facilities:

- a. Media/center library.
- b. Administration:
  - Principal's office.
  - Vice Principal's office.
  - Office space for itinerant staff.
  - Sick room.
  - Conference areas.
  - Teacher workroom.
  - Staff room.
  - Student record storage.
  - General storage.
- c. Multipurpose Room:
  - Dining area.
  - Food service (preparation or serving).
  - Stage.
  - Outdoor dining area.
  - Storage for chairs and tables.

Infrastructure:

- a. Staff restrooms.
- b. Student restrooms.
- c. Storage rooms.
- d. Custodian room(s).
- e. Mechanical, data and electrical space.
- f. Staff parking area.
- g. Event parking.
- h. Bus loop.
  - a. Protected waiting area.
- i. Parent loop.
- j. Bike Parking
  - a. Open and covered options.
- k. Covered circulation.

Security CPTED Compliance:

- a. Visual Natural Surveillance.
- b. Natural Access Control.
- c. Territorial Reinforcement.
- d. Maintenance.



Greater Albany Public Schools  
Facilities Assessment

**Middle Schools**

Components included in a model middle school:

Classroom:

- a. Standard classrooms supporting both small group and large group instructions.
- b. Specialized classrooms for science (both lab and non-lab), art, language, career technical instruction, and music.
- c. Classrooms for special education and special education support spaces.
- d. Facilities for performing arts (can be in multipurpose room).

Physical Education Space:

- a. Gymnasium with spectator seating.
- b. Shower/locker room.
- c. Office of physical education teachers.
- d. Storage for equipment.
- e. Hardcourts with a variety of fixed equipment to accommodate basketball and other activities.
- f. Field areas including track, soccer, and softball.

Support Facilities:

- a. Computer room.
- b. Small group areas.
- c. Resource Specialist Program (RSP) area.
- d. Speech specialist office.

Common Essential Facilities:

- a. Media/center library.
- b. Administration:
  - Principal's office.
  - Vice Principal(s)' office.
  - Counselor(s)' office.
  - Office space for itinerant staff.
  - Health professional office.
  - Conference areas.
  - Teacher workroom.
  - Staff room.
  - Clerical support.
  - Student record storage.
  - General storage.
- c. Multipurpose Room:
  - Dining area.
  - Food service (preparation or serving).
  - Adjunct serving areas.
  - Stage.

- Storage for chairs and tables.

Infrastructure:

- a. Staff restrooms.
- b. Student restrooms.
- c. Storage rooms.
- d. Custodian room(s).
- e. Mechanical, data and electrical space.
- f. Staff parking area.
- g. Event parking.
- h. Bus loop.
  - a. Protected waiting area.
- i. Parent loop.
- j. Bike Parking.
  - a. Open and covered options.
- k. Covered circulation.



Greater Albany Public Schools  
Facilities Assessment

**High Schools**

Components included in a model high school:

Classroom:

- a. Standard classrooms supporting both small group and large group instructions.
- b. Specialized classrooms for science (both lab and non-lab), art, language, career technical instruction, drama and music.
- c. Classrooms for special education.
- d. Student store.

Physical Education Space:

- a. Gymnasium(s).
- b. Space for wrestling.
- c. Space for dance.
- d. Space for weightlifting.
- e. Shower/locker room.
- f. Team locker rooms, balanced boys and girls.
- g. Office of physical education teachers.
- h. Physical education classroom.
- i. Storage for equipment.
- j. Hardcourts with a variety of fixed equipment to accommodate basketball and other activities.
- k. Field areas including football, track, soccer, softball, baseball, and physical education space.

Support Facilities:

- a. Computer room.
- b. Small group areas.
- c. Resource Specialist Program (RSP) area.
- d. Speech specialist office.
- e. Academic support such as Title 1.

Common Essential Facilities:

- a. Media/center library.
- b. Administration:
  - Principal's office.
  - Vice Principal(s)' office.
  - Counselor(s)' office.
  - Office space for itinerant staff.
  - Health professional office.
  - Security office.
  - Conference areas.
  - Teacher workroom.
  - Staff room.

- Parent room.
- Clerical support.
- Student record storage.
- General storage.
- Career center.
- c. Multipurpose Room:
  - Dining area.
  - Food service (preparation or serving).
  - Adjunct serving areas.
  - Stage.
  - Outdoor dining area.
- d. Auditorium:
  - Stage.
  - Storage.
  - Green room.

Infrastructure:

- a. Staff restrooms.
- b. Student restrooms.
- c. Storage rooms.
- d. Custodian room(s).
- e. Mechanical, data and electrical space.
- f. Staff parking area.
- g. Student parking.
- h. Event parking.
- i. Bus loop.
  - a. Protected waiting area.
- j. Parent loop.
- k. Bike parking.
  - a. Open and covered options.
- l. Covered circulation.

# CENTRAL ELEMENTARY SCHOOL

## **Address:**

336 9th Ave SW, Albany, OR 97321

## **General Description:**

Central is a 3 story building with concrete walls to 9'-6" above finish grade, and full width brick exterior walls and wood framed interior walls above. The lowest level floor is approximately 3' below finish grade, and the main floor with the reception area is at approximately 9'-6" above finish grade. A portion of the reception level floor is concrete and the rest of the floors and roof are wood framed. There are classrooms located on all three floors, and the average classroom size is approximately 750 square feet. The building is considered historic by the City, and work is subject to review by the City's historic review committee, although it is not on the state's historic register.

The gym on the reception level has an area of 4,753 sf and the cafeteria, which is on the lower level, is 900 sf. A wide corridor section adjacent to the cafeteria, of 815 sf, is also used for cafeteria tables. The media center is located on the reception level, has an area of 1,750 sf, and occupies the space of 2 previous classrooms. There is ramp access from grade to the lower level, and ramp access between the reception level and the upper level, however none of the ramps comply with disabled access criteria. There is no elevator in the building. There also is no covered exterior play area.

The original building was constructed in 1915. Two structural upgrades have been recently completed in the building to increase its seismic and lateral load capacity with a focus on providing safe egress. Exterior exit stairs, which were previously constructed of wood, have been replaced with steel stairways.

The most recent improvements to the school include two separate seismic upgrade projects, new exterior exit stairs, and two of the existing toilet facilities have been remodeled to comply with disabled accessible toilet facility requirements. The seismic upgrade projects involved new finishes on about 30% of the walls and many of the floors on the reception and upper levels.

## **Facility Statistics:**

Original Construction date: 1915

Remodel work: Addition in 1960, Seismic retrofit in 2010 and 2012

Building Size: 48,453 sf

Site Size: 7.17 acres

Number of Classrooms: 15

Size of gym: 4,753 sf (without a stage)

Cafeteria Size:  $900 + 815 = 1,715$  sf

## **Facility Utilization:**

2014-2015 Student Enrollment: 152

Use of Space:

Use of Classrooms:

- (4) at lower level
- (1) music at lower level
- (3) at reception level
- (6) at upper level
- (1) computer

Other Areas:

- Lower level: Storage, Speech, Misc.
- Reception level: Gym, Library, & Admin

### **2014 significant deficiencies: Unresolved issues and explanations**

1. The upper level has a significant problem with overheating. The main office is the only area to receive any cooling air conditioning, and on 90 degree days, ventilation is inadequate. The school district does not typically have air conditioned classrooms with the exception of a few in the district's newest buildings. Administration areas which are typically occupied for most of the summer months do typically have cooling. Therefore, although this is identified as a deficiency, there is no proposed solution in the recommendations.
2. There is no bus loop serving the facility. The site is constrained and although it would be possible to create one off to one side of the building, the number of buses that serve this facility is very low. Therefore a new bus loop is not proposed in the solution matrix.
3. There is no visual control of the entries from the administration area. As a result a camera and electronic lock package is recommended. This system is not the preferred choice, but is recommended here given the configuration of the building and the limitations of the historic nature.
4. There are a number of elements in the model school outline which are not feasible at this site due to the limitation of available square footage. These elements include small group space in support of classrooms, and the need for a stage.
5. There is no elevator currently in the building and therefore it is not disabled accessible. In addition, the ramps that occur between floors in the building are steeper than permitted by code, and could be considered a safety hazard. Modifications to these elements are included in our recommendations.



Original front entry to Central Elementary School

## **CLOVER RIDGE ELEMENTARY SCHOOL**

### **Address:**

2953 Clover Ridge Rd NE, Albany, OR 97322

### **General Description:**

Clover Ridge is a combination of a two story old farm house school building with 4 single story additions. The original school building has an unfinished basement which houses the boilers and miscellaneous storage, and the building also has a bell tower over the front entry. The occupied floor of this building is about 4'-8" above finish grade, and there is no disabled access to this portion of the building. The rest of the facility is accessible at grade and consists of primarily a double loaded corridor serving most of the school, and an independent rectangular building with (4) classrooms and support facilities. The small gym has a stage and also serves as the cafeteria. There is an exterior covered outdoor play area and a separate storage building which was previously a bus garage. The most recent improvements at the school include a new heating system, and two of the existing toilet facilities have been remodeled to comply with disabled accessible toilet facility requirements.

The buildings are all wood framed walls and roof systems. The exterior is primarily brick veneer, except for the original school house building which has horizontal wood siding. The original building was constructed in 1915.

The reception area is set back from the main entry doors about 12' from the front door, and all visitors entering the building must walk past the receptionist to enter the building. The principal's office has a view of the sidewalk approach to the main entry from the main parking lot, but not from the gravel lot to the east. The pod building classrooms are accessed from exterior doors into each classroom, or through adjacent classrooms. The pod is connected to the main building by a covered walkway.

The most recent improvements at the school included new boiler systems, replacement of UV units and the system serving the gym, and two of the existing toilet facilities have been remodeled to comply with disabled accessible toilet facility requirements.

### **Facility Statistics:**

Original Construction date: 1915

Remodel work: Additions in 1924, 1959, 1963, and 1973. New heating system in 2009

Building Size: 36,750 sf

Site Size: 5.81 acres

Number of Classrooms: 12

Size of gym: 3,471 sf (plus an 818 sf stage)

Cafeteria Size: Gym serves as cafeteria

### **Facility Utilization:**

2014-2015 Student Enrollment: 306

Use of Space:

Use of Classrooms:

(10) at main level

(1) music

(1) computer in pod

Other Areas:

Gym, Stage, Library, & Admin

Kitchen, Storage, Misc.

Upper level use?



### **2014 significant deficiencies: Unresolved issues and explanations**

1. The use of the original buildings main floor is unresolved. The deficiency matrix does include costs for providing code complying access to the raised floor area and for adding a wheelchair lift to that floor, however the space is not currently used as a classroom. How the school district intends to use the space needs to be clarified.
2. For the model elementary school an enrollment population of 300 has been used to determine at which point a separate cafeteria with kitchen should be provided in addition to a gym. For the 2014-2015 school year Clover Ridge's enrollment is 306 and therefore we have included a recommendation for a new facility. With its current 12 classrooms (not counting the upper floor) the schools capacity is limited. The district should review its intent and population impacts for this site closely. An alternative to the expansion could be to reduce the school enrollment, which the district may want to consider since the cost of a new facility is significant.
3. The pod building behind the main building is accessed from exterior doors into the 4 classrooms, or through an adjacent classroom. There are no student toilet rooms in the pod building. In order to facilitate secure pedestrian traffic a new interior hallway has been recommended along with a protected walkway between buildings.



# LAFAYETTE ELEMENTARY SCHOOL

## Address

3122 Madison St. SE, Albany, OR 97322

## General Description:

Lafayette is a single story building constructed in 1960 and has had very few modifications since. The building is configured in three parallel wings of classrooms to the north of the reception/office area, and the gym and cafeteria to the south. The classroom wings are single loaded, and there is significant daylighting in all of the rooms and in the corridor. The cafeteria has a stage and kitchen attached. There is also an exterior covered outdoor play area and a classroom modular building on the site. Classrooms are approximately 970 sf in area.

The administration area and reception is located at the main entry of the building, and is well located for visual observation of the main entry to the site. The school is zoned with the public use space to the south and the classroom wings to the north, separated by the administration area.

The buildings are all wood framed walls and roof systems on a concrete slab on grade. The exterior is primarily wood siding of different types.

Recent work completed includes the replacement of the boilers and new heating units through the main building core and two of the cross wings. New floor tile has been installed in the corridors. Two of the existing toilet facilities have been remodeled to comply with disabled accessible toilet facility requirements, and a new bus loop has been installed.

## Facility Statistics:

Original Construction date: 1960

Remodel Work: Roofs overbuilt with trusses in 1979, office remodel in 1992, and new heating system in 2009

Building Size: 44,754 sf

Site Size: 12 acres

Number of Classrooms: 17

Size of gym: 2,982 sf

Cafeteria Size: 2,169 (plus a stage at 794 sf)

## Facility Utilization:

2014-2015 Student Enrollment: 329

Use of Space:

Use of Classrooms:

(15) Gen. classrooms

(1) music room

(1) computer room

Other Areas:

Gym, Cafeteria, Stage, Library, & Admin

Kitchen, Storage, Misc.

## 2014 deficiencies: Explanations

1. Lafayette has one of the best “fish bowl” reception areas in the district which provides fairly good visual surveillance of the entry. A vestibule is recommended to provide control of the entry itself.

2. The building has very few small group opportunities currently. Small rooms are proposed along the existing single sided corridors which can then be shared by classroom spaces. Windows between the classrooms and the hallways would also need to be added for allow teacher observation of students in the small breakout spaces.
3. A new bus loop was added at the facility in 2009. This loop also provides access to all parking and is the parent loop. Splitting the loop to provide a separate access for buses would be possible however the parent loop would need to be extended a significant distance to the North in order to fit a reasonable number of stacked cars. In that this current configuration was recently worked out with the district, we have not included a recommendation in the report for this change.



View of main entry and cafeteria at Lafayette Elementary School

# **LIBERTY ELEMENTARY SCHOOL**

## **Address:**

2345 Liberty St. SW, Albany, OR 97321

## **General Description:**

Liberty is a single story building constructed 1949. It has had its original exterior play area remodeled into classrooms, and the cafeteria, kitchen, and stage area added. Two modulars have been added to the east end of the school, along with a small storage shed and a covered exterior play area. The facility includes a gym and a separate cafeteria, which has a stage and kitchen attached.

The building has a small gym, and a good sized cafeteria with a stage and kitchen. The cafeteria is located at the front of the building, while the administration area, which is small, is located in the middle of the school and has no visual connection to the front entry. The library is located in one of the modular classrooms and is substandard. Classrooms are approximately 970 sf in area.

The building is wood framed walls and roof systems, on a concrete slab on grade. The exterior is primarily brick veneer over board sheathing. The added exterior play shelter is of steel construction.

The most recent changes are that the boilers have been replaced, about 30% of the exterior doors have been replaced, and two of the existing toilet facilities have been remodeled to comply with disabled accessible toilet facility requirements.

## **Facility Statistics:**

Original Construction date: 1949

Remodel Work: Addition in 1985 and modular in 1996

Building Size: 37,231 sf

Site Size: Shared with West Albany High School and Memorial Middle School

Number of Classrooms: 19

Size of gym: 2,982 sf

Cafeteria Size: 2,169 (plus a stage at 794 sf)

## **Facility Utilization:**

2014-2015 Student Enrollment: 349

Use of Space:

### Use of Classrooms:

- (16) Gen. classrooms
- (1) library in modular
- (1) music room in modular
- (1) computer room

### Other Areas:

Gym, Cafeteria, Stage, Admin  
Kitchen, Storage, Misc.

## **2014 significant deficiencies: Explanations**

1. Extensive work has been proposed at Liberty to resolve a lack of support and office space, and to provide a controlled entry. The current administrative offices are set over 60' back from the main entry doors, which significantly compromise control of access into the facility. Recommendations include providing a new entry which can control access into the building from both the East and West sides of the building.

2. The library currently occupies half of a modular building. This is the only library toured in the district which didn't have a dedicated space within the main building. Most of the libraries occupied as much as two full classroom spaces. Therefore a new library has been proposed.
3. The facility has neither a bus loop nor a parent loop, however there is adequate space on site to fit both. A parent loop has been recommended to the West of the entry and a bus loop to the east.



Primary school entrance at Liberty Elementary



# **NORTH ALBANY ELEMENTARY SCHOOL**

## **Address:**

815 NW Thornton Lake Dr, Albany, OR 97321

## **General Description:**

North Albany is a single story building with initial construction in 1949, and with several additions over the years. The facility consists of 3 primary buildings and a covered play structure, which all surround a courtyard. The main classroom and administration building has 7 classrooms, and includes the library. Three of the classrooms in this building are only accessible from the exterior in the courtyard. A separate building contains the gym which also serves as the cafeteria. This building includes the kitchen, toilet facilities, a stage, and storage rooms. The third building, which is located to the north of the main building, consists of 4 classrooms with a central office space. Each classroom in this building is accessed from the exterior. There is a slope to the site and the gym building is located about 3' above the rest of the facility. Classrooms are approximately 1,000 sf in area.

The administration area is located in the middle of the school. When first approaching the building, it is unclear where the main office entrance is until a sign on the wall is spotted. Three other entrances to the facility are as prominent as the administration area, which has a poor visual connection to the front of the school, since parking is located in front of the office window.

The building wall construction varies. The older buildings have CMU exterior and some interior walls, while the new buildings are wood framed with brick veneer. Roof framing systems appear to be primarily wood. The added exterior play shelter is of steel construction.

The most recent changes are that the boilers have been replaced, and two of the existing toilet facilities in the gym building have been remodeled to comply with disabled accessible toilet facility requirements.

## **Facility Statistics:**

Original Construction date: 1949

Remodel Work: Additions in 1956, 1958, 1965, 1969, and 1974

Building Size: 28,347 sf

Site Size: 7.5 acres

Number of Classrooms: 11

Size of gym: 3,900 sf

Cafeteria Size: Gym space is used for cafeteria

## **Facility Utilization:**

2014-2015 Student Enrollment: 290

Use of Space:

### **Use of Classrooms:**

(11) Gen. classrooms

### **Other Areas:**

Gym, Stage, Admin, Library

Kitchen, Storage, Misc.

## **2014 significant deficiencies: Unresolved issues and explanations**

1. North Albany has a current student enrollment of 290 students. This equates to 98 square feet per student which is low. The school districts average for elementary schools is around 135 square feet per student. This is somewhat compensated by the fact that nearly all of the circulation for

students is outside. If these open breezeways were to be enclosed, it would compensate for some of this disparity, but the ratio would still be only around 110 square feet per student, which is still low.

2. Over half of the classrooms have their primary student access from exterior doors. Controlling access into these rooms is therefore very difficult. Fencing can help, but developing a complete interior circulation system would be much more desirable, particularly from a security and safety viewpoint. To provide such a system at the pod building, classroom square footage would need to be sacrificed.
3. Vehicle circulation on the site is significantly hindered by a group of substantial fir trees which are mostly in the 18" to 30" diameter range. There are some slope issues as well, with the site sloping off about 4' to the South of the current parking area. About half of the parking is grouped right up against the reception area, which hinders visual control of the site. There is no parent loop and a bus loop has been provided at a significant distance from the building. For the purposes of this report the trees have been ignored. It would be possible to route a new vehicle circulation system around the trees, however this would involve substantially higher costs.



Main office entry to North Albany Elementary School

# OAK ELEMENTARY SCHOOL

## **Address:**

3610 Oak St. SE, Albany, OR 97322

## **General Description:**

Oak Elementary is a single story building with initial construction in 1971. A very similar floor plan was used for Tadena and South Shore Elementary Schools. The building has the cafeteria with kitchen and stage at one end, and the gym at the opposite end. The library and administration area occupy the remaining center areas, along with a courtyard that brings daylight into these spaces. Classrooms line the two long sides of the school, and are typically paired with an operable partitions and a common workroom between them. All partitions were closed and most appeared to not have been opened for some time. There are also two double classroom modulars at the back of the cafeteria end of the school. Classrooms are approximately 925 sf in area each half, and the shared work room is another 280 sf.

The entry is clearly identified by a large canopy out front. The administration area is set back from the main entry doors about 18', and there is some view of the front door from the main receptionist work station only. The original main office door with clear access to the entry has been relocated and a relite was installed in its place.

The building wall construction is wood framing with brick veneer. Roof framing systems are also primarily wood. There is a heavy timber framed outdoor play area to the southeast of the building.

The most recent changes to the school are that the boilers have been replaced, most of the hot water piping in the building has been replaced, and two of the existing toilet facilities near the gym have been remodeled to comply with disabled accessible toilet facility requirements, and a new gym floor has been installed. In addition, both modular classroom buildings were replaced, and a new bus loop was installed in 2008.

## **Facility Statistics:**

Original Construction date: 1971

Remodel Work: New modulars in 2008

Building Size: 42,240 sf plus 3,584 sf modulars = 43,920 sf

Site Size: 9.59 acres

Number of Classrooms: 17

Size of gym: 4,956 sf

Cafeteria Size: 3,588 sf plus 526 sf stage

## **Facility Utilization:**

2014-2015 Student Enrollment: 331

Use of Space:

### Use of Classrooms:

(15) Gen. classrooms

(1) Music

(1) computer in modular

### Other Areas:

Gym, Stage, Admin, Library

Kitchen, Storage, Misc.

### **2014 Significant Deficiencies: Unresolved issues and explanations**

1. The existing parking lot for Oak is configured such that there is no parent loop. Parents entering the parking lot must turn around and leave by the same entry point. If a loop was created for parents, the length would only accommodate 5 or 6 cars in line, which is too few. A bus loop has been proposed since there is none, and depending on the number of buses serving the site it might be possible to shift it enough to fit a couple more cars, but not more than that. This may not be a significant enough of an improvement to justify the costs for this change. This change has not been included in the report.



Main entry to Oak Elementary School

# OAK GROVE ELEMENTARY SCHOOL

## **Address:**

1500 NW Oak Grove Dr, Albany, OR 97321

## **General Description:**

Oak Grove Elementary is comprised of two single story buildings, with initial construction in 1948 and several additions since. The main building which borders the street, houses the administration area, library, and 7 of the classrooms. The second building contains 4 classrooms, and the multi-purpose room which functions as the gym, cafeteria, and serving area. The multi-purpose room is L shaped, and meals are served in the southeastern leg of the multi-purpose room. The main building is constructed in a half circle shape, and an asphalt paved play area fills the area encircled, over to the second building. A soft play area is located to the southeast of the buildings. There is also a new double classroom modular on the east side of the main building. Classrooms vary in size, between 980 and 1,100 square feet each. There is a small outdoor covered play area.

The main entry is clearly identified by a large canopy out front. The administration area is immediately inside the doors, and has the potential for viewing visitors as they approach the building entry.

The building wall construction varies, with some CMU and some wood framing with wood siding. Interior walls are primarily wood framing. Roof framing systems are also primarily wood.

The most recent changes to the school are that the boilers have been replaced, and two of the existing toilet facilities near the gym have been remodeled to comply with disabled accessible toilet facility requirements. The south wing was remodeled into four classrooms surrounding a common entry room. In addition, the new modular classroom building was installed.

## **Facility Statistics:**

Original Construction date: 1948

Remodel Work: New modular in 2013

Building Size: 26,269 sf plus 1,720 sf modular = 27,989 sf

Site Size: 8.33 acres

Number of Classrooms: 13

Size of gym: 4,770 sf

Cafeteria Size: Gym serves as cafeteria and kitchen

## **Facility Utilization:**

2014-2015 Student Enrollment: 333

Use of Space:

### Use of Classrooms:

(12) Gen. classrooms

(1) Computer in modular

### Other Areas:

Gym, Admin, Library

Storage, Misc.

## **2014 significant deficiencies: Unresolved issues and explanations**

1. Oak Grove has a current student enrollment of 333, which significantly exceeds it's design population of 302. This results in 79 square feet per student, which is the lowest in the district. There are 13 functional classroom spaces in the building which equates to over 25 students per room utilizing both the resource room and the computer room as full time classroom spaces.



Providing additional classrooms or reducing the student population should be considered, but is not addressed in this report.

2. Based on the current enrollment of over 300 a recommendation to separate the gym and cafeteria has been included in the report. A new kitchen and stage, along with new hallway systems connecting the main building to the gym/classroom building are also included. Fitting this all around the perimeter of the existing courtyard is challenging due to the slope of the site and additional costs should be expected.



Main entry to Oak Grove Elementary School



Previous main entry now used as a side entrance

# PERIWINKLE ELEMENTARY SCHOOL

## **Address:**

2196 21st Ave. SE, Albany, OR 97322

## **General Description:**

Periwinkle Elementary is a single story building, with initial construction in 1977 and several additions since. Most of the building is clustered around the gym, kitchen, and new cafeteria, which occupy the center of the building. The administration area and library are at the front of this core, and 8 classrooms are located on each side. The west cluster of classrooms has three rooms that are only accessible from the exterior or through an adjacent classroom, while the east classroom cluster has hallways accessing all rooms. There is also a double classroom modular at the front of the main building to the east side of the site. Classrooms vary in size between 980 and 1,180 square feet each. Play areas are located to the southeast of the building adjacent to the bus loop. The school site is adjacent to a City park.

The main entry is offset about 2/3rds the length of the building, has no entry lobby, and is only identified by a sign and a pair of doors. The administration area is immediately inside the doors and has a good viewing angle of visitors once they have entered the building. The receptionist station has no visual connection to the exterior.

The building wall construction is a combination of CMU and wood framing with wood siding. Roof framing systems are primarily wood. The entire building has a mansard finished with metal siding.

The most recent changes to the school are that the boilers have been replaced, and a covered play area was converted into a new cafeteria. As part of that project, a new covered play area structure in steel was also erected. The kitchen was remodeled and expanded, and a servery was created between the new cafeteria and the existing gym. The soft and hard playgrounds were moved to the east and are adjacent to a new bus loop. The music room has been converted into a computer room.

## **Facility Statistics:**

Original Construction date: 1977

Remodel Work: Additions in 1979, 1997, and 2008

Building Size: 40,537 sf plus 1,984 sf modular = 42,521 sf

Site Size: 5.4 acres

Number of Classrooms: 18

Size of gym: 3,882 sf

Cafeteria Size: 2,671 sf

## **Facility Utilization:**

2014-2015 Student Enrollment: 376

Use of Space:

### **Use of Classrooms:**

(17) Gen. classrooms

(1) computer

### **Other Areas:**

Gym, Cafeteria, Kitchen, Admin, Library

Storage, Misc.

## **2014 significant deficiencies: Unresolved issues and explanations**

1. Periwinkle has several entry points which are of the same physical size and there is no entry lobby for the building. The entry which is marked by signage connects to a typical 8' wide hallway routed

past the front office. The space is too narrow to accommodate expected traffic at the beginning and end of each school day. In order to provide for an entry lobby space could either be taken from an adjacent classroom or from the main office.

2. There is no stage in the building. Both the gym and the cafeteria are landlocked on the long ends by required exit hallways and/or toilet rooms. It would be possible to add a stage to the cafeteria along the long axis, but this change has not been included in the report. The cafeteria is a long narrow space with a row of columns through the space, and would not accommodate the addition of a stage very well.



Main entry to Periwinkle Elementary School

# **SOUTH SHORE ELEMENTARY SCHOOL**

## **Address:**

910 Bain St. SE, Albany, OR 97322

## **General Description:**

South Shore Elementary is a single story building with initial construction in 1971. A very similar floor plan was used for Tadena and Oak Elementary Schools. The building has the cafeteria with kitchen and stage at one end and the gym at the opposite end. The library and administration area occupy the remaining center areas, along with a courtyard that brings daylight into these spaces. Classrooms line the two long sides of the school, and are typically paired with an operable partition and a common workroom between them. All partitions were closed and most appeared to not have been opened for some time. There are also four double classroom modulars at the back of the cafeteria end of the school. Classrooms are approximately 925 sf in area each half, and the shared work room is another 280 sf.

The entry is clearly identified by a large canopy out front. The administration area is set back from the main entry doors about 18', and there is no view of the front door from the main receptionist work station. The main office door has sidelites which provide some connection to the entry, but only the waiting area has a view to the front door.

The building wall construction is wood framing with brick veneer. Roof framing systems are also primarily wood. There is a heavy timber framed outdoor play area to the southeast of the building. The playground paving is severely cracked with vegetation growing through the cracks.

The most recent changes to the school are that the boilers have been replaced, most of the hot water piping in the building has been replaced, and two of the existing toilet facilities near the gym have been remodeled to comply with disabled accessible toilet facility requirements. In addition, three of the modular classroom buildings were replaced and a new bus loop was installed in 2008.

## **Facility Statistics:**

Original Construction date: 1971

Remodel Work: New modulars in 2008

Building Size: 42,240 sf plus 7,168 sf modulars = 49,408 sf

Site Size: 5.65 acres

Number of Classrooms: 21

Size of gym: 4,956 sf

Cafeteria Size: 3,588 sf plus 526 sf stage

## **Facility Utilization:**

2014-2015 Student Enrollment: 473

Use of Space:

### **Use of Classrooms:**

(19) Gen. classrooms

(1) Music

(1) Computer in modular

### **Other Areas:**

Gym, Stage, Admin, Library

Kitchen, Storage, Misc.



**2014 Significant Deficiencies: Unresolved issues and explanations**

1. The existing parking lot for South Shore is configured such that there is no parent loop. Parents entering the parking lot must turn around and leave by the same entry point. If a loop was created for parents, the length would only accommodate 5 or 6 cars in line, which may not be enough to justify the cost. The existing bus loop could be modified depending on the number of buses serving the site to shift it enough to fit a couple more cars, but not more than that. This may not be a significant enough of an improvement to justify the costs for this change. This change has not been included in the report.



Main entry to South Shore Elementary School



# SUNRISE ELEMENTARY SCHOOL

## **Address:**

730 19th Ave. SE, Albany, OR 97322

## **General Description:**

Sunrise Elementary is a single story building with initial construction in 1949 and several additions since. The building has the cafeteria and kitchen at the front entry, with the administration area set back from the entry doors. The center of the building is occupied by the administration area, counseling and other offices, and the two gyms. (3) separate classroom wings branch off of the hallway past the gyms. There are also two double classroom modulares on the south side of the main building. Classrooms vary in size between 935 and 1,030 square feet each. The original outdoor covered play area was enclosed and is now used as the second gym, so there is no longer any outdoor covered play space.

The main entry is through a courtyard between the cafeteria and one of the classroom wings. The administration area is immediately south of the courtyard, so there is a view of visitors as they approach the building entry from some of the work stations and offices, although the receptionist station is not oriented to take advantage of the view. The entry to the administration area is approximately 30' down the main hallway and up a ramp from the building entry doors. The ramp does not comply with current disabled access criteria.

The building wall construction is wood framing with a combination of brick veneer and wood siding. Roof framing systems are also primarily wood.

The most recent changes to the school are that the boilers have been replaced and two of the existing toilet facilities near the gym have been remodeled to comply with disabled accessible toilet facility requirements. In addition, a new modular classroom building was installed. A small existing parking lot was modified and added to, at the site across the street to the north, as part of the Albany Options School project.

## **Facility Statistics:**

Original Construction date: 1949

Remodel Work: New modular in 2010

Building Size: 50,648 sf plus 3,776 sf modulares = 54,424 sf

Site Size: 10 acres

Number of Classrooms: 23

Size of gym: 4,262 sf main and 3,820 ancillary gym

Cafeteria Size: 3,125 plus 598 stage

## **Facility Utilization:**

2014-2015 Student Enrollment: 396

Use of Space:

### **Use of Classrooms:**

(20) Gen. classrooms  
(1) Computer/language lab  
(1) Music room  
(1) Resource Room

### **Other Areas:**

Gym, Ancillary Gym, Admin, Library  
Cafeteria and stage, Storage, Misc.  
Staff room, Speech, Counseling

### **2014 significant deficiencies: Unresolved issues and explanations**

1. The main entry into the building is through a small courtyard set back from the front of the building about 60'. The administration area is then located down the hallway from the main entry about 40' and is up a ramp to a floor level about 30" above the main entry. The office has very little control of who enters the building, although its location does provide some control of access to the classroom wings. For the purpose of this report a new entry vestibule with direct access from the office connected by a new stair is proposed.
2. There is no covered outdoor play area on the site. There was one in the past however it has been converted into a second gym. Since this is the only elementary school to have two gyms, we have considered this a tradeoff for the covered play area, and no new play area is proposed.
3. The site which the building is located on is long and narrow which makes accommodating a bus loop and a parent loop difficult. About half of the parking for the site is located across the street from the school. The school is bordered by a dead end street to the West which is used as the bus loop for the facility. A large turn around area is provided which requires vehicles to back up into the street. An improvement could be considered to create a turnaround loop toward the end of the street, however grass play area which is already limited, would be significantly impacted. Neither a bus loop nor a parent loop has been proposed in this report.



Entry at Sunrise Elementary School through deep courtyard

# **TAKENA ELEMENTARY SCHOOL**

## **Address:**

1210 12th Ave. SW, Albany, OR 97321

## **General Description:**

Takena Elementary is a single story building with initial construction in 1971. A very similar floor plan was used for Oak and South Shore Elementary School, except that the 8 classrooms along the south side of the school were omitted. The building has the cafeteria with kitchen and stage at one end, and the gym at the opposite end. The library and administration area occupy the remaining center areas, along with a courtyard that brings daylight into these spaces. Classrooms line the north sides of the school and are typically paired with an operable partition and a common workroom between them. All partitions were closed and most appeared to not have been opened for some time. There is one double classroom modular at the back of the cafeteria end of the school. Classrooms are approximately 925 sf in area each half, and the shared work room is another 280 sf.

The entry is clearly identified by a large canopy out front. The administration area is set back from the main entry doors about 18', and there is very little view of the front door from the receptionist work area through the solid main office door and narrow glass side lites.

The building wall construction is wood framing with brick veneer. Roof framing systems are also primarily wood.

The most recent changes to the school are that the boilers have been replaced, most of the hot water piping in the building has been replaced, and two of the existing toilet facilities near the gym have been remodeled, to comply with disabled accessible toilet facility requirements. In addition, a new (2) classroom modular building was installed in 2007.

## **Facility Statistics:**

Original Construction date: 1971

Remodel Work: New modular in 2007

Building Size: 31,393 sf plus 1,792 sf modular = 33,185 sf

Site Size: 4.5 acres

Number of Classrooms: 8

Size of gym: 4,956 sf

Cafeteria Size: 3,588 sf plus 526 sf stage

## **Facility Utilization:**

2014-2015 Student Enrollment: 159

Use of Space:

### **Use of Classrooms:**

(6) Gen. classrooms

(1) Computer in modular

(1) Music

### **Other Areas:**

Gym, Stage, Admin, Library

Kitchen, Storage, Misc.

**2014 significant deficiencies: Unresolved issues and explanations**

1. Takena has the same floor plan as South Shore and Oak Elementary Schools except that the classrooms along the East side of the building were omitted. This has created a disparity in that Takena's square footage per student is more than 50% larger than the school district average. The number of classrooms is low when compared to the square footage of support space.
2. Takena has the same lack of parent loop issues as South Shore and Oak Elementary Schools, however the building is located much closer to the street, which reduces the opportunities. The existing parking lot to the North is oriented such that creating a loop through doesn't work properly. It would be possible to create a turnaround loop through to the Eastern parking area for buses, however its orientation would be backwards for parents, so a parent loop has not been included.



Main entry to Takena Elementary School in close vicinity to street

# TANGENT ELEMENTARY SCHOOL

## **Address:**

32100 Old Oak Dr, Tangent, OR 97389

## **General Description:**

Tangent is a single story school building originally constructed in 1965, and has had several additions since. The building's primary form is of a long hallway with all the classrooms and support spaces on either side. The small gym has a stage and also serves as the cafeteria. There is a exterior covered outdoor play area and a separate storage building. There is a (2) classroom modular on the site, but its use is limited to storage due to an agreement with the County Building Department. Classrooms are typically around 980 sf in area.

The reception area is located in a central position, but a solid wall prevents visual observation of the pedestrian approach to the building. There is glazing facing the entry hallway, however its angle of view does not include the area connecting the front doors to the western half of the building.

The building is all wood framed walls and roof systems. The exterior is primarily brick veneer with a standing seam metal roof system. The covered outdoor play area is of heavy timber construction.

The most recent improvements at the school include new boiler systems, a two classroom addition on the west side, and two of the existing toilet facilities have been remodeled to comply with disabled accessible toilet facility requirements.

## **Facility Statistics:**

Original Construction date: 1965

Remodel work: Additions in 1991, 1995, and 2009

Building Size: 27,137 sf

Site Size: 8.03 acres

Number of Classrooms: 11 (not counting the modular)

Size of gym: 3,920 sf (plus an 826 sf stage)

Cafeteria Size: Gym serves as cafeteria

## **Facility Utilization:**

2014-2015 Student Enrollment: 152

Use of Space:

Use of Classrooms:

(8) Gen. classrooms

(1) Music

(1) Computer Lab

(1) Resource Room

Other Areas:

Gym, Stage, Library, & Admin

Kitchen, Storage, Misc.

## **2014 significant deficiencies: Unresolved issues and explanations**

1. For the model elementary school an enrollment population of 300 has been used to determine at which point a separate cafeteria with kitchen should be provided in addition to a gym. For the 2014-2015 school year Tangent's enrollment is 152 and therefore we have not included a recommendation for a new facility. With it's current 11 classrooms (not counting the modular) the schools capacity is limited.



2. Tangent has a relatively high square footage per student based on their current student population of 152. The facility is lacking in support spaces such as a conference room, teachers work room, and a sick room large enough to fit a bed. A small addition has been proposed to address some of these shortcomings in the report, however if the student population is expected to remain low, converting a classroom space may be an alternative to investigate.



Oblique overhead view of Tangent Elementary School

# WAVERLY ELEMENTARY SCHOOL

## **Address:**

425 Columbus St. SE, Albany, OR 97321

## **General Description:**

Waverly Elementary is a single story building, with initial construction in 1949 and several additions since. The building has the staff break room right at the front entry, with the administration area set back from the entry doors about 24'. The building form is two double loaded corridors that are parallel, with an enclosed corridor connection between. The two wings were built at different times, the north wing being the newer of the two. The gym is located across from the administration area, and its roof form also provides for a covered outdoor play area. The media center appears to be two former classrooms combined, with one half of the space utilized as the computer room. The cafeteria, which also has a kitchen and stage, is located in the newer north wing and has full height glazing on one side. Parking is very limited on the site, and there is no dedicated bus loop on site. Classrooms are typically about 1,000 sf in area.

The main entry has good visibility of the hallway immediately in front of it, but there is no natural surveillance of the sidewalk approach to the building or of the front doors. Visitors do have to cross in front of windows in view of the reception desk before entering the main classroom areas.

The building wall construction is wood framing with a combination of brick veneer and wood siding. Roof framing systems are also primarily wood.

The most recent changes to the school are that the boilers have been replaced, and two of the existing toilet facilities near the gym have been remodeled, to comply with disabled accessible toilet facility requirements.

## **Facility Statistics:**

Original Construction date: 1949

Remodel Work:

Building Size: 42,280 sf

Site Size: 10 acres

Number of Classrooms: 14

Size of gym: 4,233 sf main

Cafeteria Size: 2,376 sf plus 705 sf stage.

## **Facility Utilization:**

2014-2015 Student Enrollment: 238

Use of Space:

### **Use of Classrooms:**

(13) Gen. classrooms

(1) Resource Lab

### **Other Areas:**

Gym, Admin, Library

Cafeteria and stage, Storage, Misc.

Staff room, speech

## **2014 significant deficiencies: Unresolved issues and explanations**

1. When entering Waverly the first space you encounter is the staff break room, followed by the reception area. Flipping these two spaces and expanding the reception area to provide for a

conference and other support spaces has been included in the report. The administration area would then have good visual natural surveillance and natural access control of the front door.

2. The library currently includes the only computer lab in the school. Since testing on computers has become common it is recommended that they be moved into one of the classroom spaces. This would also allow part of the library to be converted to a staff work room. Currently the staff break room is being used both as a break room and as a work room.



Main entry to Waverly Elementary School

## **FAIRMOUNT ELEMENTARY SCHOOL**

### **Address:**

1005 Spring Hill Drive NW, Albany Or.

### **General Description:**

Fairmount Elementary is a complex of 3 separate buildings, with initial construction in 1959 and several additions since. The main building, which is on the north side of the complex, contains the administration area, gym/cafeteria, resource room, and 5 classrooms. The gym serves as the cafeteria and has a small kitchen off to one side, but no stage. The southern building is occupied by 3 classrooms, an office area, and a covered play area. The remaining building, which is closest to the street to the west, has been remodeled into offices for GAPS Special Programs. This building is raised above the rest and its floor elevation is up about 30". Classrooms are typically between 950 and 980 sf each in area.

The main reception desk faces to the school interior and has some visibility of the hallway immediately in front of it, but there is no natural surveillance of the sidewalk approach to the building or of the front doors. Visitors do have to cross in front of windows in view of the reception desk before entering the main classroom areas.

The north and west building's wall construction is wood framing with wood siding. The south pod building has concrete masonry exterior walls. Roof framing systems are primarily wood.

The most recent changes to the school are that the parking lot has been modified to fit a new bus loop as well as a separate vehicle circulation for parents. New boilers have also been installed sometime in the recent past.

### **Facility Statistics:**

Original Construction date: 1959

Remodel Work: 1961, 1969, 2008

Building Size: 22,436 sf

Site Size: 10 acres

Number of Classrooms: 9

Size of gym: 2,720 sf

Cafeteria Size: Gym serves as cafeteria

### **Facility Utilization:**

2014-2015 Student Enrollment: Verify how the facility is being used.

Use of Space:

#### Use of Classrooms:

(8) Gen. classrooms

(1) Resource Lab

#### Other Areas:

Gym, Admin,

Storage, Misc.

### **2014 significant deficiencies: Unresolved issues and explanations**

1. The Fairmount School Site has been used for many different programs over the last decade. The spaces have been altered in many areas such that major construction would be required to return the facility it to an elementary school use, particularly if it is to meet all the criteria established for a GAPS model school. There are classroom size spaces which can be modified to accommodate needs such as for music, a computer room, a resource room, and a media center. However, when these

modifications are made, the number of classrooms is impacted to a point where there may not be enough rooms left to justify the administrative staff necessary for the facility.

There are currently 9 spaces in the facility which could be utilized for classroom sized activities. This count would then be adjusted for a media center, one as a computer room, and another as a resource room. There are two smaller spaces available for special needs, but are undersized for K-12 classroom use. That leaves at most 6 classrooms in the facility.

It would be possible to convert the original school building back into two classrooms, however this area is currently occupied by the school district special needs program, and permanent partitions have been erected.



Main entry to Fairmount Elementary School. Building to right is used by GAPS Special Programs.



## **FIR GROVE ELEMENTARY SCHOOL**

### **General Description:**

Fir Grove Elementary consists of two separate buildings, with initial construction in 1963 and several additions since. The main building, which is on the north side of the complex, contains two small administrative offices, and 10 rooms which could function as classrooms. One would likely be used as a resource room and one as a media center, which would leave 8 general use classrooms. A gym is located in a separate building located about 140' south of the main building. The complex was not being used at the time of the review.

The parking lot is immediately north of the main building, and there is a significant slope down from the front door to the parking lot. The landing in front of the main entry doors is also sloped, and both the landing and the walk approaching the landing exceed disabled access criteria, as well as building code criteria. There is also no disabled accessible connection between the front door and the disabled parking spaces, although it does appear that access is available around the end of the building, where the bus loop is located.

Both the main classroom building and the gym are of wood framed construction with wood siding.

The building, which appears to have been vacant for a while, is deteriorating. Water leaks have compromised the floor tile in one section of the hallway, and in one of the rooms. Sections of the ceiling have been opened up to allow the leaking area to dry out, and other areas are stained.

The most recent work in the building involves the installation of new boilers.

### **Facility Statistics:**

Original Construction date: 1963

Remodel Work: 1968, 1975, 1986

Building Size: 19,796 sf

Site Size: 7.12 acres

Number of Classrooms: 8

Size of gym: 3,871 sf

Cafeteria Size: Gym serves as cafeteria

### **Facility Utilization:**

2014-2015 Student Enrollment: Verify how the facility is being used.

Use of Space:

#### Use of Classrooms:

(8) Gen. classrooms

(1) Resource Lab

(1) Media center

#### Other Areas:

Gym, Admin

Storage, Misc.

### **2014 significant deficiencies: Unresolved issues and explanations**

1. Fir Grove has the potential of 8 classroom size spaces within the existing building shell. This includes splitting the one double size classroom space on the East end of the building into two classrooms. There is a gym in a separate building, however it is located at a significant distance away from the main building. To provide the facilities identified in the model elementary school program a cafeteria space, a media center, a resource room, and a music room would need to be identified. The cafeteria could be incorporated into the gym, however its location being so remote is not ideal.

At the very least, kitchen facilities would need to be added. Adjusting the classroom count for the other areas identified, the classroom count is reduced from 8 to 5. When these modifications are made, the number of classrooms is impacted to a point where there may not be enough student capacity left to justify the administrative staff necessary for the facility.



Main entry to Fir Grove Elementary School centered in photo up steep walk.



Oblique overhead view of Fir Grove Elementary School site

# CALAPOOIA MIDDLE SCHOOL

## General Description:

Calapooia Middle School is a single story building with initial construction in 1963. The school is laid out with classrooms in two parallel wings running east to west, connected by two crossing corridors. The front north wing includes the cafeteria, administration area, and the library. The south wing has classrooms on the west end and the gyms and shop classrooms on the east. There are two gyms separated by locker rooms. The classrooms are approximately 850 sf in area.

The entry is clearly identified by a large canopy out front. The administration area is immediately inside the front doors and there is some visibility of the doors from the main receptionist work station. There is also a small window in the principal's office which faces north, but due to its position in the room, it provides minimal view of the entry area.

The building exterior wall construction is primarily concrete with interior wood framed walls. Roof framing systems are typically wood. The building configuration with strip windows at primarily the classroom wings may indicate unbalanced distribution of seismic forces. The concrete walls may be capable of carrying the forces, however connections need to be reinforced for them to collect the loads.

The most recent changes to the school are that the boilers have been replaced, and two of the existing toilet facilities near the gym have been remodeled to comply with disabled accessible toilet facility requirements. The (4) science classrooms have all been remodeled, and a new bus loop has been added to the east of the main entry. Most of the south facing windows in the building have been replaced with insulated units.

## Facility Statistics:

Original Construction date: 1963

Remodel Work: Additions in 1978, 1980, 1995, 1997, and remodel in 2008

Building Size: 95,261 sf

Site Size: 18.21 acres

Number of Classrooms: 29

Size of gym: Main gym 6,768 sf, Ancillary gym 3,750 sf

Cafeteria Size: 5,413 sf plus 1,022 sf stage

## Facility Utilization:

2014-2015 Student Enrollment: 595

Use of Space:

### Use of Classrooms:

- (22) Gen. classrooms
- (4) Science
- (1) music
- (2) computer

### Other Areas:

Gym, Cafeteria, Stage, Admin, Library  
Shop, Kitchen, Staff, Storage, Speech  
Bookstore, Locker rooms, Misc.

## 2014 significant deficiencies: Unresolved issues and explanations

1. Possible locations for adding small group teaching spaces are limited in an existing building. It would be possible to add spaces along the exterior wall, however accessing work areas inside the courtyard will increase costs significantly. If breakout spaces were desired for each of the 29



existing classrooms, the cost would be significant. Ideally small group spaces would be located on the corridor side of the classrooms where more sharing is possible.

2. A possible approach to this issue would be to develop collaborative spaces which could be shared by classrooms throughout the building by converting existing classroom space. For example, every so often a classroom could be opened up to the corridor and a couple of small group rooms constructed which could be shared, possibly by branch of learning. The mathematics department could share one, language share another etc. This would then result in the need for classroom additions elsewhere to make up for the renovated rooms, or the student design population could be reduced, depending on the districts needs. Additional study would be necessary to see if this approach is desirable.



Entry view of Calapooia Middle School



Oblique overhead view of Calapooia Middle School site

# MEMORIAL MIDDLE SCHOOL

## **General Description:**

Memorial Middle School is a single story building with initial construction in 1963. The school is laid out with classrooms in three parallel wings running east to west, connected by two crossing corridors. The front north wing includes the cafeteria and administration area. The center wing includes the library and science classrooms, and the south wing has classrooms on one side and the gyms and locker rooms on the other. The two gyms are separated by the locker rooms and there is a weight/exercise room off the back of the locker rooms. There is a modular building with (4) classrooms outside the northeast corner of the building, which includes the computer rooms. There is another modular to the west of the kitchen which is used for storage. The classrooms vary in size, but most standard rooms are approximately 860 sf in area.

The entry is clearly identified by a large canopy out front. The administration area is immediately inside the front doors and there is some visibility of the doors from the main receptionist work station. There are also windows facing the parking lot and entry walk in offices all along the north face.

The building exterior wall construction is a combination of concrete and wood with brick veneer, and with interior wood framed walls. Roof framing systems are typically wood. The building configuration built in the 60's with strip windows at primarily the classroom wings, may indicate a possible discontinuous distribution of seismic forces. The concrete walls may be capable of carrying the forces, however connections need to be reinforced for them to collect the loads.

The most recent changes to the school are that the boilers have been replaced, and two of the existing toilet facilities near the gym have been remodeled to comply with disabled accessible toilet facility requirements. The (4) science classrooms and the art room have all been remodeled. Most of the south facing windows in the building have been replaced with insulated units.

## **Facility Statistics:**

Original Construction date: 1963

Remodel Work: Addition in 1978 and 1980, Remodel in 2008

Building Size: 94,446 sf plus 4,480 sf modular plus 1,400 sf modular = 100,326 sf

Site Size: 53 acre site is shared by WAHS and Liberty Elementary

Number of Classrooms: 33

Size of gym: Main gym 6,780 sf, Ancillary gym 3,750 sf

Cafeteria Size: 4,793 sf plus 1,055 sf stage

## **Facility Utilization:**

2014-2015 Student Enrollment: 558

Use of Space:

### **Use of Classrooms:**

(25) Gen. classrooms

(4) Science

(1) Music

(3) Computer in modular

### **Other Areas:**

Gym, Cafeteria, Stage, Admin, Library

Kitchen, Staff, Storage, Speech

Locker rooms, Misc.



1. Possible locations for adding small group teaching spaces are limited in an existing building. It would be possible to add spaces along the exterior wall, however accessing work areas inside the courtyard will increase costs significantly. If breakout spaces were desired for each of the 29 existing classrooms, the cost would be significant. Ideally small group spaces would be located on the corridor side of the classrooms where more sharing is possible.
2. A possible approach to this issue would be to develop collaborative spaces which could be shared by classrooms throughout the building by converting existing classroom space. For example, every so often a classroom could be opened up to the corridor and a couple of small group rooms constructed which could be shared, possibly by branch of learning. The mathematics department could share one, language share another etc. This would then result in the need for classroom additions elsewhere to make up for the renovated rooms, or the student design population could be reduced, depending on the districts needs. Additional study would be necessary to see if this approach is desirable.



Main entry view of Memorial Middle School. Entry is to the right.



Oblique overhead view of Memorial Middle School

# **NORTH ALBANY MIDDLE SCHOOL**

## **General Description:**

North Albany Middle School is a single story building, except for a second story auxiliary gym located over the locker rooms, with initial construction in 1966. The school has two major wings, with most of the classrooms in the north wing, and the gyms, specialty classrooms, and the cafeteria in the south wing, and the office and library occupy two hexagonal building forms between, along with a courtyard. Two rows of classrooms in the north wing are surrounded by other rooms, and have no exterior glazing or daylighting. Four of these classrooms have operable partitions between, and it appears that two of these partitions are not used. The cafeteria stage has a ramp access which does not comply with current disabled access criteria, but will function as access. The classrooms vary in size, but most standard rooms are approximately 940 sf in area.

The entry is clearly identified by a large canopy out front. The administration area is immediately inside the front doors, and there is marginal visibility of the doors from the main receptionist work station. There are also windows facing the parking lot and entry walk, in offices all along the west face.

The building exterior wall construction is a combination of concrete and wood with brick veneer, and with interior wood framed walls. Roof framing systems are typically wood. The taller parts of the building have metal siding on the walls or on mansards above the brick. The north wall of the north wing, which is lined with classrooms, is nearly all glazed.

The most recent changes to the school are that the boilers have been replaced, and two of the existing toilet facilities near the gym have been remodeled to comply with disabled accessible toilet facility requirements. (2) new science classrooms and a general classroom along with new toilet facilities have been added across the east side of the building. This addition included a new connecting corridor which enclosed the east side of the courtyard.

## **Facility Statistics:**

Original Construction date: 1963

Remodel Work: Addition and remodel in 2008

Building Size: 107,814 sf

Site Size: 26 acres

Number of Classrooms: 30

Size of gym: Main gym 7,587 sf, Ancillary gym 3,750 sf

Cafeteria Size: 4,855 sf plus 1,455 sf stage

## **Facility Utilization:**

2014-2015 Student Enrollment: 555

Use of Space:

### **Use of Classrooms:**

- (25) Gen. classrooms
- (4) Science
- (1) Music
- (2) Computer

### **Other Areas:**

Gym, Cafeteria, Stage, Admin, Library  
Kitchen, Staff, Storage, Speech  
Locker rooms, Misc.

**2014 significant deficiencies: Unresolved issues and explanations**

1. Possible locations for adding small group teaching spaces are limited in an existing building. It would be possible to add spaces along the exterior wall, however accessing work areas inside the courtyard will increase costs significantly. If breakout spaces were desired for each of the 29 existing classrooms, the cost would be significant. Ideally small group spaces would be located on the corridor side of the classrooms where more sharing is possible.
2. A possible approach to this issue would be to develop collaborative spaces which could be shared by classrooms throughout the building by converting existing classroom space. For example, every so often a classroom could be opened up to the corridor and a couple of small group rooms constructed which could be shared, possibly by branch of learning. The mathematics department could share one, language share another etc. This would then result in the need for classroom additions elsewhere to make up for the renovated rooms, or the student design population could be reduced, depending on the districts needs. Additional study would be necessary to see if this approach is desirable.



Main entry to North Albany Middle School



Oblique overhead view of North Albany Middle School site.

## **TIMBER RIDGE 3-8 SCHOOL**

### **General Description:**

Timber Ridge 3-8 School was built in 2009 and has two one story building wings and a two story wing to the southeast, which are primarily classrooms. Most of the classrooms are in the two southern wings, and the administration area, library, media center, gyms, and band room in the north wing. The north wing is served by a two story tall main corridor, whose ceiling aligns with the ceiling of the second floor corridor in the southeast wing. Each of the classroom wings is double loaded and there are three wider spots in each length for breakout class opportunities. The Classrooms vary in size, but most standard rooms are approximately 940 sf in area.

The entry is clearly identified by a large canopy out front. The administration area is immediately inside the front doors, and there is good visibility of the doors from the main receptionist work station. There are also windows facing the parking lot and entry walk, in offices all along the west face. The entry vestibule and administration area are set up for a controlled entry configuration.

The building exterior wall construction is a combination of concrete masonry, and cement board siding over wood framing, and with interior wood framed walls. Roof framing systems are a combination of steel and wood.

### **Facility Statistics:**

Original Construction date: 2009

Remodel Work: None

Building Size: 100,862 sf

Site Size: 20.28 acres

Number of Classrooms: 38

Size of gym: Main gym 9,797 sf, Ancillary gym 4067sf

Cafeteria Size: 4009 sf plus 982 sf stage

### **Facility Utilization:**

2014-2015 Student Enrollment: 685

Use of Space:

#### **Use of Classrooms:**

(33) Gen. classrooms

(2) Science

(1) Music

(2) Computer

#### **Other Areas:**

Gym, Cafeteria, Stage, Admin, Library

Kitchen, Staff, Storage, Speech

Locker rooms, Misc.

### **2014 significant deficiencies: Unresolved issues and explanations**

1. Event parking is limited due to the prohibition of street side parking in front of the school. An overflow lot is proposed for 40 vehicles. A grass crete system could be utilized for the overflow spaces to minimize the expanse of asphalt. Additional parking spaces could also be located between the track and the street in the future.





Main entry view of Timber Ridge School



Oblique overhead view of Timber Ridge School



## ALBANY OPTIONS SCHOOL

### General Description:

Albany Options School is a one story building built in 2008 as an alternative school for the district. The school is oriented with teaching spaces surrounding a core area which serves as the media center. Four classroom settings are aligned along the north wall. The computer room and science rooms are to the east and west of the core, and the administration area and cafeteria are to the south. The east end of the building is occupied by special programs offices. The west end of the building has a teaching kitchen and support facilities including a GED classroom. The main area of the building is utilized as an alternative school and therefore has no gym.

The entry is clearly identified by a feature wall with brick. The administration area is immediately inside the front doors and there is good visibility of the doors from the main receptionist work station. There are also windows facing the parking lot and entry walk.

The structure is a manufactured steel building with metal girt wall system. The exterior wall finish is vertical metal siding with the exception of the brick accent wall at the main entry. Interior walls are wood framed and interior finishes are primarily gypsum board.

Since its original construction, a photovoltaic array on a carport style structure has been erected to the north of the building.

### Facility Statistics:

Original Construction date: 2008

Remodel Work: None

Building Size: 18,528 sf

Site Size: 2.5 acres

Number of Classrooms: 9

Size of gym: There is no gym

Cafeteria Size: 819 sf

### Facility Utilization:

2014-2015 Student Enrollment: ?

Use of Space:

#### Use of Classrooms:

(7) Gen. classrooms

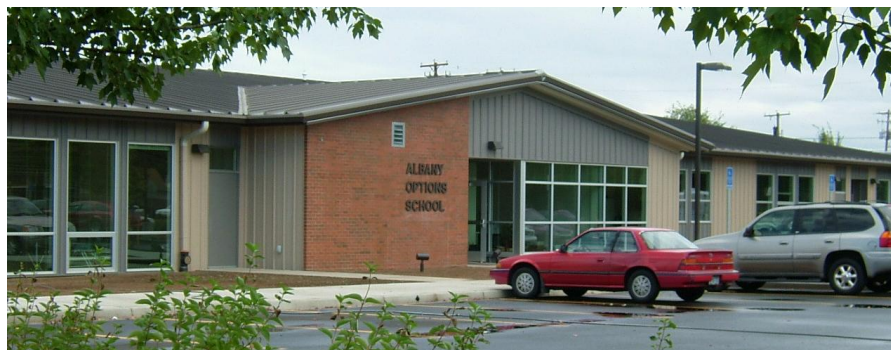
(1) Computer

(1) Teaching kitchen

#### Other Areas:

Cafeteria, Admin, Media Center

Staff, Storage, FACT offices



## **SOUTH ALBANY HIGH SCHOOL**

### **General Description:**

South Albany High School is a complex of (9) single story buildings and a partial 2 story gym building in the main campus, most of which were built in 1970. The complex includes the following buildings: Four buildings which are primarily classrooms, a cafeteria building which includes a kitchen, foods classroom, sewing and homemaking, and music areas, a theater/drama and student center building, a media center building with support spaces, an arts building with drafting and electronics rooms, a shops building with woodshop, metal shop, auto shop, and boiler room, and the building with (2) gyms and locker rooms. To the west of the main campus is a pool building which is operated by the City of Albany, and the athletic complex which includes a grandstand, support facilities, and several outbuildings. There are approximately 180 seats in the theater, which is small for a campus this size. The classrooms vary in size, but most standard rooms are approximately 900 sf in area.

The school is an open campus and can be entered from (7) different open spaces between buildings, as well as through door openings which provide access to interior hallways, as well as directly into many of the classrooms. Parking is spread out around the complex on the east, west, and south sides, and the bus loop is on the north side. The administration is identifiable by its glassed entry, a flag pole, and a large sign. The administration area is set back 26' from the front entry doors, and there is very little visibility of the doors from the main receptionist work station.

The main campus buildings and part of the pool building are tilt-up concrete exterior walls with wood framed interior walls and roof systems. All of these buildings have mansards of various sizes which are covered with metal siding. The athletic support buildings are primarily wood framed construction, except for the grandstand which has a scaffold pipe structural system.

The campus has had significant improvements throughout as a result of a 2007 school district bond. The bond improvements included the following: A new technology building was added containing (4) new classrooms and support facilities. The science classrooms were modified to support disabled access to lab sinks, and the shop spaces all received cosmetic, mechanical system, and other improvements. New cabinetry and cosmetic improvements were included in the drafting and electronics rooms. The theater was updated with new seating, curtains, and a new sound system, and a disabled access lift and new curtains were provided at the cafeteria stage. A new synthetic gym floor was installed at the upper gym. The campus' two original boilers have been replaced and a third added, and two of the existing toilet facilities in the gym building have been remodeled, to comply with disabled accessible toilet facility requirements.

### **Facility Statistics:**

Original Construction date: 1970

Remodel Work: Addition in 1992 and addition and remodel in 2008

Building Size: 194,610 sf

Site Size: 36.82 acres

Number of Classrooms: 65

Size of gym: Main gym 10,015 sf, Ancillary gym 5,156 sf, Wrestling 3470 sf

Cafeteria Size: 4,862 sf plus 1,340 sf stage

### **Facility Utilization:**

2014-2015 Student Enrollment: 1,325

Use of Space:

Use of Classrooms:

(44) Gen. classrooms  
(8) Science  
(2) Music  
(6) Computer  
(1) Foods  
(1) Sewing  
(2) Art  
(1) Electronics  
(1) Drafting  
(1) Drama

Other Areas:

(1) Full Gym, (1) partial gym, Cafeteria, Stage, Admin,  
Media Center, Kitchen, Staff, Storage,  
Locker rooms, Theater, Misc.



Oblique view of South Albany High School looking southeast

**2014 Significant Deficiencies: Unresolved Issues and Explanations**

1. The existing South Albany High School campus is an open campus and currently access is easily gained from all sides. There are not only openings between buildings at 7 locations around campus, there are also significant entries directly into buildings. Some of the buildings have multiple entries as well as classroom doors directly out. Many of the classrooms facing the campus exterior are the primary student entrances to those classrooms.

A common approach is to provide cameras in order to maintain surveillance of the building perimeter. However this campus is large and the number of views which would need to be monitored would be excessive.

Another possible approach is to fence the entire campus perimeter. This, however, can create a prison like feeling to the campus, so it must be studied and alternatives to fencing incorporated into

the design. The type of fencing is critical. Many types of fencing can be climbed, and if a truly secure campus is the goal, then carefully selecting the appropriate method will be necessary.

The north side of the science building is a problem for the fencing approach where the bus loop occurs. Access needs to be maintained into the classrooms along the science building while a loading zone needs to be maintained for the bus users. If we erect a fence through this space, neither function has generous space. The fence may be a significant problem at this location.

It will take about 1200 lineal feet of fencing to enclose the perimeter and to maintain access into all of the classrooms. In addition, at least 10 pairs of exit doors with electronic locks and panic hardware will be required to maintain exiting through this fence. For the purposes of this report we have used a 6' tall decorative steel fence, which is more of a psychological barrier than a physical one. We have included costs for this work, however this issue needs to be studied further before a recommendation can be made.

2. There is an auditorium and stage at SAHS which was updated in 2009 to include new curtains, a new sound system, and new seating for 160 including ADA accommodations. Although this is small for a high school of this size, it works well for smaller performances. Its size is small for music venues and the limited seating is a problem for even small events. If a new auditorium for this site is a goal of the district, one similar to the one proposed for West Albany High School should be considered. The difference is that the existing facility has a functional drama classroom/small theater, and thus the square footage needed is less at this site.

It should be noted that SAHS currently has a much higher square footage of building to student ratio than WAHS does. SAHS has a ratio of 147 sq ft per student versus 104 sq ft per student at WAHS. Therefore we would recommend prioritizing a new auditorium at WAHS, which would help balance the ratio.



Main Entry to South Albany High School



## **WEST ALBANY HIGH SCHOOL**

### **General Description:**

West Albany High School, which was initially built in 1953, is a combination of buildings which have been added onto multiple times, and interconnected to make a single building of 143,232 sf. With the exception of the gym area, which has second floor gyms over the locker rooms each side of the main gym, and a small student area near the wood shop, the entire campus is of single story buildings. The administration area is located at the northwest corner of the complex, the cafeteria with stage at the northeast corner, the gyms at the southwest corner, and the remodeled shops complex at the southeast corner. The main campus building provides an interior hallway system which provides protected access to all of its spaces. There are three significant courtyards which bring daylight into many of the interior classroom spaces. A fourth courtyard has been filled in with a larger science classroom and book storage room. To the south of the main campus building is the athletic complex, which includes a grandstand, support facilities, and several outbuildings. Classrooms vary in size, but most standard rooms are approximately 770 sf in area.

The school has the potential of being a closed campus, but currently it can be entered from (9) different primary entry-exit locations, distributed around the hallway system. Parking is spread out around the complex on all four sides, and the bus loop is on the north side. The administration is identifiable by its glassed entry wall and a large canopy, and the entry to the reception area is set back 16' from the front entry doors, and has good visibility of the doors from the main receptionist work station. Walks up to the building, however, are not observable from the reception area.

The main campus buildings are cast in place concrete exterior walls with wood framed interior walls and roof systems, except the larger spaces such as the cafeteria and the gym have cast in place concrete interior walls around them. The locker rooms are primarily concrete masonry walls. The complex, having been built over time, has various exterior walls which have become interior as a result of the expansions and additions. The grandstand is cast in place concrete and the rest of the athletic support buildings are primarily wood framed construction. There is also a 3 room modular building to the southeast of campus which is used primarily for special needs space.

The school has had significant improvements throughout the campus between 2007 and 2010. The work included major remodels of the locker rooms, the library, the music rooms, and the science classrooms. An area previously used as a storage area was converted to an additional classroom, a weight room and wrestling room and a new interior connecting hallway system to this area was developed. The reception area and several support functions in the administration area were re-organized. Most of the west facing windows were replaced, as well as the windows along the Queen Avenue frontage. New boilers were installed, and a disabled access lift was installed at the cafeteria stage. Additional work took place at the grandstands, and the visitor's seating stand was replaced.

### **Facility Statistics:**

Original Construction date: 1953

Remodel Work: Addition and remodels in 1956, 1959, 1966, 1969, 1984, 1986, 1991, 1992, 2007 through 2010

Building Size: 143,232 sf

Site Size: 53 acres are shared with Memorial Middle School and Liberty Elementary

Number of Classrooms: 61

Size of gym: Main gym 9,020 sf, East upper gym 3,753 sf West upper gym 4,675 sf, wrestling 3,160 sf

Cafeteria Size: 4,974 sf plus 1,842 sf stage



**Facility Utilization:**

2014-2015 Student Enrollment: 1,380

Use of Space:

**Use of Classrooms:**

- (42) Gen. classrooms
- (7) Science
- (2) Music
- (4) Computer
- (2) Foods
- (3) Art
- (1) Drafting

**Other Areas:**

- (3) Gyms, Wrestling, Cafeteria, Stage, Admin, Media Center, Kitchen, Staff, Storage, Locker rooms, Weight room, Theater, Misc.

**2014 significant deficiencies: Unresolved issues and explanations**

1. There is a modular classroom building at the back of the school between WAHS and Memorial middle school which serves special education needs. There is no direct route between WAHS hallway system and the corner of the building closest to this modular. The modular building has all of the facilities necessary to be a standalone facility and therefore we have not included a covered walkway between it and the other buildings.
2. The existing theater at West Albany High School is the size of a large classroom and has 80 seats arranged in a very tight space. There is no disabled access to seating or to the stage, and the space is significantly undersized. The cafeteria also has a stage and is used for most of the schools major productions. The facility however is inadequate for current performances. For additional information see the appendix memo from PLA designs, the theater consultant.

A cost has been provided for a new theater with between 650 and 750 seats. The space includes the theater, stage, lobby, drama classroom, scene and paint room, dressing and makeup spaces and costume storage for a total of 25,000 sf. The cost also includes relocating the existing driveway to fit the proposed theater alongside the existing band and choir room. Connecting to an existing hallway is included however only minimal changes are expected at the adjacent band and choir rooms.

3. At the existing baseball field there are two fences which surround the outfield, a chain link fence, and a wood panel fence with donor information. The wood fence panels are deteriorating. However since this is a donor fence, it is not included in the report.



## **DISTRICT OFFICE**

### **Address:**

718 7<sup>th</sup> Ave. SW, Albany Oregon

### **General Description:**

The district office was originally built as Maple School in 11953, and was used as an elementary school until 1962 when it was converted into the school districts main administrative offices. The building continues to serve this function, and includes offices along most of its perimeter with the districts boardroom located in the center of the building. The board room has operable partitions which allow it to be subdivided into smaller conference spaces. There is also a staff break room and restrooms.

The building is accessible through 3 primary entrance points, at the center front which is where the reception desk is located, and two locations at the back where the main parking lot occurs. One of the back entrances is by a disabled access ramp, which enters directly into the board room. There is also an additional exit door on the East end of the building.

The building is primarily wood framed wall and roof construction with brick veneer. There is a small basement area which includes the electrical room. The building heating system is located primarily in the attic except for a number of condensing units which are located in fenced enclosures on the back of the building. There is also a wood framed storage building located on the Southeast corner of the site.

The most recent changes to the building are that the new disabled access ramp replaced an existing stair, and a new toilet room has been constructed to comply with disabled accessible toilet facility requirements. About half of the asphalt paving on the site has also been replaced.

### **Facility Statistics:**

Original Construction date: 1953

Remodel Work: 2008 new disabled access features

Building Size: 11,560 sf

Site Size: 1.1 acres

### **Facility Utilization:**

District administration offices

District board room



## **BUS TRANSPORTATION**

### **Address:**

430 11<sup>th</sup> SE, Albany, OR 97321

### **General Description:**

The bus garage, originally constructed in 1966, consists of a long garage building with 7 double bays for bus storage, and with a repair garage and support facilities on the end. Two bays of the building are used for repair and maintenance, and an additional bay for storage and equipment. The support facilities include a small open office area with 2 adjacent office spaces, a file room, toilet rooms, a driver's room, and a second floor open office space. There is also a tire storage room attached to one side of the building.

The building is located with entrances on both 11<sup>th</sup> and on 13<sup>th</sup>, and currently is serving 71 buses. Driver's cars are also parked on site, but there is room for only about 1/3 of those vehicles.

The bus bays have a concrete strip at the door openings and one down the center of the building, with gravel between. The building accommodates a total of 28 buses in storage, and 4 in the repair area. The building wall construction is steel columns and concrete walls with wood framed roof.

The most recent changes to the building are that a new HVAC system has been installed to serve the office area and the repair bays, and a new toilet room has been constructed off the driver's room, to comply with disabled accessible toilet facility requirements. Most of the asphalt paving on the site has also been replaced.

### **Facility Statistics:**

Original Construction date: 1966

Remodel Work: 2008 new HVAC, and paving

Building Size: 21,960 sf

Site Size: 2.9 acres

### **Facility Utilization:**

71 buses

Driver's cars

Repair garage

Transportation offices

Driver support spaces

### **2014 significant deficiencies: Unresolved issues and explanations**

1. The main concern with the bus transportation facility is a shortage of site square footage. Buses fill most of the site and there simply is no additional space. The users have reported that about 2/3<sup>rd</sup> of the drivers are not able to park on site and end up parking on the street. It may be that requiring drivers to park on the street is acceptable to the district. If not, it might be possible to purchase additional site space from an adjoining property. Otherwise, an alternative site could be considered.
2. The office area within the building needs a significant remodel. If the transportation facility is to remain on this site, claiming an additional bus bay and relocating the office to a more appropriate

space should be considered. The decision regarding the sites suitability needs to be addressed first however, and therefore a cost for these improvements has not been included in the report.

3. If a new site was to be considered, a full study of the facility costs will be necessary. The existing building has about 6,850 sf first floor and 1,850 sf second floor in the office area and repair garage. The bus storage bays cover an additional 15,110 sf. Addition study will be needed to determine how much these areas should grow if a new facility is considered.





## PHYSICAL PLANT OFFICE AND FACILITY MAINTENANCE

### **Address:**

3610 Grand Prairie Road SE, Albany, Oregon

### **General Description:**

The site was originally occupied by Grand Prairie School, which was originally built in the 1950's and was used as an elementary school until 1982, when it was converted into the school district's maintenance facility. In 2008, all except eight of the original classrooms and the gym was demolished and replaced with pieces of a used modular building. The site now includes the main facilities maintenance offices, the food services offices, a large conference room, the IT department, the wood shop, and district storage.

The main entrance to the building is accessible and is easily identified by visitors. The entrance is into a lobby which is observable from the reception desk, but the walkway up to the door is not. There is no vestibule to facilitate control of access into the building.

The building is primarily wood framed wall and roof construction with wood siding. The new addition is constructed with a crawlspace, and there are disabled accessible ramps which connect the parts of the building.

### **Facility Statistics:**

Original Construction date: 1950's

Remodel Work: 2008 rebuild of over 50% of the building

Building Size: 22,592 sf

Site Size: 4.1 acres

### **Facility Utilization:**

District facilities maintenance department and office

District food services offices

District storage facility

District IT department

Wood shop

### **2014 Significant Deficiencies:**

There has been a problem with theft at this site and more secure storage of vehicles is needed. In addition, a new welding shop and a food storage facility is recommended.





**GREATER ALBANY PUBLIC SCHOOLS**  
**FACILITIES ASSESSMENT - DEFICIENCIES AND RECOMMENDATIONS - JANUARY 14, 2015**

ABBR:

ADA = ADA Upgrades

Deficient = Facility Deficiencies

LS = Lump Sum

Maint = Maintenance Needs

Safety = Safety and Security

Tech = Technology

Elect = Electrical Systems

Mech = Mechanical Systems

NOTES:

1. Needs further study. Feasible solution not identified.

2. Provide camera system with electronic door locks.

3. Existing ramp is not code compliant.

4. Separate cafeteria for enrollment over 300.

| No. | School                           | Category  | Type of Work | Priority Source | Item   | Qty             | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|----------------------------------|-----------|--------------|-----------------|--|-----------------|-------|-----------------|------------------|------------------------|-------|
| 1   | <b>CENTRAL ELEMENTARY SCHOOL</b> |           |              |                 | <u>Architectural Total Cost</u>  |                 |       |                 | <b>1,877,247</b> | <b>2,722,008</b>       |       |
| 2   | Central                          | Deficient | Windows      |                 | Uninsulated window glazing.  | 5,147           | SF    | 96              | 494,112          | 716,462                |       |
| 3   | Central                          | ADA       | Doors        |                 | Lack of lever hardware on doors.   | 44              | EA    | 640             | 28,160           | 40,832                 |       |
| 4   | Central                          | Deficient | Remodel      |                 | There is no stage.   |                 |       |                 | 0                | 0                      | 1     |
| 5   | Central                          | Maint     | Remodel      |                 | Restrooms need finish and ADA improvements.  | 2               | EA    | 40,000          | 80,000           | 116,000                |       |
| 6   | Central                          | Safety    | Remodel      |                 | No security vestibules at entries.   | 1               | LS    | 40,000          | 40,000           | 58,000                 | 2     |
| 7   | Central                          | Deficient | Mech         |                 | The upper level has a significant problem with overheating. On a hot day, ventilation is inadequate.     | See commentary. |       |                 |                  | 0                      |       |
| 8   | Central                          | Maint     | Floor        |                 | The lower level has several classrooms with failing carpet.  | 4,460           | SF    | 3.53            | 15,744           | 22,829                 |       |
| 9   | Central                          | Deficient | Remodel      |                 | Several areas of the lower level are a mixture of storage and classroom functions. Divide with walls.    | 200             | SF    | 30              | 6,000            | 8,700                  |       |
| 10  | Central                          | Deficient | Doors        |                 | One of the lower level classrooms has no daylighting, except from the exterior doors. Change doors.      | 1               | PAIR  | 6,000           | 6,000            | 8,700                  |       |
| 11  | Central                          | Maint     | Cabinets     |                 | Replace old cabinet.   | 1               | EA    | 4,500           | 4,500            | 6,525                  |       |
| 12  | Central                          | Maint     | Floor        |                 | The lower level concrete floor finish in several areas, including the hallway and cafeteria, is failing. | 2,760           | SF    | 10              | 27,600           | 40,020                 |       |
| 13  | Central                          | Maint     | Ceiling      |                 | Damaged ceilings in lower level classrooms should be replaced.   | 2,400           | SF    | 6               | 14,400           | 20,880                 |       |
| 14  | Central                          | Safety    | Asbestos     |                 | Several rooms have what appears to be vinyl asbestos tile flooring.                                      |                 |       |                 | 0                | 0                      | 1     |
| 15  | Central                          | ADA       | Remodel      |                 | Disabled access is limited, and an elevator should be considered.  | 1               | LS    | 590,000         | 590,000          | 855,500                |       |

| No. | School  | Category  | Type of Work    | Priority Source | Item   | Qty             | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|-----------------|-----------------|--|-----------------|-------|-----------------|------------------|------------------------|-------|
| 16  | Central | Safety    | Remodel         |                 | Railings are missing on many of the ramps and stairs.                | 218             | LF    | 42              | 9,156            | 13,276                 |       |
| 17  | Central | Maint     | Paving          |                 | The parking lot pavement is failing.                                 | 7,000           | SF    | 7               | 49,000           | 71,050                 |       |
| 18  | Central | Deficient | Paving          |                 | Add parking.   | 4,000           | SF    | 10              | 40,000           | 58,000                 |       |
| 19  | Central | Maint     | Paving          |                 | Some of the sidewalks around the building are failing.               | 700             | SF    | 12              | 8,400            | 12,180                 |       |
| 20  | Central | Maint     | Paving          |                 | Playground paving needs maintenance.                                 | 25,000          | SF    | 4               | 100,000          | 145,000                |       |
| 21  | Central | Safety    | Paving          |                 | There is no bus loop serving the facility.                           |                 |       |                 | 0                | 0                      | 1     |
| 22  | Central | Deficient | Remodel         |                 | There is no outdoor covered play area.                               | 3,000           | SF    | 80              | 240,000          | 348,000                |       |
| 23  | Central | Deficient | Misc            |                 | Replace bike racks.  | 8               | EA    | 500             | 4,000            | 5,800                  |       |
| 24  | Central | Deficient | Remodel         |                 | Lacks small group space.   | See commentary. |       |                 |                  | 0                      | 1     |
| 25  | Central | Deficient | Remodel         |                 | Conference room is media center. Convert storage in lower level.     | 1               | LS    | 16,000          | 16,000           | 23,200                 |       |
| 26  | Central | Deficient | Remodel         |                 | Add staff toilet room.   | 1               | LS    | 22,000          | 22,000           | 31,900                 |       |
| 27  | Central | Deficient | Tech            |                 | IT improvements.   | 1               | LS    | 28,175          | 28,175           | 40,854                 |       |
| 28  | Central | Deficient | Tech            |                 | Replace clock system.  | 1               | LS    | 22,000          | 22,000           | 31,900                 |       |
| 29  | Central | Deficient | Site            |                 | Add K-2 play equipment.  | 1               | LS    | 30,000          | 30,000           | 43,500                 |       |
| 30  | Central | Maint     | Roofing         |                 | Roofing through 2018.  | 1               | LS    | 2,000           | 2,000            | 2,900                  |       |
| 31  | Central |           |                 |                 | <b><u>Mechanical Total Cost</u></b>                                  |                 |       |                 | <b>\$62,000</b>  | <b>89,900</b>          |       |
| 32  | Central | Maint     | Mechanical      |                 | Replace unit ventilators.  | 5               | ea    | \$6,000         | 30,000           | 43,500                 |       |
| 33  | Central |           | Mechanical      |                 | Unit 11 needs to be replaced.  |                 |       |                 | 0                | 0                      |       |
| 34  | Central | Safety    | Mechanical      |                 | Seismically anchor boilers and active boiler feed units.             | 2               | ea    | \$1,000         | \$2,000          | 2,900                  |       |
| 35  | Central | Safety    | Mechanical      |                 | Insulate all bare steam and steam condensate return piping per code. | 700             | LF    | \$20            | \$14,000         | 20,300                 |       |
| 36  | Central | Deficient | Mechanical      |                 | Provide exhaust for kitchen equipment.                               | 2               | ea    | \$8,000         | \$16,000         | 23,200                 |       |
| 37  | Central |           |                 |                 | <b><u>Plumbing Total Cost</u></b>                                    |                 |       |                 | <b>\$7,000</b>   | <b>10,150</b>          |       |
| 38  | Central | Deficient | Plumbing        |                 | Remove abandoned storage tank.                                       | 1               | ea    | \$1,000         | \$1,000          | 1,450                  |       |
| 39  | Central | Deficient | Plumbing        |                 | Install low flow water fixtures.                                     | 20              | ea    | \$300           | \$6,000          | 8,700                  |       |
| 40  | Central |           |                 |                 | <b><u>Fire Protection Total Cost</u></b>                             |                 |       |                 | <b>\$145,359</b> | <b>210,771</b>         |       |
| 41  | Central | Safety    | Fire Protection |                 | Install an automatic fire suppression system.                        | 48,453          | sf    | \$3             | \$145,359        | 210,771                |       |

| No. | School  | Category  | Type of Work | Priority Source | Item  | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|--------------|-----------------|---|-----|-------|-----------------|------------------|------------------------|-------|
| 42  | Central |           |              |                 | <u>Electrical Total Cost</u>  |     |       |                 | \$30,000         | 43,500                 |       |
| 43  | Central | Deficient | Electrical   |                 | Replace old panel enclosure and taps with old circuit breakers with new electrical panel in Boiler Room fed from main switchboard. Intercept and backfeed existing branch circuits. Disconnect and remove cloth insulated cabling and replace with new THHN/THWN insulated cabling.   | 1   | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 44  | Central | Deficient | Electrical   |                 | Main Switchboard and older load centers: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1   | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 45  | Central |           |              |                 | <u>Lighting Total Cost</u>  |     |       |                 | \$74,000         | 107,300                |       |
| 46  | Central | Deficient | Lighting     |                 | Provide local occupancy sensor control to occupied rooms and support spaces.  | 1   | lot   | \$18,000        | \$18,000         | 26,100                 |       |
| 47  | Central | Deficient | Lighting     |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.   | 1   | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 48  | Central | Maint     | Lighting     |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.  | 1   | lot   | \$5,000         | \$5,000          | 7,250                  |       |
| 49  | Central | Maint     | Lighting     |                 | Replace Kitchen and Cafeteria fixtures with sealed and gasketed surface mounted fluorescent fixtures with cleanable surface.  | 1   | lot   | \$6,000         | \$6,000          | 8,700                  |       |

| No. | School                                | Category  | Type of Work                                | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|---------------------------------------|-----------|---|-----------------|--|-----|-------|-----------------|--------------------|------------------------|-------|
| 50  | Central                               | Maint     | Lighting                                    |                 | Provide lighting fixture replacements (linear fluorescent pendants and surface mounted lensed) at interior spaces where fixture lenses are damaged, broken or missing.               | 1   | lot   | \$10,000        | \$10,000           | 14,500                 |       |
| 51  | Central                               | Safety    | Lighting                                    |                 | Add battery powered egress lighting at emergency stair wells at building exterior.   | 1   | lot   | \$10,000        | \$10,000           | 14,500                 |       |
| 52  | Central                               |           |   |                 | <b>Fire/Life Safety Total Cost</b>   |     |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 53  | Central                               | Safety    | Fire/Life Safety                            |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1   | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 54  |                                       |           | <b>CENTRAL ELEMENTARY SCHOOL TOTAL COST</b> |                 |  |     |       |                 | <b>\$2,214,606</b> | <b>3,211,178</b>       |       |
| 55  |                                       |           |   |                 |  |     |       |                 |                    |                        |       |
| 56  | <b>CLOVER RIDGE ELEMENTARY SCHOOL</b> |           |   |                 | <b>Architectural Total Cost</b>  |     |       |                 | <b>1,845,152</b>   | <b>2,675,470</b>       |       |
| 57  | Clover Ridge                          | Deficient | Windows                                     |                 | Uninsulated window glazing.  | 880 | SF    | 80              | 70,400             | 102,080                |       |
| 58  | Clover Ridge                          | ADA       | Doors                                       |                 | Lack of lever hardware on doors.   | 42  | EA    | 640             | 26,880             | 38,976                 |       |
| 59  | Clover Ridge                          | ADA       | Remodel                                     |                 | Stage is not disabled accessible. Add lift.  | 1   | LS    | 45,000          | 45,000             | 65,250                 |       |
| 60  | Clover Ridge                          | Maint     | Remodel                                     |                 | Restrooms need finish and ADA improvements.  | 2   | EA    | 30,000          | 60,000             | 87,000                 |       |
| 61  | Clover Ridge                          | Safety    | Remodel                                     |                 | No security vestibule at entry.  | 1   | LS    | 25,000          | 25,000             | 36,250                 |       |
| 62  | Clover Ridge                          | Safety    | Stairs                                      |                 | The exterior stairs accessing the upper level of the original building are deficient and need remedial work.   | 1   | LS    | 2,500           | 2,500              | 3,625                  |       |
| 63  | Clover Ridge                          | Maint     | Floor                                       |                 | The sheet flooring seams in the north toilet rooms are failing.  | 2   | EA    | 6,000           | 12,000             | 17,400                 |       |
| 64  | Clover Ridge                          | Maint     | Ceiling                                     |                 | Repair water damaged ceilings in pod building and main office.   | 900 | SF    | 2               | 1,800              | 2,610                  |       |
| 65  | Clover Ridge                          | Safety    | Asbestos                                    |                 | Several rooms have what appears to be vinyl asbestos tile flooring.  |     |       |                 | 0                  | 0                      | 1     |
| 66  | Clover Ridge                          | Safety    | Remodel                                     |                 | The stair between the main building and the upper level of the original building is a code violation, by not having a continuation at the top where it terminates at a door opening. | 1   | LS    | 10,000          | 10,000             | 14,500                 |       |

| No. | School       | Category  | Type of Work | Priority Source | Item   | Qty   | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------------|-----------|--------------|-----------------|--|-------|-------|-----------------|------------------|------------------------|-------|
| 67  | Clover Ridge | Maint     | Ceiling      |                 | The music room ceiling is failing.   | 936   | SF    | 2               | 1,872            | 2,714                  |       |
| 68  | Clover Ridge | Deficient | Remodel      |                 | There are no dedicated staff toilet rooms in the main building.                        | 1     | LS    | 22,000          | 22,000           | 31,900                 |       |
| 69  | Clover Ridge | Safety    | Mech         |                 | An exhaust hood is needed over the kitchen range.                                      | 1     | LS    | 8,500           | 8,500            | 12,325                 |       |
| 70  | Clover Ridge | Deficient | Addition     |                 | The gym also functions as the cafeteria, and separate facilities should be considered. | 4,200 | SF    | 240             | 1,008,000        | 1,461,600              | 1     |
| 71  | Clover Ridge | Maint     | Misc         |                 | Some brick repair is needed, and the brick at the bus barn needs cleaning.             | 1     | LS    | 2,500           | 2,500            | 3,625                  |       |
| 72  | Clover Ridge | Deficient | Addition     |                 | No small group space in main building.   | 4     | EA    | 70,000          | 280,000          | 406,000                | 1     |
| 73  | Clover Ridge | Deficient | Paving       |                 | Pave lot for bus pick-up.  | 7,500 | SF    | 10              | 75,000           | 108,750                |       |
| 74  | Clover Ridge | Deficient | Addition     |                 | Secure path between buildings. Existing roof.  | 1     | LS    | 26,000          | 26,000           | 37,700                 | 1     |
| 75  | Clover Ridge | ADA       | Remodel      |                 | Add wheelchair access to original building.  | 1     | LS    | 45,000          | 45,000           | 65,250                 |       |
| 76  | Clover Ridge | Deficient | Windows      |                 | Add windows in pod building.   | 8     | EA    | 3,000           | 24,000           | 34,800                 |       |
| 77  | Clover Ridge | Deficient | Paving       |                 | Pave event parking.  | 8,200 | SF    | 7.00            | 57,400           | 83,230                 |       |
| 78  | Clover Ridge | Deficient | Tech         |                 | IT improvements.   | 1     | LS    | 25,575          | 25,575           | 37,084                 |       |
| 79  | Clover Ridge | Deficient | Misc         |                 | Upgrade bike parking.  | 10    | EA    | 500             | 5,000            | 7,250                  |       |
| 80  | Clover Ridge | Maint     | Roofing      |                 | Roofing through 2018   | 1     | LS    | 10,725          | 10,725           | 15,551                 |       |
| 81  | Clover Ridge |           |              |                 | <b><u>Mechanical Total Cost</u></b>  |       |       |                 | <b>\$188,500</b> | <b>273,325</b>         |       |
| 82  | Clover Ridge | Safety    | Mechanical   |                 | Insulate bare sections of heating water piping at boilers and pumps.                   | 300   | LF    | \$20            | \$6,000          | 8,700                  |       |
| 83  | Clover Ridge | Maint     | Mechanical   |                 | Replace the older HV units with new more energy efficient units.                       | 3     | ea    | \$35,000        | \$105,000        | 152,250                |       |
| 84  | Clover Ridge | Maint     | Mechanical   |                 | Replace all exhaust fans. Provide range hoods for cooking ranges.                      | 5     | ea    | \$3,000         | \$15,000         | 21,750                 |       |
| 85  | Clover Ridge | Deficient | Mechanical   |                 | Upgrade the controls when fans are replaced.   | 75    | pt    | \$500           | \$37,500         | 54,375                 |       |
| 86  | Clover Ridge | Deficient | Mechanical   |                 | Commission the controls to verify proper operation.                                    | 1     | ea    | \$20,000        | \$20,000         | 29,000                 |       |
| 87  | Clover Ridge | Maint     | Mechanical   |                 | Remove unused control panels and devices.  | 1     | ea    | \$5,000         | \$5,000          | 7,250                  |       |
| 88  | Clover Ridge |           |              |                 | <b><u>Plumbing Total Cost</u></b>  |       |       |                 | <b>\$23,400</b>  | <b>33,930</b>          |       |



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| No. | School                             | Category  | Type of Work | Priority Source | Item  | Qty   | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|------------------------------------|-----------|--------------|-----------------|---|-------|-------|-----------------|------------------|------------------------|-------|
| 105 | <b>LAFAYETTE ELEMENTARY SCHOOL</b> |           |              |                 | <u>Architectural Total Cost</u>   |       |       |                 | <b>2,136,855</b> | <b>3,098,440</b>       |       |
| 106 | Lafayette                          | Deficient | Windows      |                 | Uninsulated window glazing in classrooms.   | 3,000 | SF    | 80              | 240,000          | 348,000                |       |
| 107 | Lafayette                          | Deficient | Windows      |                 | Uninsulated windows in hallway.   | 3,750 | SF    | 80              | 300,000          | 435,000                |       |
| 108 | Lafayette                          | ADA       | Doors        |                 | Lack of lever hardware on doors.  | 62    | EA    | 640             | 39,680           | 57,536                 |       |
| 109 | Lafayette                          | ADA       | Remodel      |                 | Stage is not disabled accessible.   | 1     | LS    | 45,000          | 45,000           | 65,250                 |       |
| 110 | Lafayette                          | Maint     | Remodel      |                 | Restrooms need finish and ADA improvements.   | 6     | EA    | 30,000          | 180,000          | 261,000                |       |
| 111 | Lafayette                          | Safety    | Remodel      |                 | No security vestibule at entry.   | 1     | LS    | 26,000          | 26,000           | 37,700                 |       |
| 112 | Lafayette                          | Maint     | Ceiling      |                 | The ceiling in the main entry is a combination of different color ceiling tiles and stained tiles.  | 1,200 | SF    | 4.50            | 5,400            | 7,830                  |       |
| 113 | Lafayette                          | Maint     | Ceiling      |                 | The cafeteria ceiling is a patchwork of colors. Replace.  | 2,100 | SF    | 4.50            | 9,450            | 13,703                 |       |
| 114 | Lafayette                          | Maint     | Doors        |                 | The doors are original and showing wear.  | 15    | EA    | 400             | 6,000            | 8,700                  | 1     |
| 115 | Lafayette                          | ADA       | Doors        |                 | Several doors to the exterior have various step heights around 2".  | 1     | LS    | 2,000           | 2,000            | 2,900                  |       |
| 116 | Lafayette                          | Maint     | Remodel      |                 | The gym wall finishes need updating.  | 1     | LS    | 10,500          | 10,500           | 15,225                 |       |
| 117 | Lafayette                          | Safety    | Asbestos     |                 | Several rooms have what appears to be vinyl asbestos tile flooring.   |       |       |                 | 0                | 0                      | 1     |
| 118 | Lafayette                          | Learning  | Addition     |                 | There is a shortage of smaller instruction spaces or breakout areas.  | 9     | EA    | 70,000          | 630,000          | 913,500                | 1     |
| 119 | Lafayette                          | Deficient | Remodel      |                 | Add staff toilet rooms.   | 1     | LS    | 22,000          | 22,000           | 31,900                 |       |
| 120 | Lafayette                          | Deficient | Tech         |                 | IT improvements.  | 1     | LS    | 25,575          | 25,575           | 37,084                 |       |
| 121 | Lafayette                          | Deficient | Tech         |                 | Replace clock system.   | 1     | LS    | 22,000          | 22,000           | 31,900                 |       |
| 122 | Lafayette                          | Deficient | Misc         |                 | Upgrade bike parking.   | 10    | EA    | 500             | 5,000            | 7,250                  |       |
| 123 | Lafayette                          | Maint     | Roofing      |                 | Roofing through 2018.   | 1     | LS    | 568,250         | 568,250          | 823,963                |       |
| 124 | Lafayette                          |           |              |                 | <u>Mechanical Total Cost</u>  |       |       |                 | <b>\$322,500</b> | <b>467,625</b>         |       |
| 125 | Lafayette                          | Maint     | Mechanical   |                 | Replace the Multizone unit with newer more energy efficient systems. Replace Gym direct fired units and companion exhaust fans with more energy efficient and greater ventilation capacity units. | 6     | ea    | \$35,000        | \$210,000        | 304,500                |       |

| No. | School    | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 126 | Lafayette | Maint     | Mechanical      |                 | Replace heat pumps and music unit.   | 3      | ea    | \$6,000         | \$18,000         | 26,100                 |       |
| 127 | Lafayette | Maint     | Mechanical      |                 | Replace older classroom unit ventilators.  | 2      | ea    | \$6,000         | \$12,000         | 17,400                 |       |
| 128 | Lafayette | Maint     | Mechanical      |                 | Replace all roof exhaust fans with new.  | 10     | ea    | \$3,000         | \$30,000         | 43,500                 |       |
| 129 | Lafayette | Maint     | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.   | 55     | pt    | \$500           | \$27,500         | 39,875                 |       |
| 130 | Lafayette | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 131 | Lafayette |           |                 |                 | <b>Plumbing Total Cost</b>   |        |       |                 | <b>\$39,000</b>  | <b>56,550</b>          |       |
| 132 | Lafayette | Maint     | Plumbing        |                 | Replace galvanized domestic water piping with copper pipe and insulate.  | 600    | LF    | \$45            | \$27,000         | 39,150                 |       |
| 133 | Lafayette | Deficient | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 40     | ea    | \$300           | \$12,000         | 17,400                 |       |
| 134 | Lafayette |           |                 |                 | <b>Fire Protection Total Cost</b>  |        |       |                 | <b>\$134,262</b> | <b>194,680</b>         |       |
| 135 | Lafayette | Safety    | Fire Protection |                 | Install a fire sprinkler system.   | 44,754 | sf    | \$3             | \$134,262        | 194,680                |       |
| 136 | Lafayette |           | Electrical      |                 | <b>Electrical Total Cost</b>   |        |       |                 | <b>\$25,000</b>  | <b>36,250</b>          |       |
| 137 | Lafayette | Safety    | Electrical      |                 | Panels at Gym: Remove tape at circuit breakers and provide circuit breaker setscrew type locking device where needed to prevent manual turn-off of breakers. Panels located high, remove and backfeed existing branch circuits from an accessible panel. | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 138 | Lafayette | Maint     | Electrical      |                 | Remove electrical equipment at Custodian Room, if loads are abandoned.   | 1      | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 139 | Lafayette |           |                 |                 | <b>Lighting Total Cost</b>   |        |       |                 | <b>\$62,000</b>  | <b>89,900</b>          |       |
| 140 | Lafayette | Deficient | Lighting        |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1      | lot   | \$19,000        | \$19,000         | 27,550                 |       |

| No. | School                           | Category  | Type of Work                                  | Priority Source | Item   | Qty                    | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|----------------------------------|-----------|---|-----------------|--|------------------------|-------|-----------------|--------------------|------------------------|-------|
| 141 | Lafayette                        | Deficient | Lighting                                      |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1                      | lot   | \$25,000        | \$25,000           | 36,250                 |       |
| 142 | Lafayette                        | Maint     | Lighting                                      |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1                      | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 143 | Lafayette                        | Safety    | Lighting                                      |                 | Replace select fixtures in corridor egress paths with local battery pack ballast with 90-minute backup in order to illuminate egress paths with minimum code required footcandle levels. Provide constant-hot charging branch circuit. | 1                      | lot   | \$15,000        | \$15,000           | 21,750                 |       |
| 144 | Lafayette                        |           |   |                 | <b>Fire/Life Safety Total Cost</b>   |                        |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 145 | Lafayette                        | Safety    | Fire/Life Safety                              |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1                      | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 146 |                                  |           | <b>LAFAYETTE ELEMENTARY SCHOOL TOTAL COST</b> |                 |  |                        |       |                 | <b>\$2,738,617</b> | <b>3,970,995</b>       |       |
| 147 |                                  |           |   |                 |  |                        |       |                 |                    |                        |       |
| 148 | <b>LIBERTY ELEMENTARY SCHOOL</b> |           |   |                 | <b>Architectural Total Cost</b>  |                        |       |                 | <b>2,733,177</b>   | <b>3,963,107</b>       |       |
| 149 | Liberty                          | Deficient | Windows                                       |                 | Uninsulated window glazing.  | 3,500                  | SF    | 80              | 280,000            | 406,000                |       |
| 150 | Liberty                          | ADA       | Doors   |                 | Lack of lever hardware on doors.   | 52                     | EA    | 640             | 33,280             | 48,256                 |       |
| 151 | Liberty                          | ADA       | Remodel                                       |                 | Stage is not disabled accessible.  | 1                      | LS    | 45,000          | 45,000             | 65,250                 |       |
| 152 | Liberty                          | Maint     | Remodel                                       |                 | Restrooms need finish improvements.  | 4                      | EA    | 20,000          | 80,000             | 116,000                |       |
| 153 | Liberty                          | Safety    | Remodel                                       |                 | No security vestibule at entry.  | See below office item. |       |                 |                    | 0                      |       |
| 154 | Liberty                          | Deficient | Addition                                      |                 | Access to modular buildings not covered.   | 1                      | LS    | 165,000         | 165,000            | 239,250                |       |
| 155 | Liberty                          | Safety    | Addition                                      |                 | The office has no visual relationship or control over the main building entry. New office and vestibule.   | 1,500                  | SF    | 240             | 360,000            | 522,000                |       |
| 156 | Liberty                          | Maint     | Floor   |                 | The carpet is failing in several of the rooms.   | 11,400                 | SF    | 3.53            | 40,242             | 58,351                 |       |
| 157 | Liberty                          | Maint     | Cabinets                                      |                 | The cabinetry is original in many areas and is showing wear.   | 14                     | EA    | 6,500           | 91,000             | 131,950                | 1     |

| No. | School  | Category  | Type of Work | Priority Source | Item  | Qty                   | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|--------------|-----------------|---|-----------------------|-------|-----------------|------------------|------------------------|-------|
| 158 | Liberty | Maint     | Floor        |                 | A crack in the cafeteria slab has damaged the tile and needs repair.  | 1                     | LS    | 3,000           | 3,000            | 4,350                  |       |
| 159 | Liberty | Safety    | Floor        |                 | A floor drain in the kitchen is too low and is a trip hazard.   | 1                     | LS    | 500             | 500              | 725                    |       |
| 160 | Liberty | Safety    | Asbestos     |                 | Several rooms have what appears to be vinyl asbestos tile flooring.   |                       |       |                 | 0                | 0                      | 1     |
| 161 | Liberty | Deficient | Addition     |                 | The library is currently located in a modular classroom and is substandard.   | 1,500                 | SF    | 240             | 360,000          | 522,000                | 1     |
| 162 | Liberty | Maint     | Remodel      |                 | Hallway wainscot finishes are worn and stained.   | 1                     | LS    | 18,600          | 18,600           | 26,970                 |       |
| 163 | Liberty | Maint     | Paving       |                 | The parking lot paving is failing.  | 5,400                 | SF    | 7               | 37,800           | 54,810                 |       |
| 164 | Liberty | Deficient | Paving       |                 | The parking lot is too small.   | 3,600                 | SF    | 10              | 36,000           | 52,200                 |       |
| 165 | Liberty | Deficient | Paving       |                 | Add bus loop.   | 6,720                 | SF    | 10              | 67,200           | 97,440                 |       |
| 166 | Liberty | Deficient | Paving       |                 | Add parent loop.  | 7,650                 | SF    | 10              | 76,500           | 110,925                |       |
| 167 | Liberty | Maint     | Paving       |                 | The pavement along the existing building needs replacement.   | 1,800                 | SF    | 7               | 12,600           | 18,270                 |       |
| 168 | Liberty | Deficient | Addition     |                 | There are no small group spaces.  | 8                     | EA    | 70,000          | 560,000          | 812,000                | 1     |
| 169 | Liberty | Deficient | Addition     |                 | There is no sick room.  | 84                    | SF    | 240             | 20,160           | 29,232                 |       |
| 170 | Liberty | Deficient | Addition     |                 | There is a shortage of offices.   | 128                   | SF    | 240             | 30,720           | 44,544                 |       |
| 171 | Liberty | Deficient | Addition     |                 | Add storage.  | See above office add. |       |                 |                  | 0                      | 1     |
| 172 | Liberty | Deficient | Plumbing     |                 | Replace janitor sink with floor sink.   | 1                     | LS    | 8,000           | 8,000            | 11,600                 |       |
| 173 | Liberty | Deficient | Tech         |                 | Replace phone system.   | 1                     | LS    | 8,000           | 8,000            | 11,600                 |       |
| 174 | Liberty | Deficient | Misc         |                 | Upgrade bike parking.   | 10                    | EA    | 500             | 5,000            | 7,250                  |       |
| 175 | Liberty | Maint     | Roofing      |                 | Roofing through 2018.   | 1                     | LS    | 394,575         | 394,575          | 572,134                |       |
| 176 | Liberty |           |              |                 | <b><u>Mechanical Total Cost</u></b>   |                       |       |                 | <b>\$661,500</b> | <b>959,175</b>         |       |
| 177 | Liberty | Safety    | Mechanical   |                 | Insulate all steam and condensate return piping, subject to units being replaced with other systems.  | 500                   | LF    | \$12            | \$6,000          | 8,700                  |       |
| 178 | Liberty | Maint     | Mechanical   |                 | Convert steam to hot water.   | 1                     | LS    | \$50,000        | \$50,000         | 72,500                 |       |
| 179 | Liberty | Maint     | Mechanical   |                 | Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop units with similar new units. | 14                    | ea    | \$35,000        | \$490,000        | 710,500                |       |



| No. | School  | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 180 | Liberty | Maint     | Mechanical      |                 | Replace all roof exhaust fans with new.  | 10     | ea    | \$3,000         | \$30,000         | 43,500                 |       |
| 181 | Liberty | Maint     | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided.   | 96     | pt    | \$500           | \$48,000         | 69,600                 |       |
| 182 | Liberty | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$30,000        | \$30,000         | 43,500                 |       |
| 183 | Liberty | Maint     | Mechanical      |                 | Remove abandoned panels and control devices.   | 1      | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 184 | Liberty |           |                 |                 | <b>Plumbing Total Cost</b>   |        |       |                 | <b>\$87,500</b>  | <b>126,875</b>         |       |
| 185 | Liberty | Deficient | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 25     | ea    | \$300           | \$7,500          | 10,875                 |       |
| 186 | Liberty | Maint     | Plumbing        |                 | Tie in new main, finish piping replacement.  | 1      | LS    | \$80,000        | \$80,000         | 116,000                |       |
| 187 | Liberty |           |                 |                 | <b>Fire Protection Total Cost</b>  |        |       |                 | <b>\$111,693</b> | <b>161,955</b>         |       |
| 188 | Liberty | Safety    | Fire Protection |                 | Install a fire sprinkler system.   | 37,231 | sf    | \$3             | \$111,693        | 161,955                |       |
| 189 | Liberty |           |                 |                 | <b>Electrical Total Cost</b>   |        |       |                 | <b>\$58,000</b>  | <b>84,100</b>          |       |
| 190 | Liberty | Safety    | Electrical      |                 | Service #2: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 191 | Liberty | Maint     | Electrical      |                 | Contact utility company and ask for inspection and recommended improvements of overhead cabling supports at roof. Replace existing corroded weatherhead and roof penetration, in coordination with utility company.  | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |

| No. | School  | Category  | Type of Work | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|--------------|-----------------|--|-----|-------|-----------------|------------------|------------------------|-------|
| 192 | Liberty | Safety    | Electrical   |                 | Add drip protection beneath piping and valves located over Service #2.   | 1   | lot   | \$1,000         | \$1,000          | 1,450                  |       |
| 193 | Liberty | Maint     | Electrical   |                 | Add permanent labeling at Service #2 to clearly indicate Service #1 and its location. Add similar permanent labeling at Service #1 describing Service #2 and its location. | 1   | lot   | \$2,500         | \$2,500          | 3,625                  |       |
| 194 | Liberty | Maint     | Electrical   |                 | Replace old original flush mount panel at Gym with new. Verify feeder conductors to panel, remove and replace if they are the same vintage.                                | 1   | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 195 | Liberty | Maint     | Electrical   |                 | Replace old Zinsco panel at Mezzanine with new.  | 1   | lot   | \$8,000         | \$8,000          | 11,600                 |       |
| 196 | Liberty | Safety    | Electrical   |                 | Relocate air compressor located in Boiler Room in front of Panel "D", in order to allow proper code required working clearance at the panel.                               | 1   | lot   | \$1,500         | \$1,500          | 2,175                  |       |
| 197 | Liberty |           |              |                 | <b><u>Lighting Total Cost</u></b>  |     |       |                 | <b>\$70,000</b>  | <b>101,500</b>         |       |
| 198 | Liberty | Deficient | Lighting     |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1   | lot   | \$31,000        | \$31,000         | 44,950                 |       |
| 199 | Liberty | Deficient | Lighting     |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1   | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 200 | Liberty | Maint     | Lighting     |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1   | lot   | \$3,000         | \$3,000          | 4,350                  |       |

| No. | School                                | Category  | Type of Work                                | Priority Source | Item   | Qty        | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|---------------------------------------|-----------|---|-----------------|--|------------|-------|-----------------|--------------------|------------------------|-------|
| 201 | Liberty                               | Maint     | Lighting                                    |                 | Replace select fixtures in corridor egress paths with local battery pack ballast with 90-minute backup in order to illuminate egress paths with minimum code required footcandle levels. Provide constant-hot charging branch circuit. | 1          | lot   | \$11,000        | \$11,000           | 15,950                 |       |
| 202 | Liberty                               |           |   |                 | <b>Fire/Life Safety Total Cost</b>   |            |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 203 | Liberty                               | Safety    | Fire/Life Safety                            |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1          | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 204 |                                       |           | <b>LIBERTY ELEMENTARY SCHOOL TOTAL COST</b> |                 |  |            |       |                 | <b>\$3,740,870</b> | <b>5,424,262</b>       |       |
| 205 |                                       |           |   |                 |  |            |       |                 |                    |                        |       |
| 206 | <b>NORTH ALBANY ELEMENTARY SCHOOL</b> |           |   |                 | <b>Architectural Total Cost</b>  |            |       |                 | <b>2,017,028</b>   | <b>2,924,691</b>       |       |
| 207 | NAE                                   | Deficient | Windows                                     |                 | Uninsulated window glazing.  | 1,800      | SF    | 80              | 144,000            | 208,800                |       |
| 208 | NAE                                   | ADA       | Doors                                       |                 | Lack of lever hardware on doors.   | 50         | EA    | 640             | 32,000             | 46,400                 |       |
| 209 | NAE                                   | ADA       | Remodel                                     |                 | Stage is not disabled accessible.  | 1          | LS    | 45,000          | 45,000             | 65,250                 |       |
| 210 | NAE                                   | Maint     | Remodel                                     |                 | Restrooms need finish improvements.  | 4          | EA    | 30,000          | 120,000            | 174,000                |       |
| 211 | NAE                                   | Safety    | Remodel                                     |                 | No security vestibules at entries. Relocate reception.   | 1          | LS    | 120,000         | 120,000            | 174,000                |       |
| 212 | NAE                                   | Deficient | Addition                                    |                 | Access to pod building not covered.  | 420        | SF    | 160             | 67,200             | 97,440                 |       |
| 213 | NAE                                   | Safety    | Remodel                                     |                 | The office entrance is concealed by auto parking and observation of entrance is limited.   | See above. |       |                 |                    | 0                      |       |
| 214 | NAE                                   | Safety    | Remodel                                     |                 | Access to many of the classrooms is from the exterior only. Secure with fence, and add hall.   | 1          | LS    | 150,000         | 150,000            | 217,500                | 1     |
| 215 | NAE                                   | Maint     | Floor                                       |                 | The carpet is failing in several of the rooms.   | 9,600      | SF    | 3.53            | 33,888             | 49,138                 |       |
| 216 | NAE                                   | Safety    | Misc  |                 | Railings are deficient at all ramps and stairs.  | 120        | LF    | 42              | 5,040              | 7,308                  |       |
| 217 | NAE                                   | Safety    | Asbestos                                    |                 | Several rooms have what appears to be vinyl asbestos tile flooring.  |            |       |                 | 0                  | 0                      | 1     |

| No. | School | Category  | Type of Work | Priority Source | Item   | Qty              | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------|-----------|--------------|-----------------|--|------------------|-------|-----------------|------------------|------------------------|-------|
| 218 | NAE    | Deficient | Addition     |                 | The library currently includes the computer room and the space is very congested. Add computer room. | 1,000            | SF    | 240             | 240,000          | 348,000                |       |
| 219 | NAE    | Maint     | Ceiling      |                 | Replace stained ceiling tile in the pod office.  | 180              | SF    | 2.50            | 450              | 653                    |       |
| 220 | NAE    | Safety    | Mech         |                 | Exhaust hood is needed over the kitchen ovens.   | 1                | LS    | 5,000           | 5,000            | 7,250                  |       |
| 221 | NAE    | Maint     | Misc         |                 | CMU walls at the gym building need cleaning.   | 1                | LS    | 2,500           | 2,500            | 3,625                  |       |
| 222 | NAE    | Safety    | Misc         |                 | Concrete wall at the end of the gym north stair is damaged and needs repair.                         | 1                | LS    | 500             | 500              | 725                    |       |
| 223 | NAE    | Deficient | Addition     |                 | The gym also serves as the cafeteria. A separate facility could be considered.                       | Enrollment <300. |       |                 |                  | 0                      | 1, 4  |
| 224 | NAE    | Deficient | Addition     |                 | There is a lack of small instructional spaces or breakout rooms.                                     | 5                | EA    | 70,000          | 350,000          | 507,500                | 1     |
| 225 | NAE    | Deficient | Paving       |                 | Relocate parking and add parent loop.  | 1                | LS    | 180,000         | 180,000          | 261,000                |       |
| 226 | NAE    | Deficient | Paving       |                 | Add bus loop.  | 1                | LS    | 244,000         | 244,000          | 353,800                |       |
| 227 | NAE    | Maint     | Tech         |                 | IT improvements.   | 1                | LS    | 26,075          | 26,075           | 37,809                 |       |
| 228 | NAE    | Deficient | Misc         |                 | Upgrade bike parking.  | 10               | EA    | 500             | 5,000            | 7,250                  |       |
| 229 | NAE    | Maint     | Roofing      |                 | Roofing through 2018.  | 1                | LS    | 246,375         | 246,375          | 357,244                |       |
| 230 | NAE    |           |              |                 | <b><u>Mechanical Total Cost</u></b>  |                  |       |                 | <b>\$145,000</b> | <b>210,250</b>         |       |
| 231 | NAE    | Safety    | Mechanical   |                 | Seismically anchor the boilers.  | 2                | ea    | \$500           | \$1,000          | 1,450                  |       |
| 232 | NAE    |           | Mechanical   |                 | Replace building piping, improve attic ventiation, and replace boilers.                              |                  |       |                 | \$0              | 0                      |       |
| 233 | NAE    | Safety    | Mechanical   |                 | Insulate bare heating water piping to code.  | 300              | LF    | \$20            | \$6,000          | 8,700                  |       |
| 234 | NAE    | Maint     | Mechanical   |                 | Replace multizone units with new more energy efficient units.  | 3                | ea    | \$30,000        | \$90,000         | 130,500                |       |
| 235 | NAE    | Maint     | Mechanical   |                 | Replace existing classroom unit ventilators with new units.  | 6                | ea    | \$6,000         | \$36,000         | 52,200                 |       |
| 236 | NAE    | Maint     | Mechanical   |                 | Replace roof exhaust fans with new fans.   | 4                | ea    | \$3,000         | \$12,000         | 17,400                 |       |
| 237 | NAE    |           |              |                 | <b><u>Plumbing Total Cost</u></b>  |                  |       |                 | <b>\$7,450</b>   | <b>10,803</b>          |       |

| No. | School | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 238 | NAE    | Maint     | Plumbing        |                 | Provide condensate drain treatment for water heater.   | 1      | ea    | \$250           | \$250            | 363                    |       |
| 239 | NAE    | Maint     | Plumbing        |                 | Insulate all domestic water piping per code.   | 350    | LF    | \$12            | \$4,200          | 6,090                  |       |
| 240 | NAE    | Maint     | Plumbing        |                 | Install new roof drains with large diameter domes.   | 6      | ea    | \$500           | \$3,000          | 4,350                  |       |
| 241 | NAE    |           |                 |                 | <b><u>Fire Protection Total Cost</u></b>   |        |       |                 | <b>\$85,041</b>  | <b>123,309</b>         |       |
| 242 | NAE    | Safety    | Fire Protection |                 | Install a fire sprinkler system.   | 28,347 | sf    | \$3             | \$85,041         | 123,309                |       |
| 243 | NAE    |           |                 |                 | <b><u>Electrical Total Cost</u></b>  |        |       |                 | <b>\$7,000</b>   | <b>10,150</b>          |       |
| 244 | NAE    | Maint     | Electrical      |                 | Remove abandoned weatherhead conduit and cabling entering into top of "MDP", from former overhead service drop. Provide knock-out caps after conduits are removed. Close roof opening with construction suitable for existing roof system. | 1      | lot   | \$2,000         | \$2,000          | 2,900                  |       |
| 245 | NAE    | Maint     | Electrical      |                 | Load center surface mounted in Workroom (south end of building): Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$5,000         | \$5,000          | 7,250                  |       |
| 246 | NAE    |           |                 |                 | <b><u>Lighting Total Cost</u></b>  |        |       |                 | <b>\$54,000</b>  | <b>78,300</b>          |       |
| 247 | NAE    | Deficient | Lighting        |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1      | lot   | \$18,000        | \$18,000         | 26,100                 |       |
| 248 | NAE    | Deficient | Lighting        |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1      | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 249 | NAE    | Maint     | Lighting        |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1      | lot   | \$3,000         | \$3,000          | 4,350                  |       |
| 250 | NAE    | Maint     | Lighting        |                 | Replace all exterior fixtures with LED type.   |        |       |                 | \$0              | 0                      |       |



| No. | School                       | Category  | Type of Work                                     | Priority Source | Item  | Qty        | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|------------------------------|-----------|--|-----------------|---|------------|-------|-----------------|--------------------|------------------------|-------|
| 251 | NAE                          | Maint     | Lighting   |                 | Replace kitchen fixtures with sealed and gasketed surface mounted fluorescent fixtures with cleanable surface.      | 1          | lot   | \$5,000         | \$5,000            | 7,250                  |       |
| 252 | NAE                          | Maint     | Lighting   |                 | Add manual powered shades at Library.   | 1          | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 253 | NAE                          |           |  |                 | <b>Fire/Life Safety Total Cost</b>  |            |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 254 | NAE                          | Safety    | Fire/Life Safety                                 |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1          | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 255 |                              |           | <b>NORTH ALBANY ELEMENTARY SCHOOL TOTAL COST</b> |                 |   |            |       |                 | <b>\$2,334,519</b> | <b>3,385,053</b>       |       |
| 256 |                              |           |  |                 |   |            |       |                 |                    |                        |       |
| 257 | <b>OAK ELEMENTARY SCHOOL</b> |           |  |                 | <b>Architctural Total Cost</b>  |            |       |                 | <b>834,128</b>     | <b>1,209,485</b>       |       |
| 258 | Oak Elem                     | Deficient | Windows  |                 | Uninsulated window glazing.   | 2,500      | SF    | 80              | 200,000            | 290,000                |       |
| 259 | Oak Elem                     | ADA       | Doors  |                 | Lack of lever hardware on doors.  | 62         | EA    | 640             | 39,680             | 57,536                 |       |
| 260 | Oak Elem                     | ADA       | Remodel  |                 | Stage is not disabled accessible.   | 1          | LS    | 45,000          | 45,000             | 65,250                 |       |
| 261 | Oak Elem                     | Maint     | Remodel  |                 | Restrooms need finish and ADA improvements.   | 4          | EA    | 20,000          | 80,000             | 116,000                |       |
| 262 | Oak Elem                     | Safety    | Remodel  |                 | No security vestibule at entry.   | 1          | LS    | 37,000          | 37,000             | 53,650                 |       |
| 263 | Oak Elem                     | Deficient | Addition   |                 | Access to modular buildings not covered.  | 1          | LS    | 120,000         | 120,000            | 174,000                | 1     |
| 264 | Oak Elem                     | Safety    | Remodel  |                 | The office entrance is set back and observation of visitors is limited.   | See above. |       |                 |                    | 0                      |       |
| 265 | Oak Elem                     | Maint     | Floor  |                 | The carpet is failing in several of the rooms.  | 1,920      | SF    | 3.53            | 6,778              | 9,828                  |       |
| 266 | Oak Elem                     | Maint     | Misc   |                 | Wall coverings are failing throughout the building, and at partitions.  | 14         | EA    | 5,500           | 77,000             | 111,650                |       |
| 267 | Oak Elem                     | Maint     | Ceiling  |                 | Ceiling tile has water damage in several locations.   | 5,850      | SF    | 5               | 29,250             | 42,413                 |       |
| 268 | Oak Elem                     | Maint     | Misc   |                 | The gym wall finishes are damaged and need updating.  | 1          | LS    | 44,300          | 44,300             | 64,235                 |       |
| 269 | Oak Elem                     | Maint     | Paving   |                 | The original parking lot paving is failing.   | 5,760      | SF    | 7               | 40,320             | 58,464                 |       |
| 270 | Oak Elem                     | Deficient | Paving   |                 | Add bus loop.   | 7,000      | SF    | 10              | 70,000             | 101,500                |       |
| 271 | Oak Elem                     | Maint     | Misc   |                 | Soffit finishes are failing. Patch.   | 1          | LS    | 2,000           | 2,000              | 2,900                  |       |
| 272 | Oak Elem                     | Deficient | Remodel  |                 | There is no dedicated teacher's workroom. Convert AV Storage.   | 1          | LS    | 6,000           | 6,000              | 8,700                  |       |

| No. | School   | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|----------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 273 | Oak Elem | Maint     | Misc            |                 | Repair crack in courtyard.   | 1      | LS    | 5,000           | 5,000            | 7,250                  |       |
| 274 | Oak Elem | Maint     | Tech            |                 | IT improvements.   | 1      | LS    | 25,575          | 25,575           | 37,084                 |       |
| 275 | Oak Elem | Deficient | Misc            |                 | Upgrade bike parking.  | 10     | EA    | 500             | 5,000            | 7,250                  |       |
| 276 | Oak Elem | Maint     | Roofing         |                 | Roofing through 2018.  | 1      | LS    | 1,225           | 1,225            | 1,776                  |       |
| 277 | Oak Elem |           |                 |                 | <b><u>Mechanical Total Cost</u></b>  |        |       |                 | <b>\$592,250</b> | <b>858,763</b>         |       |
| 278 | Oak Elem | Maint     | Mechanical      |                 | Install a treatment system for the boiler condensate.  | 3      | ea    | \$250           | \$750            | 1,088                  |       |
| 279 | Oak Elem | Maint     | Mechanical      |                 | Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop unit with similar new units.   | 14     | ea    | \$35,000        | \$490,000        | 710,500                |       |
| 280 | Oak Elem | Maint     | Mechanical      |                 | Replace all roof exhaust fans with new.  | 8      | ea    | \$3,000         | \$24,000         | 34,800                 |       |
| 281 | Oak Elem | Maint     | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 95     | pt    | \$500           | \$47,500         | 68,875                 |       |
| 282 | Oak Elem | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 283 | Oak Elem | Maint     | Mechanical      |                 | Remove abandoned panels and control devices.   | 1      | ea    | \$5,000         | \$5,000          | 7,250                  |       |
| 284 | Oak Elem |           |                 |                 | <b><u>Plumbing Total Cost</u></b>  |        |       |                 | <b>\$42,000</b>  | <b>60,900</b>          |       |
| 285 | Oak Elem | Safety    | Plumbing        |                 | Seismically brace water heater.  | 1      | ea    | \$1,000         | \$1,000          | 1,450                  |       |
| 286 | Oak Elem | Maint     | Plumbing        |                 | Replace galvanized domestic water piping with copper pipe and insulate.  | 600    | LF    | \$45            | \$27,000         | 39,150                 |       |
| 287 | Oak Elem | Maint     | Plumbing        |                 | Replace small diameter dome roof drains with new large diameter roof drain assemblies.   | 10     | ea    | \$500           | \$5,000          | 7,250                  |       |
| 288 | Oak Elem | Maint     | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 30     | ea    | \$300           | \$9,000          | 13,050                 |       |
| 289 | Oak Elem |           |                 |                 | <b><u>Fire Protection Total Cost</u></b>   |        |       |                 | <b>\$131,760</b> | <b>191,052</b>         |       |
| 290 | Oak Elem | Safety    | Fire Protection |                 | Install a fire sprinkler system.   | 43,920 | sf    | \$3             | \$131,760        | 191,052                |       |
| 291 | Oak Elem |           |                 |                 | <b><u>Electrical Total Cost</u></b>  |        |       |                 | <b>\$75,000</b>  | <b>108,750</b>         |       |

| No. | School                             | Category  | Type of Work                            | Priority Source | Item  | Qty   | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|------------------------------------|-----------|---|-----------------|---|-------|-------|-----------------|--------------------|------------------------|-------|
| 292 | Oak Elem                           | Maint     | Electrical                              |                 | Replace MCC and transformer equipment at Boiler Room and Mezzanine with new.  | 1     | lot   | \$75,000        | \$75,000           | 108,750                |       |
| 293 | Oak Elem                           |           |   |                 | <u>Lighting Total Cost</u>  |       |       |                 | \$48,000           | 69,600                 |       |
| 294 | Oak Elem                           | Deficient | Lighting                                |                 | Provide local occupancy sensor control to occupied rooms and support spaces.  | 1     | lot   | \$20,000        | \$20,000           | 29,000                 |       |
| 295 | Oak Elem                           | Deficient | Lighting                                |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.                     | 1     | lot   | \$25,000        | \$25,000           | 36,250                 |       |
| 296 | Oak Elem                           | Maint     | Lighting                                |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.      | 1     | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 297 | Oak Elem                           |           |   |                 | <u>Fire/Life Safety Total Cost</u>  |       |       |                 | \$19,000           | 27,550                 |       |
| 298 | Oak Elem                           | Safety    | Fire/Life Safety                        |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1     | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 299 |                                    |           | <b>OAK ELEMENTARY SCHOOL TOTAL COST</b> |                 |   |       |       |                 | <b>\$1,742,138</b> | <b>2,526,100</b>       |       |
| 300 |                                    |           |   |                 |   |       |       |                 |                    |                        |       |
| 301 | <b>OAK GROVE ELEMENTARY SCHOOL</b> |           |   |                 | <u>Architectural Total Cost</u>   |       |       |                 | <b>2,753,650</b>   | <b>3,992,793</b>       |       |
| 302 | Oak Grove                          | Deficient | Windows                                 |                 | Uninsulated window glazing.   | 1,600 | SF    | 80              | 128,000            | 185,600                |       |
| 303 | Oak Grove                          | ADA       | Doors                                   |                 | Lack of lever hardware on doors.  | 35    | EA    | 640             | 22,400             | 32,480                 |       |
| 304 | Oak Grove                          | Maint     | Remodel                                 |                 | Restrooms need finish and ADA improvements.   | 2     | EA    | 40,000          | 80,000             | 116,000                |       |
| 305 | Oak Grove                          | Safety    | Remodel                                 |                 | No security vestibule at entry.   | 1     | LS    | 26,000          | 26,000             | 37,700                 |       |
| 306 | Oak Grove                          | Deficient | Addition                                |                 | Access to pod building not covered.   | 2,200 | SF    | 160             | 352,000            | 510,400                |       |
| 307 | Oak Grove                          | Safety    | Asbestos                                |                 | Several rooms have what appears to be vinyl asbestos tile flooring.   |       |       |                 | 0                  | 0                      | 1     |
| 308 | Oak Grove                          | Deficient | Remodel                                 |                 | Add a staff bathroom.   | 1     | EA    | 22,000          | 22,000             | 31,900                 |       |

| No. | School    | Category  | Type of Work | Priority Source | Item   | Qty                  | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|--------------|-----------------|--|----------------------|-------|-----------------|------------------|------------------------|-------|
| 309 | Oak Grove | Deficient | Addition     |                 | There is no dedicated kitchen facility. A sink cabinet and some moveable counters in the gym are used for serving meals. There is no stage and the gym serves as the cafeteria. Separate facilities could be considered. | 5,200                | SF    | 240             | 1,248,000        | 1,809,600              | 4     |
| 310 | Oak Grove | Deficient | Addition     |                 | Access to the library is from the exterior through an unmarked door, or through the main offices.  | See above.           |       |                 |                  | 0                      |       |
| 311 | Oak Grove | Maint     | Misc         |                 | The carpet on the walls of the gym is failing.   | 1                    | LS    | 20,000          | 20,000           | 29,000                 |       |
| 312 | Oak Grove | ADA       | Remodel      |                 | The pavement slope at most of the doors at the south wing exceeds 2%, which is a code violation.   | See above.           |       |                 |                  | 0                      |       |
| 313 | Oak Grove | Deficient | Addition     |                 | Paper and other stored materials are staged in the main hallway east of classroom B2.  | 200                  | SF    | 240             | 48,000           | 69,600                 | 1     |
| 314 | Oak Grove | Deficient | Addition     |                 | The covered outdoor play area is undersized and needs cosmetic upgrading or replacement.   | 3,000                | SF    | 60              | 180,000          | 261,000                |       |
| 315 | Oak Grove | Deficient | Remodel      |                 | Daylighting in the south wing classrooms is limited. Add windows.  | 4                    | EA    | 3,000           | 12,000           | 17,400                 |       |
| 316 | Oak Grove | Deficient | Addition     |                 | There is no covered walk to modular.   | 1                    | LS    | 95,000          | 95,000           | 137,750                |       |
| 317 | Oak Grove | Deficient | Misc         |                 | The student to classroom ratio for 13 rooms is over 25, without considering any special ed or computer room reductions.  | Reduce population.   |       |                 |                  | 0                      | 1     |
| 318 | Oak Grove | Deficient | Addition     |                 | There are no small group spaces.   | 2                    | EA    | 70,000          | 140,000          | 203,000                | 1     |
| 319 | Oak Grove | Deficient | Addition     |                 | There are no conference spaces.  | Include in addition. |       |                 |                  | 0                      |       |
| 320 | Oak Grove | Maint     | Paving       |                 | The playground pavement needs maintenance.   | 21,000               | SF    | 4               | 84,000           | 121,800                |       |
| 321 | Oak Grove | Maint     | Tech         |                 | IT improvements.   | 1                    | LS    | 28,775          | 28,775           | 41,724                 |       |
| 322 | Oak Grove | Deficient | Misc         |                 | Upgrade bike parking.  | 10                   | EA    | 500             | 5,000            | 7,250                  |       |
| 323 | Oak Grove | Maint     | Roofing      |                 | Roofing through 2018.  | 1                    | LS    | 262,475         | 262,475          | 380,589                |       |
| 324 | Oak Grove |           |              |                 | <b>Mechanical Total Cost</b>   |                      |       |                 | <b>\$228,000</b> | <b>330,600</b>         |       |
| 325 | Oak Grove | Safety    | Mechanical   |                 | Seismically anchor all boilers.  | 2                    | ea    | \$500           | 1,000            | 1,450                  |       |
| 326 | Oak Grove | Safety    | Mechanical   |                 | Replace library unit.  | 1                    | EA    | \$6,000         | 6,000            | 8,700                  |       |

| No. | School    | Category | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 327 | Oak Grove | Safety   | Mechanical      |                 | Insulate all heating water piping.   | 400    | LF    | \$20            | 8,000            | 11,600                 |       |
| 328 | Oak Grove | Maint    | Mechanical      |                 | Replace older classroom unit ventilators with new.   | 7      | ea    | \$6,000         | 42,000           | 60,900                 |       |
| 329 | Oak Grove | Maint    | Mechanical      |                 | Replace Gym AHU-2 and package rooftop unit with new systems.   | 2      | ea    | \$35,000        | 70,000           | 101,500                |       |
| 330 | Oak Grove | Maint    | Mechanical      |                 | Replace exhaust fans with new fans.  | 12     | ea    | \$3,000         | 36,000           | 52,200                 |       |
| 331 | Oak Grove | Maint    | Mechanical      |                 | Remove all existing electric and pneumatic controls, actuators and thermostats. Install all digital control devices. If new HVAC systems are installed, new digital controls to be provided. | 80     | pt    | \$500           | 40,000           | 58,000                 |       |
| 332 | Oak Grove | Maint    | Mechanical      |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$20,000        | 20,000           | 29,000                 |       |
| 333 | Oak Grove | Maint    | Mechanical      |                 | Remove abandoned panels and control devices.   | 1      | ea    | \$5,000         | 5,000            | 7,250                  |       |
| 334 | Oak Grove |          |                 |                 | <b>Plumbing Total Cost</b>   |        |       |                 | <b>\$45,000</b>  | <b>65,250</b>          |       |
| 335 | Oak Grove | Maint    | Plumbing        |                 | Replace the water heaters with a more energy efficient condensing water heaters and seismically anchor.  | 2      | ea    | \$7,500         | \$15,000         | 21,750                 |       |
| 336 | Oak Grove | Maint    | Plumbing        |                 | Replace all galvanized water piping with new copper pipe and insulate per code.  | 600    | LF    | \$45            | \$27,000         | 39,150                 |       |
| 337 | Oak Grove | Maint    | Plumbing        |                 | Replace old fixtures with new low flow faucets.  | 10     | ea    | \$300           | \$3,000          | 4,350                  |       |
| 338 | Oak Grove |          |                 |                 | <b>Fire Protection Total Cost</b>  |        |       |                 | <b>\$103,807</b> | <b>150,520</b>         |       |
| 339 | Oak Grove | Safety   | Fire Protection |                 | Install a fire sprinkler system.   | 26,269 | sf    | \$3             | \$78,807         | 114,270                |       |
| 340 | Oak Grove | Safety   | Fire Protection |                 | Replace fire alarm devices and test wire.  | 1      | LS    | \$25,000        | \$25,000         | 36,250                 |       |
| 341 | Oak Grove |          |                 |                 | <b>Electrical Total Cost</b>   |        |       |                 | <b>\$25,000</b>  | <b>36,250</b>          |       |



| No. | School    | Category  | Type of Work                                  | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|---|-----------------|--|-----|-------|-----------------|--------------------|------------------------|-------|
| 342 | Oak Grove | Maint     | Electrical                                    |                 | Main Switchboard, Classroom Building: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1   | lot   | \$15,000        | \$15,000           | 21,750                 |       |
| 343 | Oak Grove | Maint     | Electrical                                    |                 | Load centers at Classroom Building and ITE panels at Gym: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Check supply houses for circuit breaker and hardware availability.  | 1   | lot   | \$10,000        | \$10,000           | 14,500                 |       |
| 344 | Oak Grove |           |   |                 | <b>Lighting Total Cost</b>   |     |       |                 | <b>\$46,000</b>    | <b>66,700</b>          |       |
| 345 | Oak Grove | Deficient | Lighting                                      |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1   | lot   | \$18,000        | \$18,000           | 26,100                 |       |
| 346 | Oak Grove | Deficient | Lighting                                      |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1   | lot   | \$25,000        | \$25,000           | 36,250                 |       |
| 347 | Oak Grove | Maint     | Lighting                                      |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1   | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 348 | Oak Grove |           |   |                 | <b>Fire/Life Safety Total Cost</b>   |     |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 349 | Oak Grove | Safety    | Fire/Life Safety                              |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1   | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 350 |           |           | <b>OAK GROVE ELEMENTARY SCHOOL TOTAL COST</b> |                 |  |     |       |                 | <b>\$3,220,457</b> | <b>4,669,663</b>       |       |

| No. | School                              | Category  | Type of Work | Priority Source | Item   | Qty             | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-------------------------------------|-----------|--------------|-----------------|--|-----------------|-------|-----------------|------------------|------------------------|-------|
| 351 |                                     |           |              |                 |  |                 |       |                 |                  |                        |       |
| 352 | <b>PERIWINKLE ELEMENTARY SCHOOL</b> |           |              |                 | <u>Architectural Total Cost</u>  |                 |       |                 | <b>1,456,021</b> | <b>2,111,230</b>       |       |
| 353 | Periwinkle                          | Deficient | Windows      |                 | Uninsulated window glazing.  | 364             | SF    | 80              | 29,120           | 42,224                 |       |
| 354 | Periwinkle                          | ADA       | Doors        |                 | Lack of lever hardware on doors.   | 56              | EA    | 640             | 35,840           | 51,968                 |       |
| 355 | Periwinkle                          | Deficient |              |                 | There is no stage.   | See commentary. |       |                 |                  | 0                      | 1     |
| 356 | Periwinkle                          | Maint     | Remodel      |                 | Restrooms need finish and ADA improvements.  | 4               | EA    | 30,000          | 120,000          | 174,000                |       |
| 357 | Periwinkle                          | Safety    | Remodel      |                 | No security vestibule at entry.  | 1               | LS    | 19,500          | 19,500           | 28,275                 |       |
| 358 | Periwinkle                          | Safety    | Remodel      |                 | The office visual connection to the front entry is limited.                                | 1               | LS    | 60,000          | 60,000           | 87,000                 | 2     |
| 359 | Periwinkle                          | Deficient |              |                 | The main entry into the building is directly into an 8' wide hallway which is constricted. | See commentary. |       |                 |                  | 0                      | 1     |
| 360 | Periwinkle                          | Maint     | Floor        |                 | The carpet is failing in at least one of the rooms.  | 2,850           | SF    | 3.53            | 10,061           | 14,588                 |       |
| 361 | Periwinkle                          | Maint     | Ceiling      |                 | The ceilings are stained in several areas in the building.                                 | 3,000           | SF    | 5               | 15,000           | 21,750                 |       |
| 362 | Periwinkle                          | Deficient | Remodel      |                 | 7 of the classrooms have no daylighting or window views. Add light tubes.                  | 21              | EA    | 1,500           | 31,500           | 45,675                 |       |
| 363 | Periwinkle                          | Deficient | Remodel      |                 | The primary entrance to 3 of the classrooms is from the exterior. Add hall.                | 1               | LS    | 96,000          | 96,000           | 139,200                |       |
| 364 | Periwinkle                          | Deficient | Addition     |                 | There is no covered connection to the modular classrooms.                                  | 1               | LS    | 65,000          | 65,000           | 94,250                 | 1     |
| 365 | Periwinkle                          | Deficient | Remodel      |                 | There are no staff toilet rooms.   | 1               | LS    | 22,000          | 22,000           | 31,900                 |       |
| 366 | Periwinkle                          | Deficient | Remodel      |                 | There is no dedicated teacher workroom. Convert storage room.                              | 1               | LS    | 10,000          | 10,000           | 14,500                 |       |
| 367 | Periwinkle                          | Deficient |              |                 | There is limited storage available   |                 |       |                 | 0                | 0                      | 1     |
| 368 | Periwinkle                          | Deficient | Addition     |                 | There is a lack of small instruction spaces.   | 6               | EA    | 70,000          | 420,000          | 609,000                |       |
| 369 | Periwinkle                          | Deficient | Misc         |                 | Add bike racks.  | 10              | EA    | 500             | 5,000            | 7,250                  |       |
| 370 | Periwinkle                          | Maint     | Tech         |                 | IT improvements.   | 1               | LS    | 25,575          | 25,575           | 37,084                 |       |
| 371 | Periwinkle                          | Deficient | Tech         |                 | Replace clock system.  | 1               | LS    | 22,000          | 22,000           | 31,900                 |       |
| 372 | Periwinkle                          | Maint     | Tech         |                 | Upgrade data wiring.   | 22              | EA    | 6,000           | 132,000          | 191,400                |       |
| 373 | Periwinkle                          | Deficient | Site         |                 | Add K-2 play equipment.  | 1               | LS    | 40,000          | 40,000           | 58,000                 |       |
| 374 | Periwinkle                          | Maint     | Roofing      |                 | Roofing through 2018.  | 1               | LS    | 297,425         | 297,425          | 431,266                |       |
| 375 | Periwinkle                          |           |              |                 | <u>Mechanical Total Cost</u>   |                 |       |                 | <b>\$669,000</b> | <b>970,050</b>         |       |

| No. | School     | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|------------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 376 | Periwinkle | Maint     | Mechanical      |                 | Replace (19) Trane units (2) 1-1/2 Ton, (7) 3 Ton, (3) 4 Ton, (3) 5 Ton, (4) 7-1/2 Ton) and (1) makeup air unit with new package rooftop units.  | 20     | ea    | \$30,000        | \$600,000        | 870,000                |       |
| 377 | Periwinkle |           | Mechanical      |                 | Mixing boxes and duct work for heating two classrooms without RTU.   | 16     | EA    | \$2,000         | \$32,000         | 46,400                 | 1     |
| 378 | Periwinkle | Maint     | Mechanical      |                 | Replace older roof exhaust fans.   | 4      | ea    | \$3,000         | \$12,000         | 17,400                 |       |
| 379 | Periwinkle | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 380 | Periwinkle |           |                 |                 | <b>Plumbing Total Cost</b>   |        |       |                 | <b>\$41,000</b>  | <b>59,450</b>          |       |
| 381 | Periwinkle | Maint     | Plumbing        |                 | Replace the remaining existing galvanized piping.  | 600    | LF    | \$45            | \$27,000         | 39,150                 |       |
| 382 | Periwinkle | Maint     | Plumbing        |                 | Complete the insulation of all domestic hot and cold water piping.   | 400    | LF    | \$8             | \$3,200          | 4,640                  |       |
| 383 | Periwinkle | Maint     | Plumbing        |                 | Replace the chicken wire dome with a standard drain dome.  | 6      | ea    | \$500           | \$3,000          | 4,350                  |       |
| 384 | Periwinkle | Maint     | Plumbing        |                 | Replace faucets and flush valves with low flow type.   | 24     | ea    | \$300           | \$7,200          | 10,440                 |       |
| 385 | Periwinkle | Deficient | Plumbing        |                 | Install ADA pipe covers at lavatories.   | 12     | ea    | \$50            | \$600            | 870                    |       |
| 386 | Periwinkle |           |                 |                 | <b>Fire Protection Total Cost</b>  |        |       |                 | <b>\$127,563</b> | <b>184,966</b>         |       |
| 387 | Periwinkle | Safety    | Fire Protection |                 | Install a fire sprinkler system.   | 42,521 | sf    | \$3             | \$127,563        | 184,966                |       |
| 388 | Periwinkle |           |                 |                 | <b>Electrical Total Cost</b>   |        |       |                 | <b>\$20,000</b>  | <b>29,000</b>          |       |
| 389 | Periwinkle | Maint     | Electrical      |                 | Main Switchboard metered service, Main Distribution panel and panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 390 | Periwinkle |           |                 |                 | <b>Lighting Total Cost</b>   |        |       |                 | <b>\$68,000</b>  | <b>98,600</b>          |       |

| No. | School                                      | Category  | Type of Work  | Priority Source | Item  | Qty              | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|---|-----------|---|-----------------|---|------------------|-------|-----------------|--------------------|------------------------|-------|
| 391 | Periwinkle                                  | Deficient | Lighting  |                 | Provide local occupancy sensor control to occupied rooms and support spaces.  | 1                | lot   | \$40,000        | \$40,000           | 58,000                 |       |
| 392 | Periwinkle                                  | Deficient | Lighting  |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.                     | 1                | lot   | \$25,000        | \$25,000           | 36,250                 |       |
| 393 | Periwinkle                                  | Maint     | Lighting  |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.      | 1                | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 394 | Periwinkle                                  |           |   |                 | <b><u>Fire/Life Safety Total Cost</u></b>   |                  |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 395 | Periwinkle                                  | Safety    | Fire/Life Safety                                      |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1                | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 396 |   |           | <b><u>PERIWINKLE ELEMENTARY SCHOOL TOTAL COST</u></b> |                 |   |                  |       |                 | <b>\$2,400,584</b> | <b>3,480,846</b>       |       |
| 397 |   |           |   |                 |   |                  |       |                 |                    |                        |       |
| 398 | <b><u>SOUTH SHORE ELEMENTARY SCHOOL</u></b> |           |   |                 | <b><u>Architectural Total Cost</u></b>  |                  |       |                 | <b>1,320,454</b>   | <b>1,914,659</b>       |       |
| 399 | South Shore                                 | Deficient | Windows   |                 | Uninsulated window glazing.   | 2,500            | SF    | 80              | 200,000            | 290,000                |       |
| 400 | South Shore                                 | ADA       | Doors   |                 | Lack of lever hardware on doors.  | 70               | EA    | 640             | 44,800             | 64,960                 |       |
| 401 | South Shore                                 | Deficient | Remodel   |                 | Stage is not disabled accessible.   | 1                | LS    | 45,000          | 45,000             | 65,250                 |       |
| 402 | South Shore                                 | Maint     | Remodel   |                 | Restrooms need finish and ADA improvements.   | 4                | EA    | 20,000          | 80,000             | 116,000                |       |
| 403 | South Shore                                 | Safety    | Remodel   |                 | No security vestibule at entry.   | 1                | LS    | 37,000          | 37,000             | 53,650                 |       |
| 404 | South Shore                                 | Deficient | Addition  |                 | Access to modular building not covered.   | 1                | LS    | 205,000         | 205,000            | 297,250                | 1     |
| 405 | South Shore                                 | Safety    | Remodel   |                 | The office entrance is set back and observation of visitors is limited.   | See vest. above. |       |                 |                    | 0                      |       |
| 406 | South Shore                                 | Maint     | Floor   |                 | The carpet is failing in several of the rooms.  | 6,540            | SF    | 3.53            | 23,086             | 33,475                 |       |
| 407 | South Shore                                 | Maint     | Misc  |                 | Wall coverings are failing throughout the building.   | 14               | EA    | 5,500           | 77,000             | 111,650                |       |
| 408 | South Shore                                 | Maint     | Ceiling   |                 | Soffit finishes are failing. Patch.   | 1                | LS    | 4,000           | 4,000              | 5,800                  |       |
| 409 | South Shore                                 | Maint     | Ceiling   |                 | Ceiling water damage is evident in several areas throughout the building.   | 1                | LS    | 6,000           | 6,000              | 8,700                  |       |
| 410 | South Shore                                 | Safety    | Paving  |                 | Paving has heaved at the ramp to the three modular classrooms.  | 1                | LS    | 6,000           | 6,000              | 8,700                  |       |

| No. | School      | Category  | Type of Work | Priority Source | Item   | Qty             | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-------------|-----------|--------------|-----------------|--|-----------------|-------|-----------------|------------------|------------------------|-------|
| 411 | South Shore | Deficient | Addition     |                 | There is no covered connection between the main building and the modulars  | 1               | LS    | 206,000         | 206,000          | 298,700                | 1     |
| 412 | South Shore | Maint     | Misc         |                 | The downspouts at the modular classrooms need to be replaced.  | 1               | LS    | 1,500           | 1,500            | 2,175                  |       |
| 413 | South Shore | Maint     | Paving       |                 | The original parking lot paving is failing.  | 5,760           | SF    | 7               | 40,320           | 58,464                 |       |
| 414 | South Shore | Maint     | Misc         |                 | The covered play area needs cosmetic work.   | 1               | LS    | 5,000           | 5,000            | 7,250                  |       |
| 415 | South Shore | Maint     | Paving       |                 | The hard play area asphalt is deteriorating.   | 34,600          | SF    | 3               | 103,800          | 150,510                |       |
| 416 | South Shore | Maint     | Misc         |                 | Gym finishes need upgrading.   | 1               | LS    | 44,300          | 44,300           | 64,235                 |       |
| 417 | South Shore | Deficient | Remodel      |                 | Teacher workroom displaced table storage. Convert AV/storage.  | 1               | LS    | 6,000           | 6,000            | 8,700                  |       |
| 418 | South Shore | Deficient | Paving       |                 | There is no parent loop.   | See commentary. |       |                 |                  | 0                      | 1     |
| 419 | South Shore | Maint     | Tech         |                 | IT improvements.   | 1               | LS    | 25,575          | 25,575           | 37,084                 |       |
| 420 | South Shore | Deficient | Misc         |                 | Upgrade bike parking.  | 10              | EA    | 500             | 5,000            | 7,250                  |       |
| 421 | South Shore | Maint     | Roofing      |                 | Roofing through 2018.  | 1               | LS    | 155,073         | 155,073          | 224,856                |       |
| 422 | South Shore |           |              |                 | <b>Mechanical Total Cost</b>   |                 |       |                 | <b>\$592,750</b> | <b>859,488</b>         |       |
| 423 | South Shore | Maint     | Mechanical   |                 | Install a treatment system for the boiler condensate.  | 3               | ea    | \$250           | \$750            | 1,088                  |       |
| 424 | South Shore | Maint     | Mechanical   |                 | Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units with similar new units.  | 14              | ea    | \$35,000        | \$490,000        | 710,500                |       |
| 425 | South Shore | Maint     | Mechanical   |                 | Replace all roof exhaust fans with new.  | 9               | ea    | \$3,000         | \$27,000         | 39,150                 |       |
| 426 | South Shore | Maint     | Mechanical   |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 90              | pt    | \$500           | \$45,000         | 65,250                 |       |
| 427 | South Shore | Maint     | Mechanical   |                 | Commission the controls to verify proper operation.  | 1               | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 428 | South Shore | Maint     | Mechanical   |                 | Remove abandoned panels and control devices.   | 1               | ea    | \$5,000         | \$5,000          | 7,250                  |       |
| 429 | South Shore |           |              |                 | <b>Plumbing Total Cost</b>   |                 |       |                 | <b>\$48,500</b>  | <b>70,325</b>          |       |

| No. | School                           | Category  | Type of Work   | Priority Source | Item  | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|----------------------------------|-----------|--|-----------------|---|--------|-------|-----------------|------------------|------------------------|-------|
| 430 | South Shore                      | Maint     | Plumbing   |                 | Replace the water heater, pump and tank (if needed). Seismically brace.   | 1      | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 431 | South Shore                      | Maint     | Plumbing   |                 | Replace galvanized domestic water piping with copper pipe and insulate.   | 600    | ea    | \$45            | \$27,000         | 39,150                 |       |
| 432 | South Shore                      | Maint     | Plumbing   |                 | Replace small diameter dome roof drains with new large diameter roof drain assemblies.                              | 10     | ea    | \$500           | \$5,000          | 7,250                  |       |
| 433 | South Shore                      | Maint     | Plumbing   |                 | Replace older fixtures with new low flow fixtures.  | 30     | ea    | \$300           | \$9,000          | 13,050                 |       |
| 434 | South Shore                      |           |  |                 | <b><u>Fire Protection Total Cost</u></b>  |        |       |                 | <b>\$142,224</b> | <b>206,225</b>         |       |
| 435 | South Shore                      | Safety    | Fire Protection  |                 | Install an automatic fire suppression system.   | 47,408 | sf    | \$3             | \$142,224        | 206,225                |       |
| 436 | South Shore                      |           |  |                 | <b><u>Electrical Total Cost</u></b>   |        |       |                 | <b>\$0</b>       | <b>0</b>               |       |
| 437 | South Shore                      | Maint     | Electrical   |                 | Replace MCC and transformer equipment at Boiler Room and Mezzanine with new.  |        | lot   | \$75,000        | \$0              | 0                      |       |
| 438 | South Shore                      |           |  |                 | <b><u>Lighting Total Cost</u></b>   |        |       |                 | <b>\$48,000</b>  | <b>69,600</b>          |       |
| 439 | South Shore                      | Deficient | Lighting   |                 | Provide local occupancy sensor control to occupied rooms and support spaces.  | 1      | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 440 | South Shore                      | Deficient | Lighting   |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.                     | 1      | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 441 | South Shore                      | Maint     | Lighting   |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.      | 1      | lot   | \$3,000         | \$3,000          | 4,350                  |       |
| 442 | South Shore                      |           |  |                 | <b><u>Fire/Life Safety Total Cost</u></b>   |        |       |                 | <b>\$19,000</b>  | <b>27,550</b>          |       |
| 443 | South Shore                      | Safety    | Fire/Life Safety                                       |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1      | lot   | \$19,000        | \$19,000         | 27,550                 |       |
| 444 |                                  |           | <b><u>SOUTH SHORE ELEMENTARY SCHOOL TOTAL COST</u></b> |                 |   |        |       |                 | <b>2,170,928</b> | <b>3,147,846</b>       |       |
| 445 |                                  |           |  |                 |   |        |       |                 |                  |                        |       |
| 446 | <b>SUNRISE ELEMENTARY SCHOOL</b> |           |  |                 | <b><u>Architectural Total Cost</u></b>  |        |       |                 | <b>1,849,082</b> | <b>2,681,169</b>       |       |
| 447 | Sunrise                          | Maint     | Tech   |                 | New phone system needed.  | 1      | LOT   | 12,000          | 12,000           | 17,400                 |       |



| No. | School  | Category  | Type of Work | Priority Source | Item  | Qty             | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|--------------|-----------------|---|-----------------|-------|-----------------|------------------|------------------------|-------|
| 448 | Sunrise | Deficient | Windows      |                 | Uninsulated window glazing.   | 2,700           | SF    | 80              | 216,000          | 313,200                |       |
| 449 | Sunrise | ADA       | Doors        |                 | Lack of lever hardware on doors.  | 91              | EA    | 640             | 58,240           | 84,448                 |       |
| 450 | Sunrise | ADA       | Remodel      |                 | Stage is not disabled accessible.                                       | 1               | LS    | 45,000          | 45,000           | 65,250                 |       |
| 451 | Sunrise | Maint     | Remodel      |                 | Restrooms need finish and ADA improvements.                             | 4               | EA    | 20,000          | 80,000           | 116,000                |       |
| 452 | Sunrise | Safety    | Addition     |                 | No security vestibule at entry.   | 540             | SF    | 300             | 162,000          | 234,900                |       |
| 453 | Sunrise | Safety    | Addition     |                 | The office observation of visitors is limited.                          | See above.      |       |                 |                  | 0                      |       |
| 454 | Sunrise | Safety    | Remodel      |                 | There is no visual connection to parking.                               | 1               | LS    | 30,000          | 30,000           | 43,500                 | 2     |
| 455 | Sunrise | Safety    | Misc         |                 | The ramp between the entry and the office needs railings.               | 46              | LF    | 42              | 1,932            | 2,801                  |       |
| 456 | Sunrise | Maint     | Cabinets     |                 | Many of the cabinets are damaged from wear.                             | 15              | EA    | 8,500           | 127,500          | 184,875                | 1     |
| 457 | Sunrise | Maint     | Floor        |                 | The carpet is failing in several of the rooms.                          | 12,000          | SF    | 3.53            | 42,360           | 61,422                 |       |
| 458 | Sunrise | Maint     | Misc         |                 | Finishes in the gym are worn and could use updating.                    | 1               | LS    | 44,300          | 44,300           | 64,235                 |       |
| 459 | Sunrise | Safety    | Asbestos     |                 | Many of the rooms have what appears to be vinyl asbestos tile flooring. |                 |       |                 | 0                | 0                      | 1     |
| 460 | Sunrise | Maint     | Misc         |                 | Some of the wainscot in the hallways is stained.                        | 1,840           | SF    | 5               | 9,200            | 13,340                 |       |
| 461 | Sunrise | Deficient | Addition     |                 | The facility lacks any covered outdoor play areas.                      | 3,000           | SF    | 60              | 180,000          | 261,000                |       |
| 462 | Sunrise | Deficient | Paving       |                 | There is no bus loop, and buses load from the street sidewalk.          | See commentary. |       |                 |                  | 0                      | 1     |
| 463 | Sunrise | Deficient | Addition     |                 | There is no cover between the building and the modulars.                | 1               | LS    | 83,000          | 83,000           | 120,350                | 1     |
| 464 | Sunrise | Deficient | Addition     |                 | There are no small group spaces.  | 8               | EA    | 70,000          | 560,000          | 812,000                | 1     |
| 465 | Sunrise | Deficient | Addition     |                 | There are no conference spaces.   | See above.      |       |                 |                  | 0                      |       |
| 466 | Sunrise | Deficient | Paving       |                 | There is no parent loop.  |                 |       |                 | 0                | 0                      | 1     |
| 467 | Sunrise | Maint     | Paving       |                 | Pave existing parking.  | 6,120           | SF    | 10              | 61,200           | 88,740                 |       |
| 468 | Sunrise | Deficient | Misc         |                 | Add bike racks.   | 10              | EA    | 500             | 5,000            | 7,250                  |       |
| 469 | Sunrise | Maint     | Tech         |                 | IT improvements.  | 1               | LS    | 25,575          | 25,575           | 37,084                 |       |
| 470 | Sunrise | Maint     | Roofing      |                 | Roofing through 2018.   | 1               | LS    | 105,775         | 105,775          | 153,374                |       |
| 471 | Sunrise |           |              |                 | <b>Mechanical Total Cost</b>  |                 |       |                 | <b>\$478,500</b> | <b>693,825</b>         |       |

| No. | School  | Category | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 472 | Sunrise | Maint    | Mechanical      |                 | Replace cafeteria and Gym and other HVU units with new, more energy efficient units.   | 8      | ea    | \$35,000        | \$280,000        | 406,000                |       |
| 473 | Sunrise | Maint    | Mechanical      |                 | Convert steam to hot water.  | 1      | LOT   | \$50,000        | \$50,000         | 72,500                 |       |
| 474 | Sunrise | Maint    | Mechanical      |                 | Insulate all steam and condensate return piping.   | 600    | LF    | \$20            | \$12,000         | 17,400                 |       |
| 475 | Sunrise | Maint    | Mechanical      |                 | Replace all exhaust units.   | 18     | ea    | \$3,000         | \$54,000         | 78,300                 |       |
| 476 | Sunrise | Maint    | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats. Install new digital controls for new air handlers.   | 90     | pt    | \$500           | \$45,000         | 65,250                 |       |
| 477 | Sunrise | Maint    | Mechanical      |                 | Commission the controls to verify proper operation. Remove abandoned panels and control devices.   | 1      | ea    | \$30,000        | \$30,000         | 43,500                 |       |
| 478 | Sunrise | Maint    | Mechanical      |                 | Remove abandoned panels and control devices.   | 1      | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 479 | Sunrise |          |                 |                 | <b>Plumbing Total Cost</b>   |        |       |                 | <b>\$33,000</b>  | <b>47,850</b>          |       |
| 480 | Sunrise | Maint    | Plumbing        |                 | Replace galvanized domestic water piping with copper pipe and insulate.  | 600    | LF    | \$45            | \$27,000         | 39,150                 |       |
| 481 | Sunrise | Maint    | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 20     | ea    | \$300           | \$6,000          | 8,700                  |       |
| 482 | Sunrise |          |                 |                 | <b>Fire Protection Total Cost</b>  |        |       |                 | <b>\$163,272</b> | <b>236,744</b>         |       |
| 483 | Sunrise | Safety   | Fire Protection |                 | Install a fire sprinkler system.   | 54,424 | sf    | \$3             | \$163,272        | 236,744                |       |
| 484 | Sunrise |          |                 |                 | <b>Electrical Total Cost</b>   |        |       |                 | <b>\$48,000</b>  | <b>69,600</b>          |       |
| 485 | Sunrise | Safety   | Electrical      |                 | Add drip protection beneath large exhaust duct located over main switchboard.  | 1      | lot   | \$1,000         | \$1,000          | 1,450                  |       |
| 486 | Sunrise | Maint    | Electrical      |                 | Main Switchboard: Enclosure shows signs of grease/dust/debris, possibly from mechanical equipment or piping located in the same boiler room. Clean and degrease panel enclosure and provide phenolic permanent labeling. | 1      | lot   | \$3,000         | \$3,000          | 4,350                  |       |

| No. | School  | Category | Type of Work | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|----------|--------------|-----------------|--|-----|-------|-----------------|------------------|------------------------|-------|
| 487 | Sunrise | Maint    | Electrical   |                 | Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1   | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 488 | Sunrise | Maint    | Electrical   |                 | Feeder behind main switchboard with exposed cabling: Disconnect and remove exposed older vintage cabling and pull can with grommet opening. Provide new NEMA 1 pull can and permanent cabling in conduit if still in use. If cabling is not energized, disconnect and remove cabling and pull can and seal enclosure entry openings.   | 1   | lot   | \$8,000         | \$8,000          | 11,600                 |       |
| 489 | Sunrise | Maint    | Electrical   |                 | Gym load center: Cycle distribution circuit breakers and replace failed as needed. Test (Megger) feeder conductors. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability.  | 1   | lot   | \$3,000         | \$3,000          | 4,350                  |       |
| 490 | Sunrise | Maint    | Electrical   |                 | Kitchen panels: Cycle distribution circuit breakers and replace failed as needed. Test (Megger) feeder conductors. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability.   | 1   | lot   | \$3,000         | \$3,000          | 4,350                  |       |

| No. | School  | Category  | Type of Work                                | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|---|-----------------|--|-----|-------|-----------------|--------------------|------------------------|-------|
| 491 | Sunrise | Maint     | Electrical                                  |                 | Old Cutler-Hammer load center (main corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2008-vintage panel.   | 1   | lot   | \$10,000        | \$10,000           | 14,500                 |       |
| 492 | Sunrise |           |   |                 | <b>Lighting Total Cost</b>   |     |       |                 | <b>\$87,000</b>    | <b>126,150</b>         |       |
| 493 | Sunrise | Deficient | Lighting                                    |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1   | lot   | \$31,000        | \$31,000           | 44,950                 |       |
| 494 | Sunrise | Deficient | Lighting                                    |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1   | lot   | \$25,000        | \$25,000           | 36,250                 |       |
| 495 | Sunrise | Maint     | Lighting                                    |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1   | lot   | \$4,000         | \$4,000            | 5,800                  |       |
| 496 | Sunrise | Maint     | Lighting                                    |                 | Replace select fixtures in corridor egress paths with local battery pack ballast with 90-minute backup in order to illuminate egress paths with minimum code required footcandle levels. Provide constant-hot charging branch circuit. | 1   | lot   | \$13,000        | \$13,000           | 18,850                 |       |
| 497 | Sunrise | Maint     | Lighting                                    |                 | Replace missing or broken/discolored lenses on linear fluorescent fixtures in several classrooms.  | 1   | lot   | \$8,000         | \$8,000            | 11,600                 |       |
| 498 | Sunrise | Maint     | Lighting                                    |                 | Replace kitchen fixtures with sealed and gasketed surface mounted fluorescent fixtures with cleanable surface.   | 1   | lot   | \$6,000         | \$6,000            | 8,700                  |       |
| 499 | Sunrise |           |   |                 | <b>Fire/Life Safety Total Cost</b>   |     |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 500 | Sunrise | Safety    | Fire/Life Safety                            |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1   | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 501 |         |           | <b>SUNRISE ELEMENTARY SCHOOL TOTAL COST</b> |                 |  |     |       |                 | <b>\$2,677,854</b> | <b>3,882,888</b>       |       |

| No. | School                   | Category  | Type of Work | Priority Source | Item  | Qty             | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------------------------|-----------|--------------|-----------------|---|-----------------|-------|-----------------|------------------|------------------------|-------|
| 502 |                          |           |              |                 |   |                 |       |                 |                  |                        |       |
| 503 | TAKENA ELEMENTARY SCHOOL |           |              |                 | <u>Architectural Total Cost</u>   |                 |       |                 | 1,114,738        | 1,616,370              |       |
| 504 | Takena                   | Deficient | Windows      |                 | Uninsulated window glazing.   | 2,400           | SF    | 80              | 192,000          | 278,400                |       |
| 505 | Takena                   | ADA       | Doors        |                 | Lack of lever hardware on doors.  | 66              | EA    | 640             | 42,240           | 61,248                 |       |
| 506 | Takena                   | ADA       | Remodel      |                 | Stage is not disabled accessible.   | 1               | LS    | 45,000          | 45,000           | 65,250                 |       |
| 507 | Takena                   | Maint     | Remodel      |                 | Restrooms need finish improvements.   | 2               | EA    | 20,000          | 40,000           | 58,000                 |       |
| 508 | Takena                   | Safety    | Remodel      |                 | No security vestibule at entry.   | 1               | LS    | 37,000          | 37,000           | 53,650                 |       |
| 509 | Takena                   | Deficient | Addition     |                 | Access to modular buildings not covered.  | 1               | LS    | 58,250          | 58,250           | 84,463                 | 1     |
| 510 | Takena                   | Safety    | Remodel      |                 | The office entrance is set back and observation of visitors as they enter is limited. | See above.      |       |                 |                  | 0                      |       |
| 511 | Takena                   | Maint     | Floor        |                 | The carpet is failing in several of the rooms.  | 3,032           | SF    | 3.53            | 10,703           | 15,519                 |       |
| 512 | Takena                   | Maint     | Misc         |                 | Wall coverings are failing throughout the building.                                   | 8               | EA    | 5,500           | 44,000           | 63,800                 |       |
| 513 | Takena                   | Maint     | Paving       |                 | The original parking lot paving is failing.   | 6,360           | SF    | 7               | 44,520           | 64,554                 |       |
| 514 | Takena                   | Maint     | Ceiling      |                 | Soffit finishes are failing.  | 1               | LS    | 3,000           | 3,000            | 4,350                  |       |
| 515 | Takena                   | Maint     | Ceiling      |                 | Ceiling water damage is evident in several areas throughout the building.             | 180             | SF    | 5               | 900              | 1,305                  |       |
| 516 | Takena                   | Safety    | Mech         |                 | The stove and ovens in the kitchen should have a hood over them.                      | 1               | LS    | 8,500           | 8,500            | 12,325                 |       |
| 517 | Takena                   | Maint     | Misc         |                 | The wall finishes in the gym are worn and could use updating.                         | 1               | LS    | 44,300          | 44,300           | 64,235                 |       |
| 518 | Takena                   | Deficient |              |                 | The ratio of classrooms to common space is off, due to the low number of classrooms.  | See commentary. |       |                 |                  | 0                      | 1     |
| 519 | Takena                   | Deficient | Addition     |                 | There is no covered outdoor play area.  | 3,000           | SF    | 60              | 180,000          | 261,000                |       |
| 520 | Takena                   | Deficient | Paving       |                 | The parking lot is small.   |                 |       |                 | 0                | 0                      | 1     |
| 521 | Takena                   | Deficient | Paving       |                 | There is no bus loop.   | 1               | LS    | 225,000         | 225,000          | 326,250                | 1     |
| 522 | Takena                   | Deficient | Paving       |                 | There is no parent loop.  |                 |       |                 | 0                | 0                      | 1     |
| 523 | Takena                   | Deficient | Addition     |                 | Inadequate teacher's workroom.  | 1               | LS    | 6,000           | 6,000            | 8,700                  |       |
| 524 | Takena                   | Deficient | Site         |                 | Restore playground equipment.   | 1               | LS    | 30,000          | 30,000           | 43,500                 |       |
| 525 | Takena                   | Maint     | Tech         |                 | IT improvements.  | 1               | LS    | 25,575          | 25,575           | 37,084                 |       |
| 526 | Takena                   | Deficient | Misc         |                 | Upgrade bike parking.   | 10              | EA    | 500             | 5,000            | 7,250                  |       |

| No. | School | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 527 | Takena | Maint     | Roofing         |                 | Roofing through 2018.  | 1      | LS    | 72,750          | 72,750           | 105,488                |       |
| 528 | Takena |           |                 |                 | <b><u>Mechanical Total Cost</u></b>  |        |       |                 | <b>\$618,000</b> | <b>896,100</b>         |       |
| 529 | Takena | Maint     | Mechanical      |                 | Replace the Multizone units with newer more energy efficient systems. Replace HVU and CEU units and the rooftop units with similar new units.  | 14     | ea    | \$35,000        | \$490,000        | 710,500                |       |
| 530 | Takena | Maint     | Mechanical      |                 | Replace classroom unit ventilators with new.   | 6      | ea    | \$6,000         | \$36,000         | 52,200                 |       |
| 531 | Takena | Maint     | Mechanical      |                 | Replace all roof exhaust fans with new.  | 5      | ea    | \$3,000         | \$15,000         | 21,750                 |       |
| 532 | Takena | Maint     | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 94     | pt    | \$500           | \$47,000         | 68,150                 |       |
| 533 | Takena | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 534 | Takena | Maint     | Mechanical      |                 | Remove abandoned panels and control devices.   | 1      | ea    | \$5,000         | \$5,000          | 7,250                  |       |
| 535 | Takena |           |                 |                 | <b><u>Plumbing Total Cost</u></b>  |        |       |                 | <b>\$9,200</b>   | <b>13,340</b>          |       |
| 536 | Takena | Maint     | Plumbing        |                 | Insulate domestic water piping per code.   | 300    | LF    | \$12            | \$3,600          | 5,220                  |       |
| 537 | Takena | Maint     | Plumbing        |                 | Replace older small diameter roof drain domes with new large diameter domes.   | 4      | ea    | \$500           | \$2,000          | 2,900                  |       |
| 538 | Takena | Deficient | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 12     | ea    | \$300           | \$3,600          | 5,220                  |       |
| 539 | Takena |           |                 |                 | <b><u>Fire Protection Total Cost</u></b>   |        |       |                 | <b>\$99,555</b>  | <b>144,355</b>         |       |
| 540 | Takena | Safety    | Fire Protection |                 | Install a fire sprinkler system.   | 33,185 | sf    | \$3             | \$99,555         | 144,355                |       |
| 541 | Takena |           |                 |                 | <b><u>Electrical Total Cost</u></b>  |        |       |                 | <b>\$75,000</b>  | <b>108,750</b>         |       |
| 542 | Takena | Maint     | Electrical      |                 | Replace MCC and transformer equipment at Boiler Room and Mezzanine with new.   | 1      | lot   | \$75,000        | \$75,000         | 108,750                |       |
| 543 | Takena |           |                 |                 | <b><u>Lighting Total Cost</u></b>  |        |       |                 | <b>\$54,000</b>  | <b>78,300</b>          |       |
| 544 | Takena | Deficient | Lighting        |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1      | lot   | \$20,000        | \$20,000         | 29,000                 |       |



| No. | School                           | Category  | Type of Work                                      | Priority Source | Item  | Qty              | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|----------------------------------|-----------|---|-----------------|---|------------------|-------|-----------------|--------------------|------------------------|-------|
| 545 | Takena                           | Deficient | Lighting  |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.                     | 1                | lot   | \$25,000        | \$25,000           | 36,250                 |       |
| 546 | Takena                           | Maint     | Lighting  |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.      | 1                | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 547 | Takena                           | Maint     | Lighting  |                 | Replace kitchen fixtures with sealed and gasketed surface mounted fluorescent fixtures with cleanable surface.      | 1                | lot   | \$6,000         | \$6,000            | 8,700                  |       |
| 548 | Takena                           |           | Fire/Life Safety                                  |                 | <u>Fire/Life Safety Total Cost</u>  |                  |       |                 | \$19,000           | 27,550                 |       |
| 549 | Takena                           | Safety    | Fire/Life Safety                                  |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1                | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 550 |                                  |           | <b><u>TAKENA ELEMENTARY SCHOOL TOTAL COST</u></b> |                 |   |                  |       |                 | <b>\$1,989,493</b> | <b>2,884,765</b>       |       |
| 551 |                                  |           |   |                 |   |                  |       |                 |                    |                        |       |
| 552 | <b>TANGENT ELEMENTARY SCHOOL</b> |           |   |                 | <u>Architectural Total Cost</u>   |                  |       |                 | <b>962,745</b>     | <b>1,395,980</b>       |       |
| 553 | Tangent                          | Deficient | Windows   |                 | Uninsulated window glazing.   | 1,400            | SF    | 80              | 112,000            | 162,400                |       |
| 554 | Tangent                          | ADA       | Doors   |                 | Lack of lever hardware on doors.  | 45               | EA    | 640             | 28,800             | 41,760                 |       |
| 555 | Tangent                          | ADA       | Remodel   |                 | Stage is not disabled accessible.   | 1                | LS    | 45,000          | 45,000             | 65,250                 |       |
| 556 | Tangent                          | Maint     | Remodel   |                 | Restrooms need finish and ADA improvements.   | 4                | EA    | 20,000          | 80,000             | 116,000                |       |
| 557 | Tangent                          | Safety    | Remodel   |                 | No security vestibule at entry.   | 1                | LS    | 38,000          | 38,000             | 55,100                 |       |
| 558 | Tangent                          | Safety    | Remodel   |                 | There is poor natural surveillance of the building entry.   | See above.       |       |                 |                    | 0                      |       |
| 559 | Tangent                          | Maint     | Ceiling   |                 | The gym ceiling has water damage at several locations along one wall.   | 1                | LS    | 5,000           | 5,000              | 7,250                  |       |
| 560 | Tangent                          | Safety    | Asbestos  |                 | Several rooms have what appears to be vinyl asbestos tile flooring.   |                  |       |                 | 0                  | 0                      | 1     |
| 561 | Tangent                          | Safety    | Mech  |                 | There is no hood over the ovens or over the dishwasher.   | 1                | LS    | 8,500           | 8,500              | 12,325                 |       |
| 562 | Tangent                          | Deficient | Addition  |                 | The gym serves as the cafeteria and separating them might be considered.  | Enrollment <300. |       |                 |                    | 0                      | 1, 4  |

| No. | School  | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 563 | Tangent | Maint     | Paving          |                 | The pavement near the play shed is uneven and needs repair or replacement. | 2,500  | SF    | 7               | 17,500           | 25,375                 |       |
| 564 | Tangent | Deficient | Paving          |                 | There is no separate bus loop or parent loop.                              | 1      | LS    | 150,000         | 150,000          | 217,500                |       |
| 565 | Tangent | Deficient | Addition        |                 | There are no small group spaces.   | 5      | EA    | 70,000          | 350,000          | 507,500                | 1     |
| 566 | Tangent | Deficient | Remodel         |                 | There is no bed in sick room.  | 1      | LS    | 6,000           | 6,000            | 8,700                  |       |
| 567 | Tangent | Deficient | Addition        |                 | There are no dedicated conference rooms.                                   | 280    | SF    | 240             | 67,200           | 97,440                 |       |
| 568 | Tangent | Deficient | Mech            |                 | Add hood in staff room.  | 1      | LS    | 2,000           | 2,000            | 2,900                  |       |
| 569 | Tangent | Maint     | Tech            |                 | IT improvements.   | 1      | LS    | 18,020          | 18,020           | 26,129                 |       |
| 570 | Tangent | Maint     | Tech            |                 | IT wiring upgrade.   | 4      | EA    | 6,000           | 24,000           | 34,800                 |       |
| 571 | Tangent | Deficient | Misc            |                 | Upgrade bike parking.  | 10     | EA    | 500             | 5,000            | 7,250                  |       |
| 572 | Tangent | Maint     | Roofing         |                 | Roofing through 2018.  | 1      | LS    | 5,725           | 5,725            | 8,301                  |       |
| 573 | Tangent |           |                 |                 | <b>Mechanical Total Cost</b>   |        |       |                 | <b>\$188,000</b> | <b>272,600</b>         |       |
| 574 | Tangent | Safety    | Mechanical      |                 | Move motor starters or move the heating water pipe.                        | 2      | ea    | \$500           | \$1,000          | 1,450                  |       |
| 575 | Tangent | Maint     | Mechanical      |                 | Replace the older HV units with new more energy efficient units.           | 2      | ea    | \$35,000        | \$70,000         | 101,500                |       |
| 576 | Tangent | Maint     | Mechanical      |                 | Replace the classroom unit ventilators with new units.                     | 6      | ea    | \$3,000         | \$18,000         | 26,100                 |       |
| 577 | Tangent | Maint     | Mechanical      |                 | Replace all exhaust fans.  | 15     | ea    | \$3,000         | \$45,000         | 65,250                 |       |
| 578 | Tangent | Maint     | Mechanical      |                 | Upgrade the controls when fans are replaced.                               | 60     | pt    | \$500           | \$30,000         | 43,500                 |       |
| 579 | Tangent | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.                        | 1      | ea    | \$20,000        | \$20,000         | 29,000                 |       |
| 580 | Tangent | Maint     | Mechanical      |                 | Remove unused control panels and devices.                                  | 1      | ea    | \$4,000         | \$4,000          | 5,800                  |       |
| 581 | Tangent |           |                 |                 | <b>Plumbing Total Cost</b>   |        |       |                 | <b>\$34,250</b>  | 49,663                 |       |
| 582 | Tangent | Maint     | Plumbing        |                 | Replace galvanized pipe with new copper pipe.                              | 250    | LF    | \$45            | \$11,250         | 16,313                 |       |
| 583 | Tangent | Maint     | Plumbing        |                 | New well pump and expansion tanks needed.                                  | 1      | LS    | \$15,000        | \$15,000         | 21,750                 |       |
| 584 | Tangent | Safety    | Plumbing        |                 | Seismically brace water storage tank.                                      | 1      | ea    | \$500           | \$500            | 725                    |       |
| 585 | Tangent | Deficient | Plumbing        |                 | Replace older fixtures with new low flow fixtures.                         | 25     | ea    | \$300           | \$7,500          | 10,875                 |       |
| 586 | Tangent |           |                 |                 | <b>Fire Protection Total Cost</b>  |        |       |                 | <b>\$81,411</b>  | <b>118,046</b>         |       |
| 587 | Tangent | Safety    | Fire Protection |                 | Install a fire sprinkler system.   | 27,137 |       | \$3             | \$81,411         | 118,046                |       |

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| No. | School                           | Category  | Type of Work | Priority Source | Item  | Qty        | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|----------------------------------|-----------|--------------|-----------------|---|------------|-------|-----------------|------------------|------------------------|-------|
| 601 | <b>WAVERLY ELEMENTARY SCHOOL</b> |           |              |                 | <u>Architectural Total Cost</u>   |            |       |                 | <b>2,172,752</b> | <b>3,150,490</b>       |       |
| 602 | Waverly                          | Deficient | Windows      |                 | Uninsulated window glazing.   | 4,500      | SF    | 80              | 360,000          | 522,000                |       |
| 603 | Waverly                          | ADA       | Doors        |                 | Lack of lever hardware on doors.  | 75         | EA    | 640             | 48,000           | 69,600                 |       |
| 604 | Waverly                          | ADA       | Remodel      |                 | Stage is not disabled accessible.                                       | 1          | LS    | 45,000          | 45,000           | 65,250                 |       |
| 605 | Waverly                          | Maint     | Remodel      |                 | Restrooms need finish and ADA improvements.                             | 4          | EA    | 20,000          | 80,000           | 116,000                |       |
| 606 | Waverly                          | Safety    | Addition     |                 | No security vestibule at entry.   | 1          | LS    | 270,000         | 270,000          | 391,500                |       |
| 607 | Waverly                          | Safety    | Addition     |                 | The office observation of visitors is limited.                          | See above. |       |                 |                  | 0                      |       |
| 608 | Waverly                          | Safety    | Addition     |                 | There is no visual connection to parking.                               | See above. |       |                 |                  | 0                      |       |
| 609 | Waverly                          | Maint     | Cabinets     |                 | Many of the cabinets are damaged from wear.                             | 10         | EA    | 8,500           | 85,000           | 123,250                | 1     |
| 610 | Waverly                          | Maint     | Floor        |                 | The carpet is failing in several of the rooms.                          | 1,500      | SF    | 3.53            | 5,295            | 7,678                  |       |
| 611 | Waverly                          | Maint     | Misc         |                 | The finishes in the gym are aged and damaged.                           | 1          | LS    | 44,300          | 44,300           | 64,235                 |       |
| 612 | Waverly                          | Safety    | Asbestos     |                 | Many of the rooms have what appears to be vinyl asbestos tile flooring. |            |       |                 | 0                | 0                      |       |
| 613 | Waverly                          | Deficient | Paving       |                 | There is no bus loop and buses load from the street sidewalk.           | 1          | LS    | 140,000         | 140,000          | 203,000                |       |
| 614 | Waverly                          | Maint     | Paving       |                 | The parking lot paving is failing.                                      | 1          | LS    | 36,400          | 36,400           | 52,780                 |       |
| 615 | Waverly                          | Deficient | Paving       |                 | Parking lot size is very small.   | 1          | LS    | 83,000          | 83,000           | 120,350                |       |
| 616 | Waverly                          | Maint     | Paving       |                 | The playground pavement needs maintenance or replacement.               | 11,000     | SF    | 1               | 11,000           | 15,950                 |       |
| 617 | Waverly                          | Deficient | Addition     |                 | There is a lack of small instructional spaces or breakout rooms.        | 6          | EA    | 70,000          | 420,000          | 609,000                | 1     |
| 618 | Waverly                          | Deficient | Addition     |                 | The covered outdoor play areas are minimal in size and not very deep.   | 3,000      | SF    | 60              | 180,000          | 261,000                |       |
| 619 | Waverly                          | Deficient | Addition     |                 | There is no dedicated computer room.                                    | 1,000      | SF    | 240             | 240,000          | 348,000                |       |
| 620 | Waverly                          | Deficient | Remodel      |                 | The staff room is used as the staff workroom. Move to media.            | 1          | LS    | 8,000           | 8,000            | 11,600                 |       |
| 621 | Waverly                          | Deficient | Misc         |                 | Add bike racks.   | 10         | EA    | 500             | 5,000            | 7,250                  |       |
| 622 | Waverly                          | Maint     | Tech         |                 | IT improvements.  | 1          | LS    | 25,757          | 25,757           | 37,348                 |       |
| 623 | Waverly                          | Maint     | Roofing      |                 | Roofing through 2018.   | 1          | LS    | 86,000          | 86,000           | 124,700                |       |

| No. | School  | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 624 | Waverly |           |                 |                 | <b><u>Mechanical Total Cost</u></b>  |        |       |                 | <b>\$525,000</b> | <b>761,250</b>         |       |
| 625 | Waverly | Maint     | Mechanical      |                 | Changing Steam to 100% Hot Water Heating   | 1      | ea    | \$50,000        | \$50,000         | 72,500                 |       |
| 626 | Waverly | Maint     | Mechanical      |                 | Replace the Unit Ventilators in classrooms with older existing UV's.   | 5      | ea    | \$6,000         | \$30,000         | 43,500                 |       |
| 627 | Waverly | Maint     | Mechanical      |                 | Provide new packaged rooftop units similar to the east addition system for other rooms.  | 8      | ea    | \$35,000        | \$280,000        | 406,000                |       |
| 628 | Waverly | Maint     | Mechanical      |                 | Replace all Kitchen Makeup air unit and Gym unit with package rooftop units.   | 2      | ea    | \$35,000        | \$70,000         | 101,500                |       |
| 629 | Waverly | Maint     | Mechanical      |                 | Replace all roof exhaust fans with new.  | 5      | ea    | \$3,000         | \$15,000         | 21,750                 |       |
| 630 | Waverly | Maint     | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 100    | pt    | \$500           | \$50,000         | 72,500                 |       |
| 631 | Waverly | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 632 | Waverly | Maint     | Mechanical      |                 | Remove abandoned panels and control devices.   | 1      | ea    | \$5,000         | \$5,000          | 7,250                  |       |
| 633 | Waverly |           |                 |                 | <b><u>Plumbing Total Cost</u></b>  |        |       |                 | <b>\$42,000</b>  | <b>60,900</b>          |       |
| 634 | Waverly | Maint     | Plumbing        |                 | Replace the water heater, pump and tank (if needed). Seismically brace all water heaters.  | 1      | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 635 | Waverly | Maint     | Plumbing        |                 | Replace the domestic water piping with copper pipe and insulate.   | 500    | LF    | \$45            | \$22,500         | 32,625                 |       |
| 636 | Waverly | Maint     | Plumbing        |                 | Replace small diameter dome roof drains with new large diameter roof drain assemblies.   | 6      | ea    | \$500           | \$3,000          | 4,350                  |       |
| 637 | Waverly | Deficient | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 30     | ea    | \$300           | \$9,000          | 13,050                 |       |
| 638 | Waverly |           |                 |                 | <b><u>Fire Protection Total Cost</u></b>   |        |       |                 | <b>\$127,440</b> | <b>184,788</b>         |       |
| 639 | Waverly | Safety    | Fire Protection |                 | Install an automatic fire suppression system.  | 42,480 | sf    | \$3             | \$127,440        | 184,788                |       |
| 640 | Waverly |           |                 |                 | <b><u>Electrical Total Cost</u></b>  |        |       |                 | <b>\$52,500</b>  | <b>76,125</b>          |       |

| No. | School  | Category  | Type of Work | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|---------|-----------|--------------|-----------------|--|-----|-------|-----------------|------------------|------------------------|-------|
| 641 | Waverly | Maint     | Electrical   |                 | Service #2: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1   | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 642 | Waverly | Maint     | Electrical   |                 | Revise permanent labeling at Service #2 to clearly indicate Service #1 and its location. Add similar permanent labeling at Service #1 describing Service #2 and its location.  | 1   | lot   | \$2,500         | \$2,500          | 3,625                  |       |
| 643 | Waverly | Maint     | Electrical   |                 | Old Cutler-Hammer load center (south corridor): Disconnect and remove load center. Intercept the existing three branch circuits and backfeed from nearest 2009-vintage panel.  | 1   | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 644 | Waverly | Maint     | Electrical   |                 | Existing GE panels (north corridor): Manually cycle breakers and replace failed equipment. Contractor to contact supply houses and confirm availability of circuit breakers and hardware prior to performing this work.  | 1   | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 645 | Waverly |           |              |                 | <u>Lighting Total Cost</u>   |     |       |                 | \$61,500         | 89,175                 |       |
| 646 | Waverly | Deficient | Lighting     |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1   | lot   | \$12,000        | \$12,000         | 17,400                 |       |
| 647 | Waverly | Deficient | Lighting     |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1   | lot   | \$25,000        | \$25,000         | 36,250                 |       |



| No. | School                             | Category  | Type of Work                                       | Priority Source | Item   | Qty             | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|------------------------------------|-----------|--|-----------------|--|-----------------|-------|-----------------|--------------------|------------------------|-------|
| 648 | Waverly                            | Maint     | Lighting   |                 | Discolored fluorescent wrap corridor fixtures at north wing, replace with new.   | 1               | lot   | \$8,000         | \$8,000            | 11,600                 |       |
| 649 | Waverly                            | Maint     | Lighting   |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1               | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 650 | Waverly                            | Maint     | Lighting   |                 | Add exterior fixtures at walkways where no lighting currently exists.  | 1               | lot   | \$3,500         | \$3,500            | 5,075                  |       |
| 651 | Waverly                            | Safety    | Lighting   |                 | Replace select fixtures in corridor egress paths with local battery pack ballast with 90-minute backup in order to illuminate egress paths with minimum code required footcandle levels. Provide constant-hot charging branch circuit. | 1               | lot   | \$10,000        | \$10,000           | 14,500                 |       |
| 652 | Waverly                            |           |  |                 | <b><u>Fire/Life Safety Total Cost</u></b>  |                 |       |                 | <b>\$24,000</b>    | <b>34,800</b>          |       |
| 653 | Waverly                            | Safety    | Fire/Life Safety                                   |                 | Provide smoke detectors at beam pockets where missing.   |                 |       | \$15,000        | \$0                | 0                      |       |
| 654 | Waverly                            | Safety    | Fire/Life Safety                                   |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1               | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 655 | Waverly                            | Safety    | Fire/Life Safety                                   |                 | Add audible/visual notification appliance in north/south running corridor, providing notification coverage at this area.   | 1               | lot   | \$5,000         | \$5,000            | 7,250                  |       |
| 656 |                                    |           | <b><u>WAVERLY ELEMENTARY SCHOOL TOTAL COST</u></b> |                 |  |                 |       |                 | <b>\$3,005,192</b> | <b>4,357,528</b>       |       |
| 657 |                                    |           |  |                 |  |                 |       |                 |                    |                        |       |
| 658 | <b>FAIRMOUNT ELEMENTARY SCHOOL</b> |           |  |                 | <b><u>Architectural Total Cost</u></b>   |                 |       |                 | <b>265,540</b>     | <b>385,033</b>         |       |
| 659 | Fairmount                          | Deficient | Windows  |                 | Uninsulated window glazing.  | 987             | SF    | 80              | 78,960             | 114,492                |       |
| 660 | Fairmount                          | ADA       | Doors  |                 | Lack of lever hardware on doors.   | 47              | EA    | 640             | 30,080             | 43,616                 |       |
| 661 | Fairmount                          | Deficient |  |                 | There is no stage.   | See commentary. |       |                 |                    | 0                      | 1     |
| 662 | Fairmount                          | Maint     | Remodel  |                 | Restrooms need finish improvements.  | 2               | EA    | 30,000          | 60,000             | 87,000                 |       |
| 663 | Fairmount                          | Safety    | Remodel  |                 | No security vestibule at entry.  | 1               | LS    | 17,000          | 17,000             | 24,650                 |       |
| 664 | Fairmount                          | Safety    | Remodel  |                 | Access to pod not secure.  | 1               | LS    | 10,000          | 10,000             | 14,500                 |       |

| No. | School    | Category  | Type of Work | Priority Source | Item   | Qty        | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|--------------|-----------------|--|------------|-------|-----------------|------------------|------------------------|-------|
| 665 | Fairmount | Safety    | Remodel      |                 | The office observation of visitors is limited. Add camera system.  | 1          | LS    | 30,000          | 30,000           | 43,500                 |       |
| 666 | Fairmount | Safety    |              |                 | There is no visual connection to parking.  | See above. |       |                 |                  | 0                      |       |
| 667 | Fairmount | Maint     |              |                 | Many of the doors and frames are damaged from wear.  |            |       |                 | 0                | 0                      | 1     |
| 668 | Fairmount | Maint     | Misc         |                 | The finishes in the gym are aged and damaged.  | 1          | LS    | 10,500          | 10,500           | 15,225                 |       |
| 669 | Fairmount | Safety    | Mech         |                 | There is no hood over the stove in the kitchen.  | 1          | EA    | 4,000           | 4,000            | 5,800                  |       |
| 670 | Fairmount | Safety    | Asbestos     |                 | Many of the rooms have what appears to be vinyl asbestos tile flooring.  |            |       |                 | 0                | 0                      | 1     |
| 671 | Fairmount | Deficient | Remodel      |                 | There is no computer room.   | 1          | EA    | 8,000           | 8,000            | 11,600                 |       |
| 672 | Fairmount | Deficient | Remodel      |                 | The media center is being used for offices.  |            |       |                 | 0                | 0                      | 1     |
| 673 | Fairmount | Deficient | Tech         |                 | Replace phone system.  | 1          | LS    | 12,000          | 12,000           | 17,400                 |       |
| 674 | Fairmount | Deficient | Misc         |                 | Upgrade bike parking.  | 10         | EA    | 500             | 5,000            | 7,250                  |       |
| 675 | Fairmount | Maint     | Roof         |                 | Roofing through 2018.  |            |       |                 | 0                | 0                      | 1     |
| 676 | Fairmount |           |              |                 | See commentary.  |            |       |                 | 0                | 0                      |       |
| 677 | Fairmount |           |              |                 | <b>Mechanical Total Cost</b>   |            |       |                 | <b>\$127,500</b> | <b>184,875</b>         |       |
| 678 | Fairmount | Maint     | Mechanical   |                 | Replace RTU's and heat two classrooms per unit.  | 7          | EA    | \$2,000         | \$14,000         | 20,300                 | 1     |
| 679 | Fairmount | Maint     | Mechanical   |                 | Replace Gym direct fired unit with a more energy efficient and with ventilation capacity units.  | 1          | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 680 | Fairmount | Maint     | Mechanical   |                 | Replace older classroom unit ventilators.  | 4          | ea    | \$6,000         | \$24,000         | 34,800                 |       |
| 681 | Fairmount | Maint     | Mechanical   |                 | Replace all roof exhaust fans with new units. Provide hood for range.  | 4          | ea    | \$3,000         | \$12,000         | 17,400                 |       |
| 682 | Fairmount | Maint     | Mechanical   |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 65         | pt    | \$500           | \$32,500         | 47,125                 |       |
| 683 | Fairmount | Maint     | Mechanical   |                 | Commission the controls to verify proper operation.  | 1          | ea    | \$20,000        | \$20,000         | 29,000                 |       |

| No. | School    | Category  | Type of Work     | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|------------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 684 | Fairmount |           |                  |                 | <u>Plumbing Total Cost</u>   |        |       |                 | \$23,250         | 33,713                 |       |
| 685 | Fairmount | Maint     | Plumbing         |                 | Replace all galvanized pipe with copper piping and insulate per code.  | 450    | LF    | \$45            | \$20,250         | 29,363                 |       |
| 686 | Fairmount | Maint     | Plumbing         |                 | Install new roof drains with large diameter domes  | 6      | ea    | \$500           | \$3,000          | 4,350                  |       |
| 687 | Fairmount |           |                  |                 | <u>Fire Protection Total Cost</u>  |        |       |                 | \$67,308         | 97,597                 |       |
| 688 | Fairmount | Safety    | Fire Protection  |                 | Install a fire sprinkler system.   | 22,436 | sf    | \$3             | \$67,308         | 97,597                 |       |
| 689 | Fairmount |           |                  |                 | <u>Electrical Total Cost</u>   |        |       |                 | \$0              | 0                      |       |
| 690 | Fairmount |           | Electrical       |                 | None.  |        |       |                 | \$0              | 0                      |       |
| 691 | Fairmount |           |                  |                 | <u>Lighting Total Cost</u>   |        |       |                 | \$51,500         | 74,675                 |       |
| 692 | Fairmount | Deficient | Lighting         |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 693 | Fairmount | Deficient | Lighting         |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1      | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 694 | Fairmount | Maint     | Lighting         |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1      | lot   | \$3,000         | \$3,000          | 4,350                  |       |
| 695 | Fairmount | Safety    | Lighting         |                 | Replace select fixtures in corridor egress paths with local battery pack ballast with 90-minute backup in order to illuminate egress paths with minimum code required footcandle levels. Provide constant-hot charging branch circuit. | 1      | lot   | \$7,000         | \$7,000          | 10,150                 |       |
| 696 | Fairmount | Maint     | Lighting         |                 | Replace Kitchen fixtures with sealed and gasketed surface mounted fluorescent fixtures with cleanable surface.   | 1      | lot   | \$1,500         | \$1,500          | 2,175                  |       |
| 697 | Fairmount |           |                  |                 | <u>Fire/Life Safety Total Cost</u>   |        |       |                 | \$19,000         | 27,550                 |       |
| 698 | Fairmount | Safety    | Fire/Life Safety |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1      | lot   | \$19,000        | \$19,000         | 27,550                 |       |

| No. | School                             | Category  | Type of Work                                  | Priority Source | Item   | Qty   | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|------------------------------------|-----------|---|-----------------|--|-------|-------|-----------------|------------------|------------------------|-------|
| 699 |                                    |           | <b>FAIRMOUNT ELEMENTARY SCHOOL TOTAL COST</b> |                 |  |       |       |                 | <b>\$554,098</b> | <b>803,442</b>         |       |
| 700 |                                    |           |   |                 |  |       |       |                 |                  |                        |       |
| 701 | <b>FIR GROVE ELEMENTARY SCHOOL</b> |           |   |                 | <u>Architectural Total Cost</u>  |       |       |                 | <b>937,965</b>   | <b>1,360,049</b>       |       |
| 702 | Fir Grove                          | Maint     | Windows                                       |                 | Uninsulated window glazing.  | 300   | SF    | 80              | 24,000           | 34,800                 |       |
| 703 | Fir Grove                          | ADA       | Doors   |                 | Lack of lever hardware on doors.   | 21    | EA    | 640             | 13,440           | 19,488                 |       |
| 704 | Fir Grove                          | Maint     | Remodel                                       |                 | Restrooms need finish improvements.  | 2     | EA    | 30,000          | 60,000           | 87,000                 |       |
| 705 | Fir Grove                          | ADA       | Remodel                                       |                 | Front entry is not accessible  | 1     | LS    | 16,000          | 16,000           | 23,200                 |       |
| 706 | Fir Grove                          | Deficient | Remodel                                       |                 | No security vestibule at entry.  | 1     | LS    | 12,000          | 12,000           | 17,400                 |       |
| 707 | Fir Grove                          | Deficient | Remodel                                       |                 | The office observation of visitors is limited.                                 | 1     | LS    | 30,000          | 30,000           | 43,500                 | 2     |
| 708 | Fir Grove                          | Deficient | Addition                                      |                 | There is no cover to gym.  | 1     | LS    | 180,000         | 180,000          | 261,000                |       |
| 709 | Fir Grove                          | Maint     | Remodel                                       |                 | Repair extensive water damage to ceiling, walls, and flooring. Check for mold. |       |       |                 | 0                | 0                      | 1     |
| 710 | Fir Grove                          | Maint     | Misc  |                 | Finishes in gym are aged and damaged.  | 1     | LS    | 10,500          | 10,500           | 15,225                 |       |
| 711 | Fir Grove                          | Deficient | Mech  |                 | There is no hood over stove in kitchen.  | 1     | LS    | 4,000           | 4,000            | 5,800                  |       |
| 712 | Fir Grove                          | Deficient | Addition                                      |                 | There is no stage.   | 1,400 | SF    | 240             | 336,000          | 487,200                | 1     |
| 713 | Fir Grove                          | Deficient | Addition                                      |                 | There is no computer room.   | 1     | LS    | 8,000           | 8,000            | 11,600                 |       |
| 714 | Fir Grove                          | Deficient | Tech  |                 | Replace intercom and phone system.   | 1     | LS    | 40,000          | 40,000           | 58,000                 |       |
| 715 | Fir Grove                          | Deficient | Misc  |                 | Upgrade bike parking.  | 10    | EA    | 500             | 5,000            | 7,250                  |       |
| 716 | Fir Grove                          | Maint     | Roofing                                       |                 | Roofing through 2018.  | 1     | LS    | 199,025         | 199,025          | 288,586                |       |
| 717 | Fir Grove                          |           |   |                 | See commentary.  |       |       |                 | 0                | 0                      |       |
| 718 | Fir Grove                          |           |   |                 | <u>Mechanical Total Cost</u>   |       |       |                 | <b>\$130,200</b> | <b>188,790</b>         |       |
| 719 | Fir Grove                          | Safety    | Mechanical                                    |                 | Seismically anchor boilers.  | 2     | ea    | \$1,000         | \$2,000          | 2,900                  |       |
| 720 | Fir Grove                          | Maint     | Mechanical                                    |                 | Verify code required combustion air openings prior to startup.                 | 1     | ea    | \$1,000         | \$1,000          | 1,450                  |       |
| 721 | Fir Grove                          | Maint     | Mechanical                                    |                 | Verify operation on startup.   | 2     | ea    | \$2,500         | \$5,000          | 7,250                  |       |
| 722 | Fir Grove                          | Maint     | Mechanical                                    |                 | Insulate heating water piping.   | 600   | lf    | \$12            | \$7,200          | 10,440                 |       |
| 723 | Fir Grove                          | Maint     | Mechanical                                    |                 | Replace the classroom unit ventilators.  | 10    | ea    | \$6,000         | \$60,000         | 87,000                 |       |
| 724 | Fir Grove                          | Maint     | Mechanical                                    |                 | Install a Gym unit with ventilation.   | 1     | ea    | \$30,000        | \$30,000         | 43,500                 |       |
| 725 | Fir Grove                          | Maint     | Mechanical                                    |                 | Commission the controls to verify proper operation.                            | 1     | ea    | \$25,000        | \$25,000         | 36,250                 |       |

| No. | School    | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 726 | Fir Grove |           |                 |                 | <u>Plumbing Total Cost</u>   |        |       |                 | \$39,400         | 57,130                 |       |
| 727 | Fir Grove | Maint     | Plumbing        |                 | Replace the water heater.  | 1      | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 728 | Fir Grove | Maint     | Plumbing        |                 | Replace the all existing galvanized piping.  | 500    | lf    | \$47            | \$23,500         | 34,075                 |       |
| 729 | Fir Grove | Maint     | Plumbing        |                 | Complete the insulation of all domestic hot and cold water piping.   | 200    | lf    | \$12            | \$2,400          | 3,480                  |       |
| 730 | Fir Grove | Deficient | Plumbing        |                 | Replace faucets and flush valves with low flow type.   | 20     | ea    | \$300           | \$6,000          | 8,700                  |       |
| 731 | Fir Grove |           |                 |                 | <u>Fire Protection Total Cost</u>  |        |       |                 | \$59,388         | 86,113                 |       |
| 732 | Fir Grove | Safety    | Fire Protection |                 | Install an automatic fire suppression system.  | 19,796 | sf    | \$3             | \$59,388         | 86,113                 |       |
| 733 | Fir Grove |           |                 |                 | <u>Electrical Total Cost</u>   |        |       |                 | \$0              | 0                      |       |
| 734 | Fir Grove |           | Electrical      |                 | None.  |        |       |                 | \$0              | 0                      |       |
| 735 | Fir Grove |           |                 |                 | <u>Lighting Total Cost</u>   |        |       |                 | \$63,500         | 92,075                 |       |
| 736 | Fir Grove | Deficient | Lighting        |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 737 | Fir Grove | Deficient | Lighting        |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1      | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 738 | Fir Grove | Maint     | Lighting        |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1      | lot   | \$3,000         | \$3,000          | 4,350                  |       |
| 739 | Fir Grove | Safety    | Lighting        |                 | Replace select fixtures in corridor egress paths with local battery pack ballast with 90-minute backup in order to illuminate egress paths with minimum code required footcandle levels. Provide constant-hot charging branch circuit. | 1      | lot   | \$9,000         | \$9,000          | 13,050                 |       |
| 740 | Fir Grove | Maint     | Lighting        |                 | Replace fixtures damaged by leak in corridor.  | 1      | lot   | \$1,500         | \$1,500          | 2,175                  |       |
| 741 | Fir Grove | Maint     | Lighting        |                 | Clean and relamp all fixtures in the main building.  | 1      | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 742 | Fir Grove |           |                 |                 | <u>Fire/Life Safety Total Cost</u>   |        |       |                 | \$19,000         | 27,550                 |       |

| No. | School                         | Category  | Type of Work   | Priority Source | Item  | Qty    | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|--------------------------------|-----------|--|-----------------|---|--------|-------|-----------------|--------------------|------------------------|-------|
| 743 | Fir Grove                      | Safety    | Fire/Life Safety                                     |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1      | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 744 |                                |           | <b><u>FIR GROVE ELEMENTARY SCHOOL TOTAL COST</u></b> |                 |   |        |       |                 | <b>\$1,249,453</b> | <b>1,811,707</b>       |       |
| 745 |                                |           |  |                 |   |        |       |                 |                    |                        |       |
| 746 | <b>CALAPOOIA MIDDLE SCHOOL</b> |           |  |                 | <b><u>Architectural Total Cost</u></b>  |        |       |                 | <b>3,315,812</b>   | <b>4,807,927</b>       |       |
| 747 | Calapooia                      | Deficient | Windows  |                 | Uninsulated window glazing.   | 1      | LS    | 360,000         | 360,000            | 522,000                |       |
| 748 | Calapooia                      | ADA       | Doors  |                 | Lack of lever hardware on doors.  | 120    | EA    | 640             | 76,800             | 111,360                |       |
| 749 | Calapooia                      | ADA       | Remodel  |                 | Stage is not disabled accessible.   | 1      | LS    | 45,000          | 45,000             | 65,250                 |       |
| 750 | Calapooia                      | Maint     | Remodel  |                 | Staff restrooms need finish and ADA improvements.   | 1      | LS    | 22,000          | 22,000             | 31,900                 |       |
| 751 | Calapooia                      | Safety    | Remodel  |                 | No security vestibule at entry.   | 1      | LS    | 36,500          | 36,500             | 52,925                 |       |
| 752 | Calapooia                      | Deficient | Addition   |                 | Access to modular buildings not covered.  | 1      | LS    | 71,000          | 71,000             | 102,950                | 1     |
| 753 | Calapooia                      | Safety    | Remodel  |                 | The office entrance has limited natural surveillance of entry doors. Add windows.                                   | 1      | LS    | 4,000           | 4,000              | 5,800                  |       |
| 754 | Calapooia                      | Maint     | Floor  |                 | The carpet is failing in some of the rooms.   | 6,900  | SF    | 3.53            | 24,357             | 35,318                 |       |
| 755 | Calapooia                      | Maint     | Cabinets   |                 | The cabinetry in many areas is showing wear.  | 25     | EA    | 8,500           | 212,500            | 308,125                | 1     |
| 756 | Calapooia                      | Maint     | Remodel  |                 | Update foods room.  | 1,080  | SF    | 100             | 108,000            | 156,600                |       |
| 757 | Calapooia                      | Deficient | Remodel  |                 | Locker room doors are worn with large shower areas not being used.  | 4,300  | SF    | 240             | 1,032,000          | 1,496,400              |       |
| 758 | Calapooia                      | Safety    | Asbestos   |                 | Several rooms have what appears to be vinyl asbestos tile flooring.   |        |       |                 | 0                  | 0                      | 1     |
| 759 | Calapooia                      | Maint     | Ceiling  |                 | Ceiling water damage is evident in several areas throughout building.   | 2,000  | SF    | 5               | 10,000             | 14,500                 |       |
| 760 | Calapooia                      | Maint     | Misc   |                 | Gym wall finishes are aged and need updating.   | 2      | LS    | 53,450          | 106,900            | 155,005                |       |
| 761 | Calapooia                      | Deficient | Seismic  |                 | Seismic capacity of connections along window walls recommended.   | 7      | EA    | 42,000          | 294,000            | 426,300                | 1     |
| 762 | Calapooia                      | Safety    | Seismic  |                 | Seismic reinforce gyms and cafeteria.   | 16,953 | SF    | 10              | 169,530            | 245,819                |       |

| No. | School    | Category  | Type of Work | Priority Source | Item   | Qty             | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|--------------|-----------------|--|-----------------|-------|-----------------|------------------|------------------------|-------|
| 763 | Calapooia | Maint     | Paving       |                 | Sections of the parking lot are failing.   | 43,000          | SF    | 7               | 301,000          | 436,450                |       |
| 764 | Calapooia | Deficient | Addition     |                 | There is a lack of small instructional spaces or breakout rooms.   | See commentary. |       |                 |                  | 0                      | 1     |
| 765 | Calapooia | Safety    | Misc         |                 | The back stair out of stage needs replacing.   | 1               | LS    | 20,000          | 20,000           | 29,000                 |       |
| 766 | Calapooia | Maint     | Tech         |                 | IT improvements.   | 1               | LS    | 44,425          | 44,425           | 64,416                 |       |
| 767 | Calapooia | Maint     | Tech         |                 | IT wiring in modular.  | 1               | LS    | 10,000          | 10,000           | 14,500                 |       |
| 768 | Calapooia | Deficient | Remodel      |                 | Replace cafeteria sound panels.  | 1               | LS    | 15,000          | 15,000           | 21,750                 |       |
| 769 | Calapooia | Deficient | Misc         |                 | Bike parking.  | 1               | LS    | 17,000          | 17,000           | 24,650                 |       |
| 770 | Calapooia | Maint     | Roofing      |                 | Roofing through 2018.  | 1               | LS    | 335,800         | 335,800          | 486,910                |       |
| 771 | Calapooia |           |              |                 | <b>Mechanical Total Cost</b>   |                 |       |                 | <b>\$883,500</b> | <b>1,281,075</b>       |       |
| 772 | Calapooia | Safety    | Mechanical   |                 | Insulate all steam and steam condensate piping.  | 2,500           | LF    | \$20            | \$50,000         | 72,500                 |       |
| 773 | Calapooia | Maint     | Mechanical   |                 | Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.   | 6               | ea    | \$95,000        | \$570,000        | 826,500                |       |
| 774 | Calapooia | Maint     | Mechanical   |                 | Replace the tunnel exhaust fans with a new ventilation system.   | 4               | ea    | \$5,000         | \$20,000         | 29,000                 |       |
| 775 | Calapooia | Maint     | Mechanical   |                 | Replace all existing older general exhaust fans. Replace kitchen hood exhaust fans.  | 22              | ea    | \$3,000         | \$66,000         | 95,700                 |       |
| 776 | Calapooia | Maint     | Mechanical   |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 240             | pt    | \$500           | \$120,000        | 174,000                |       |
| 777 | Calapooia | Maint     | Mechanical   |                 | Commission the controls to verify proper operation.  | 1               | ea    | \$50,000        | \$50,000         | 72,500                 |       |
| 778 | Calapooia | Maint     | Mechanical   |                 | Remove unused control panels and devices.  | 1               | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 779 | Calapooia |           |              |                 | <b>Plumbing Total Cost</b>   |                 |       |                 | <b>\$77,500</b>  | <b>112,375</b>         |       |
| 780 | Calapooia | Maint     | Plumbing     |                 | Provide condensate water treatment at water heaters.   | 2               | ea    | \$250           | \$500            | 725                    |       |



| No. | School    | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|-----------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 781 | Calapooia | Maint     | Plumbing        |                 | Replace galvanized pipe with new copper pipe.  | 1,000  | LF    | \$45            | \$45,000         | 65,250                 |       |
| 782 | Calapooia | Maint     | Plumbing        |                 | Replace storm drains with new large diameter style domes.  | 4      | ea    | \$500           | \$2,000          | 2,900                  |       |
| 783 | Calapooia | Deficient | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 100    | ea    | \$300           | \$30,000         | 43,500                 |       |
| 784 | Calapooia |           |                 |                 | <b>Fire Protection Total Cost</b>  |        |       |                 | <b>\$195,783</b> | <b>283,885</b>         |       |
| 785 | Calapooia | Safety    | Fire Protection |                 | Expand the fire sprinkler system to serve more areas.  | 65,261 | SF    | \$3             | \$195,783        | 283,885                |       |
| 786 | Calapooia |           |                 |                 | <b>Electrical Total Cost</b>   |        |       |                 | <b>\$45,000</b>  | <b>65,250</b>          |       |
| 787 | Calapooia | Maint     | Electrical      |                 | Main Switchboard: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 788 | Calapooia | Maint     | Electrical      |                 | Boiler Room: Replace transformers and MCC equipment and replace with new. Disconnect and remove original vintage tapped/gutter circuit breakers not in use.  | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 789 | Calapooia | Maint     | Electrical      |                 | Provide testing, maintenance, and repair of motor controls and transformers in utility tunnels.  | 1      | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 790 | Calapooia |           |                 |                 | <b>Lighting Total Cost</b>   |        |       |                 | <b>\$81,000</b>  | <b>117,450</b>         |       |
| 791 | Calapooia | Deficient | Lighting        |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1      | lot   | \$50,000        | \$50,000         | 72,500                 |       |
| 792 | Calapooia | Deficient | Lighting        |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1      | lot   | \$25,000        | \$25,000         | 36,250                 |       |

| No. | School                        | Category  | Type of Work                                     | Priority Source | Item  | Qty        | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|-------------------------------|-----------|--|-----------------|---|------------|-------|-----------------|--------------------|------------------------|-------|
| 793 | Calapooia                     | Maint     | Lighting   |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.      | 1          | lot   | \$6,000         | \$6,000            | 8,700                  |       |
| 794 | Calapooia                     |           |  |                 | <b><u>Fire/Life Safety Total Cost</u></b>   |            |       |                 | <b>\$19,000</b>    | <b>27,550</b>          |       |
| 795 | Calapooia                     | Safety    | Fire/Life Safety                                 |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1          | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 796 |                               |           | <b><u>CALAPOOIA MIDDLE SCHOOL TOTAL COST</u></b> |                 |   |            |       |                 | <b>\$4,617,595</b> | <b>6,695,513</b>       |       |
| 797 |                               |           |  |                 |   |            |       |                 |                    |                        |       |
| 798 | <b>MEMORIAL MIDDLE SCHOOL</b> |           |  |                 | <b><u>Architectural Total Cost</u></b>  |            |       |                 | <b>2,966,521</b>   | <b>4,301,455</b>       |       |
| 799 | Memorial                      | Deficient | Windows  |                 | Uninsulated window glazing.   | 1          | LS    | 331,800         | 331,800            | 481,110                |       |
| 800 | Memorial                      | ADA       | Doors  |                 | Lack of lever hardware on doors.  | 144        | EA    | 640             | 92,160             | 133,632                |       |
| 801 | Memorial                      | ADA       | Remodel  |                 | Stages are not disabled accessible.   | 1          | LS    | 45,000          | 45,000             | 65,250                 |       |
| 802 | Memorial                      | Maint     | Remodel  |                 | Staff restrooms need finish improvements.   | 1          | LS    | 20,000          | 20,000             | 29,000                 |       |
| 803 | Memorial                      | Safety    | Remodel  |                 | No security vestibule at entry.   | 1          | LS    | 36,500          | 36,500             | 52,925                 |       |
| 804 | Memorial                      | Safety    | Remodel  |                 | Office entrance has limited natural surveillance of approach to entry doors.  | See above. |       |                 |                    | 0                      |       |
| 805 | Memorial                      | Maint     | Cabinets   |                 | The cabinetry is showing wear in many areas.  | 21         | EA    | 8,500           | 178,500            | 258,825                | 1     |
| 806 | Memorial                      | Maint     | Remodel  |                 | Update foods room.  | 1,080      | SF    | 100             | 108,000            | 156,600                |       |
| 807 | Memorial                      | Deficient | Remodel  |                 | The locker rooms are original and worn, with large shower areas not being used.                                     | 4,300      | SF    | 240             | 1,032,000          | 1,496,400              |       |
| 808 | Memorial                      | Safety    | Asbestos   |                 | Several rooms have what appears to be vinyl asbestos tile flooring.   |            |       |                 | 0                  | 0                      | 1     |
| 809 | Memorial                      | Deficient | Addition   |                 | There is no covered connection between main building and modular. Add hall.   | 1,100      | SF    | 160             | 176,000            | 255,200                |       |
| 810 | Memorial                      | Maint     | Floor  |                 | The finishes and carpet in the modular are worn and damaged.  | 3,000      | SF    | 3.53            | 10,590             | 15,356                 |       |
| 811 | Memorial                      | Maint     | Floor  |                 | Floor base in many areas of building is worn and damaged.   |            |       |                 | 0                  | 0                      | 1     |

| No. | School   | Category  | Type of Work | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|----------|-----------|--------------|-----------------|--|--------|-------|-----------------|--------------------|------------------------|-------|
| 812 | Memorial | Maint     | Floor        |                 | Cracks in the concrete floor slab have telegraphed through flooring in several locations.  | 1      | LS    | 3,000           | 3,000              | 4,350                  |       |
| 813 | Memorial | Deficient | Seismic      |                 | Seismic capacity of connections at gyms and cafeteria.   | 16,378 | SF    | 10              | 163,780            | 237,481                | 1     |
| 814 | Memorial | Deficient | Seismic      |                 | Reinforce window walls.  | 7      | EA    | 42,000          | 294,000            | 426,300                |       |
| 815 | Memorial | Deficient | Addition     |                 | There is a lack of small instructional spaces or breakout rooms.   |        |       |                 | 0                  | 0                      | 1     |
| 816 | Memorial | Maint     | Floor        |                 | Weight room floor and paint.   | 2,430  | SF    | 9               | 21,870             | 31,712                 |       |
| 817 | Memorial | Maint     | Tech         |                 | IT improvements.   | 1      | LS    | 47,135          | 47,135             | 68,346                 |       |
| 818 | Memorial | Deficient | Remodel      |                 | Replace cafeteria sound panels.  | 1      | LS    | 15,000          | 15,000             | 21,750                 |       |
| 819 | Memorial | Maint     | Roofing      |                 | Roofing through 2018.  | 1      | LS    | 391,186         | 391,186            | 567,220                |       |
| 820 | Memorial |           |              |                 | <b><u>Mechanical Total Cost</u></b>  |        |       |                 | <b>\$1,098,500</b> | <b>1,592,825</b>       |       |
| 821 | Memorial | Deficient | Mechanical   |                 | Insulate all steam and steam condensate piping.  | 3,000  | LF    | \$15            | \$45,000           | 65,250                 |       |
| 822 | Memorial | Maint     | Mechanical   |                 | Replace electrical baseboard heat in B13.  | 1      | LS    | \$6,000         | \$6,000            | 8,700                  |       |
| 823 | Memorial | Maint     | Mechanical   |                 | Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air.   | 8      | ea    | \$95,000        | \$760,000          | 1,102,000              |       |
| 824 | Memorial | Maint     | Mechanical   |                 | Replace all existing older general exhaust fans.   | 35     | ea    | \$3,000         | \$105,000          | 152,250                |       |
| 825 | Memorial | Maint     | Mechanical   |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 260    | pt    | \$500           | \$130,000          | 188,500                |       |
| 826 | Memorial | Maint     | Mechanical   |                 | Commission the controls to verify proper operation.  | 1      | ea    | \$45,000        | \$45,000           | 65,250                 |       |
| 827 | Memorial | Maint     | Mechanical   |                 | Remove unused control panels and devices.  | 1      | ea    | \$7,500         | \$7,500            | 10,875                 |       |
| 828 | Memorial |           |              |                 | <b><u>Plumbing Total Cost</u></b>  |        |       |                 | <b>\$57,750</b>    | <b>83,738</b>          |       |
| 829 | Memorial | Maint     | Plumbing     |                 | Provide condensate water treatment at water heaters.   | 1      | ea    | \$250           | \$250              | 363                    |       |

| No. | School   | Category  | Type of Work    | Priority Source | Item   | Qty     | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|----------|-----------|-----------------|-----------------|--|---------|-------|-----------------|------------------|------------------------|-------|
| 830 | Memorial | Maint     | Plumbing        |                 | Replace galvanized pipe with new copper pipe.  | 600     | LF    | \$45            | \$27,000         | 39,150                 |       |
| 831 | Memorial | Safety    | Plumbing        |                 | Seismically brace water storage tank.  | 1       | ea    | \$500           | \$500            | 725                    |       |
| 832 | Memorial | Maint     | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 100     | ea    | \$300           | \$30,000         | 43,500                 |       |
| 833 | Memorial |           |                 |                 | <b><u>Fire Protection Total Cost</u></b>   |         |       |                 | <b>\$313,392</b> | <b>454,418</b>         |       |
| 834 | Memorial | Safety    | Fire Protection |                 | Expand the fire sprinkler system to serve more areas.  | 104,464 |       | \$3             | \$313,392        | 454,418                |       |
| 835 | Memorial |           |                 |                 | <b><u>Electrical Total Cost</u></b>  |         |       |                 | <b>\$50,000</b>  | <b>72,500</b>          |       |
| 836 | Memorial | Maint     | Electrical      |                 | Replace utility incoming section and meter/main located at building exterior with new concrete pad and NEMA 3R rated gear. | 1       | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 837 | Memorial | Maint     | Electrical      |                 | Replace transformers at Boiler Room with new. Provide new elevated base and proper anchorage for transformers.             | 1       | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 838 | Memorial | Maint     | Electrical      |                 | Test and repair/replace motor controls equipment and transformers at utility tunnel.                                       | 1       | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 839 | Memorial |           |                 |                 | <b><u>Lighting Total Cost</u></b>  |         |       |                 | <b>\$91,000</b>  | <b>131,950</b>         |       |
| 840 | Memorial | Deficient | Lighting        |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1       | lot   | \$50,000        | \$50,000         | 72,500                 |       |
| 841 | Memorial | Deficient | Lighting        |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.                            | 1       | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 842 | Memorial | Maint     | Lighting        |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.             | 1       | lot   | \$6,000         | \$6,000          | 8,700                  |       |
| 843 | Memorial | Deficient | Lighting        |                 | Add daylighting controls to corridors with windows.  | 1       | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 844 | Memorial |           |                 |                 | <b><u>Fire/Life Safety Total Cost</u></b>  |         |       |                 | <b>\$19,000</b>  | <b>27,550</b>          |       |

| No. | School                            | Category  | Type of Work                             | Priority Source | Item  | Qty        | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|-----------------------------------|-----------|--|-----------------|---|------------|-------|-----------------|--------------------|------------------------|-------|
| 845 | Memorial                          | Safety    | Fire/Life Safety                         |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1          | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 846 |                                   |           | <b>MEMORIAL MIDDLE SCHOOL TOTAL COST</b> |                 |   |            |       |                 | <b>\$4,596,163</b> | <b>6,664,436</b>       |       |
| 847 |                                   |           |  |                 |   |            |       |                 |                    |                        |       |
| 848 | <b>NORTH ALBANY MIDDLE SCHOOL</b> |           |  |                 | <u>Architectural Total Cost</u>   |            |       |                 | <b>2,712,820</b>   | <b>3,933,589</b>       |       |
| 849 | NAMS                              | Deficient | Windows                                  |                 | Uninsulated window glazing.   | 6,760      | SF    | 80              | 540,800            | 784,160                |       |
| 850 | NAMS                              | ADA       | Doors                                    |                 | Lack of lever hardware on doors.  | 125        | EA    | 640             | 80,000             | 116,000                |       |
| 851 | NAMS                              | ADA       | Remodel                                  |                 | Stages are not disabled accessible.   | 1          | LS    | 45,000          | 45,000             | 65,250                 | 3     |
| 852 | NAMS                              | Maint     | Remodel                                  |                 | Restrooms need finish and ADA improvements.   | 4          | EA    | 25,000          | 100,000            | 145,000                |       |
| 853 | NAMS                              | Safety    | Remodel                                  |                 | No security vestibules at entries.  | 1          | LS    | 36,500          | 36,500             | 52,925                 |       |
| 854 | NAMS                              | Deficient | Remodel                                  |                 | Ten classrooms have no daylighting or window views. Add light tubes.  | 30         | EA    | 1,500           | 45,000             | 65,250                 |       |
| 855 | NAMS                              | Maint     | Ceiling                                  |                 | Ceiling in library is stained in several locations.   | 4,000      | SF    | 7.50            | 30,000             | 43,500                 |       |
| 856 | NAMS                              | Deficient | Remodel                                  |                 | Library needs low returns and ceiling fans.   | 1          | LS    | 8,000           | 8,000              | 11,600                 |       |
| 857 | NAMS                              | Deficient | Remodel                                  |                 | The locker rooms are original and worn, with large shower areas not being used.                                     | 4,900      | SF    | 240             | 1,176,000          | 1,705,200              |       |
| 858 | NAMS                              | Safety    | Asbestos                                 |                 | Many rooms have what appears to be vinyl asbestos tile flooring.  |            |       |                 | 0                  | 0                      | 1     |
| 859 | NAMS                              | Safety    | Seismic                                  |                 | Checking seismic capacity of window wall areas recommended.   | 3          | EA    | 42,000          | 126,000            | 182,700                | 1     |
| 860 | NAMS                              | Safety    | Seismic                                  |                 | Seismic reinforce gyms and cafeteria.   | 17,647     | SF    | 10              | 176,470            | 255,882                |       |
| 861 | NAMS                              | Safety    | Ceiling                                  |                 | Ceilings in locker rooms have asbestos in many panels, are failing, and should be replaced.                         | See above. |       |                 |                    | 0                      |       |
| 862 | NAMS                              | ADA       | Addition                                 |                 | The upper gym is not disabled accessible.   | 1          | LS    | 186,000         | 186,000            | 269,700                |       |
| 863 | NAMS                              | Deficient | Paving                                   |                 | Hard surface outdoor play area is lacking, (no basketball courts).  | 4,800      | SF    | 7               | 33,600             | 48,720                 |       |
| 864 | NAMS                              | Deficient | Addition                                 |                 | Lack of small instructional spaces or breakout rooms.   |            |       |                 | 0                  | 0                      | 1     |

| No. | School | Category  | Type of Work | Priority Source | Item  | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------|-----------|--------------|-----------------|---|-----|-------|-----------------|------------------|------------------------|-------|
| 865 | NAMS   | Maint     | Remodel      |                 | Science prep rooms need cosmetic improvements and new cabinets.   | 450 | SF    | 100             | 45,000           | 65,250                 |       |
| 866 | NAMS   | Maint     | Tech         |                 | IT improvements.  | 1   | LS    | 50,275          | 50,275           | 72,899                 |       |
| 867 | NAMS   | Maint     | Tech         |                 | IT wiring upgrades.   | 1   | LS    | 6,000           | 6,000            | 8,700                  |       |
| 868 | NAMS   | Deficient | Site         |                 | Bike parking, add roof.   | 1   | LS    | 27,000          | 27,000           | 39,150                 |       |
| 869 | NAMS   | Maint     | Roof         |                 | Roofing through 2018.   | 1   | LS    | 1,175           | 1,175            | 1,704                  |       |
| 870 | NAMS   |           |              |                 | <b><u>Mechanical Total Cost</u></b>   |     |       |                 | <b>\$854,250</b> | <b>1,238,663</b>       |       |
| 871 | NAMS   | Safety    | Mechanical   |                 | Seismically brace expansion tank in boiler room.  | 1   | ea    | \$750           | \$750            | 1,088                  |       |
| 872 | NAMS   | Maint     | Mechanical   |                 | Replace the Multizone unit with newer more energy efficient unit. Replace HVU and CEU units with similar new units.   | 15  | ea    | \$35,000        | \$525,000        | 761,250                |       |
| 873 | NAMS   | Maint     | Mechanical   |                 | Replace older classroom unit ventilators.   | 15  | ea    | \$6,000         | \$90,000         | 130,500                |       |
| 874 | NAMS   | Maint     | Mechanical   |                 | Replace all roof exhaust fans with new. Replace the hood exhaust fans.  | 17  | ea    | \$3,000         | \$51,000         | 73,950                 |       |
| 875 | NAMS   | Maint     | Mechanical   |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all digital control devices. If new HVAC systems are installed, new digital controls to be provided. | 210 | pt    | \$500           | \$105,000        | 152,250                |       |
| 876 | NAMS   | Maint     | Mechanical   |                 | Commission the controls to verify proper operation.   | 1   | ea    | \$75,000        | \$75,000         | 108,750                |       |
| 877 | NAMS   | Maint     | Mechanical   |                 | Remove abandoned panels and control devices.  | 1   | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 878 | NAMS   |           |              |                 | <b><u>Plumbing Total Cost</u></b>   |     |       |                 | <b>\$31,500</b>  | <b>45,675</b>          |       |
| 879 | NAMS   | Maint     | Plumbing     |                 | Provide condensate water treatment for condensing water heaters.  | 2   | ea    | \$250           | \$500            | 725                    |       |
| 880 | NAMS   | Maint     | Plumbing     |                 | Remove unused large storage tank from boiler room.  | 1   | ea    | \$1,000         | \$1,000          | 1,450                  |       |
| 881 | NAMS   | Maint     | Plumbing     |                 | Replace all galvanized water piping.  | 400 | LF    | \$45            | \$18,000         | 26,100                 |       |
| 882 | NAMS   | Maint     | Plumbing     |                 | Replace older high water flow faucets with low flow faucets.  | 40  | ea    | \$300           | \$12,000         | 17,400                 |       |
| 883 | NAMS   |           |              |                 | <b><u>Fire Protection Total Cost</u></b>  |     |       |                 | <b>\$323,442</b> | <b>468,991</b>         |       |

| No. | School                            | Category  | Type of Work  | Priority Source | Item   | Qty     | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|-----------------------------------|-----------|---|-----------------|--|---------|-------|-----------------|--------------------|------------------------|-------|
| 884 | NAMS                              |           | Fire Protection                                     |                 | None   | 107,814 | sf    | \$3             | \$323,442          | 468,991                |       |
| 885 | NAMS                              |           |   |                 | <u>Electrical Total Cost</u>   |         |       |                 | \$63,000           | 91,350                 |       |
| 886 | NAMS                              | Maint     | Electrical  |                 | Replace MCC equipment at Boiler Room and Attic with new.   | 1       | lot   | \$60,000        | \$60,000           | 87,000                 |       |
| 887 | NAMS                              | Safety    | Electrical  |                 | Permanently mounted spotlight at stage in Cafetorium is served by an extension cord plugged in at stage floor box. Remove extension cord and provide permanent wiring means from electrical panel. | 1       | lot   | \$3,000         | \$3,000            | 4,350                  |       |
| 888 | NAMS                              |           |   |                 | <u>Lighting Total Cost</u>   |         |       |                 | \$81,000           | 117,450                |       |
| 889 | NAMS                              | Deficient | Lighting  |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1       | lot   | \$50,000        | \$50,000           | 72,500                 |       |
| 890 | NAMS                              | Deficient | Lighting  |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1       | lot   | \$25,000        | \$25,000           | 36,250                 |       |
| 891 | NAMS                              | Maint     | Lighting  |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.   | 1       | lot   | \$6,000         | \$6,000            | 8,700                  |       |
| 892 | NAMS                              |           |   |                 | <u>Fire/Life Safety Total Cost</u>   |         |       |                 | \$19,000           | 27,550                 |       |
| 893 | NAMS                              | Safety    | Fire/Life Safety                                    |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1       | lot   | \$19,000        | \$19,000           | 27,550                 |       |
| 894 |                                   |           | <b><u>NORTH ALBANY MIDDLE SCHOOL TOTAL COST</u></b> |                 |  |         |       |                 | <b>\$4,085,012</b> | <b>5,923,267</b>       |       |
| 895 |                                   |           |   |                 |  |         |       |                 |                    |                        |       |
| 896 | <b>TIMBER RIDGE MIDDLE SCHOOL</b> |           |   |                 | <u>Architectural Total Cost</u>  |         |       |                 | <b>247,175</b>     | <b>358,404</b>         |       |
| 897 | Timber Ridge                      | Deficient | Addition  |                 | Special events parking is lacking since on-street parking is prohibited.   | 10,800  | SF    | 18              | 194,400            | 281,880                | 1     |
| 898 | Timber Ridge                      | Maint     | Tech  |                 | IT improvements.   | 1       | LS    | 52,775          | 52,775             | 76,524                 |       |
| 899 | Timber Ridge                      |           |   |                 | <u>Mechanical Total Cost</u>   |         |       |                 | <b>\$51,500</b>    | <b>74,675</b>          |       |
| 900 | Timber Ridge                      | Maint     | Mechanical  |                 | Resolve heating water pump overload condition.   | 1       | ea    | \$2,500         | \$2,500            | 3,625                  |       |



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| No. | School                            | Category  | Type of Work  | Priority Source | Item  | Qty    | Units | Unit Price (\$) | Const. Cost (\$)  | With Soft Cost (1.45%) | Notes |
|-----|-----------------------------------|-----------|---|-----------------|---|--------|-------|-----------------|-------------------|------------------------|-------|
| 918 | <b>ALBANY OPTIONS HIGH SCHOOL</b> |           |   |                 | <u>Architectural Total Cost</u>   |        |       |                 | <b>40,725</b>     | <b>59,051</b>          |       |
| 919 | AOS                               | Maint     | Tech  |                 | IT improvements.  | 1      | LS    | 40,725          | \$40,725          | <b>59,051</b>          |       |
| 920 | AOS                               |           |   |                 | <u>Mechanical Total Cost</u>  |        |       |                 | <b>\$0</b>        | <b>0</b>               |       |
| 921 | AOS                               |           | Mechanical  |                 | None  |        |       |                 | \$0               | 0                      |       |
| 922 | AOS                               |           |   |                 | <u>Plumbing Total Cost</u>  |        |       |                 | <b>\$0</b>        | <b>0</b>               |       |
| 923 | AOS                               |           | Plumbing  |                 | None  |        |       |                 | \$0               | 0                      |       |
| 924 | AOS                               |           |   |                 | <u>Fire Protection Total Cost</u>   |        |       |                 | <b>\$55,584</b>   | <b>80,597</b>          |       |
| 925 | AOS                               | Safety    | Fire Protection                                     |                 | Install a fire sprinkler system.  | 18,528 | sf    | \$3             | \$55,584          | 80,597                 |       |
| 926 | AOS                               |           |   |                 | <u>Electrical Total Cost</u>  |        |       |                 | <b>\$0</b>        | <b>0</b>               |       |
| 927 | AOS                               |           | Electrical  |                 | None  |        |       |                 | \$0               | 0                      |       |
| 928 | AOS                               |           |   |                 | <u>Lighting Total Cost</u>  |        |       |                 | <b>\$0</b>        | <b>0</b>               |       |
| 929 | AOS                               |           | Lighting  |                 | None  |        |       |                 | \$0               | 0                      |       |
| 930 | AOS                               |           |   |                 | <u>Fire/Life Safety Total Cost</u>  |        |       |                 | <b>\$0</b>        | <b>0</b>               |       |
| 931 | AOS                               |           | Fire/Life Safety                                    |                 | None  |        |       |                 | \$0               | 0                      |       |
| 932 |                                   |           | <b><u>ALBANY OPTIONS HIGH SCHOOL TOTAL COST</u></b> |                 |   |        |       |                 | <b>\$96,309</b>   | <b>139,648</b>         |       |
| 933 |                                   |           |   |                 |   |        |       |                 |                   |                        |       |
| 934 | <b>SOUTH ALBANY HIGH SCHOOL</b>   |           |   |                 | <u>Architectural Total Cost</u>   |        |       |                 | <b>10,131,775</b> | <b>14,691,074</b>      |       |
| 935 | SAHS                              | Deficient | Windows   |                 | Uninsulated window glazing.   | 1,974  | SF    | 80              | 157,920           | 228,984                |       |
| 936 | SAHS                              |           | Doors   |                 | Replace all interior P.Lam doors.   | 237    | EA    | 1,200           | 284,400           | 412,380                |       |
| 937 | SAHS                              | ADA       | Doors   |                 | Lack of lever hardware on doors.  | 237    | EA    | 640             | 151,680           | 219,936                |       |
| 938 | SAHS                              | Maint     | Remodel   |                 | Restrooms need finish and ADA improvements.   | 4      | EA    | 20,000          | 80,000            | 116,000                |       |
| 939 | SAHS                              | Safety    | Remodel   |                 | No security vestibules at entries.  | 1      | LS    | 35,000          | 35,000            | 50,750                 | 1     |
| 940 | SAHS                              | Deficient | Remodel   |                 | Nine classrooms have no daylighting or window views. Add light tubes.                                     | 27     | EA    | 1,500           | 40,500            | 58,725                 |       |
| 941 | SAHS                              | Safety    | Remodel   |                 | The open campus compromises recommended CPTED principles.   | 1      | LS    | 200,000         | 200,000           | 290,000                | 1     |
| 942 | SAHS                              | Maint     | Ceiling   |                 | Ceilings in many areas are water stained and damaged. Verification of roof condition should be confirmed. | 5,000  | SF    | 5               | 25,000            | 36,250                 |       |
| 943 | SAHS                              | Maint     | Floor   |                 | Carpet is failing in some of the rooms.   | 3,000  | SF    | 3.53            | 10,590            | 15,356                 |       |
| 944 | SAHS                              | ADA       | Addition  |                 | No disabled access to upper gym and wrestling gym floor level.  | 1      | LS    | 186,000         | 186,000           | 269,700                |       |

| No. | School | Category  | Type of Work | Priority Source | Item  | Qty    | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|-----|--------|-----------|--------------|-----------------|---|--------|-------|-----------------|--------------------|------------------------|-------|
| 945 | SAHS   | Safety    | Misc         |                 | Metal shop mezzanine stairs need complying handrails.   | 1      | LS    | 1,280           | 1,280              | 1,856                  |       |
| 946 | SAHS   | Maint     | Ceiling      |                 | Wood soffits are weathering and require sealing.  | 58,000 | SF    | 0.60            | 34,800             | 50,460                 |       |
| 947 | SAHS   | Learning  | Addition     |                 | Auditorium is small for student population.   | 24,000 | SF    | 300             | 7,200,000          | 10,440,000             | 1     |
| 948 | SAHS   | Maint     | Remodel      |                 | Drama classroom is worn and makeup cabinets need replacing.   | 1,380  | SF    | 160             | 220,800            | 320,160                |       |
| 949 | SAHS   | Safety    | Mech         |                 | Some ovens in cafeteria kitchen are not under exhaust hoods.  | 1      | LS    | 16,000          | 16,000             | 23,200                 |       |
| 950 | SAHS   | Maint     | Misc         |                 | No downspouts on the buildings.   |        |       |                 | 0                  | 0                      | 1     |
| 951 | SAHS   | Maint     | Paving       |                 | The pavement between the pool building and the gym/shop area is failing.  | 9,000  | SF    | 7               | 63,000             | 91,350                 |       |
| 952 | SAHS   | Maint     | Misc         |                 | The steel support frame for the grandstand is rusting and needs paint.  | 9,000  | SF    | 2               | 18,000             | 26,100                 |       |
| 953 | SAHS   | Maint     | Misc         |                 | Football field scoreboard is outdated.  | 1      | EA    | 33,000          | 33,000             | 47,850                 |       |
| 954 | SAHS   | Deficient | Seismic      |                 | Seismic reinforce gyms and cafeteria.   | 24,843 | SF    | 10              | 248,430            | 360,224                |       |
| 955 | SAHS   | Maint     | Tech         |                 | IT improvements.  | 1      | LS    | 89,775          | 89,775             | 130,174                |       |
| 956 | SAHS   | Maint     | Roofing      |                 | Roofing through 2018.   | 1      | LS    | 1,035,600       | 1,035,600          | 1,501,620              |       |
| 957 | SAHS   |           |              |                 | <b>Mechanical Total Cost</b>  |        |       |                 | <b>\$1,898,500</b> | <b>2,752,825</b>       |       |
| 958 | SAHS   | Maint     | Mechanical   |                 | Insulated heating water supply and return piping up to coil connections to conserve energy.   | 300    | LF    | \$15            | \$4,500            | 6,525                  |       |
| 959 | SAHS   | Maint     | Mechanical   |                 | Insulate all chilled water piping, valves, and the pump body with vapor proof insulation to prevent condensation and associated damage. | 400    | LF    | \$25            | \$10,000           | 14,500                 |       |
| 960 | SAHS   | Maint     | Mechanical   |                 | Replace units that are 20 years and older and seismically brace.  | 21     | ea    | \$64,000        | \$1,344,000        | 1,948,800              |       |
| 961 | SAHS   | Maint     | Mechanical   |                 | Replace fiberglass ductwork.  | 16     | ea    | \$10,000        | \$160,000          | 232,000                |       |
| 962 | SAHS   | Maint     | Mechanical   |                 | Replace all existing older general exhaust fans. Replace kitchen hood exhaust fans.   | 50     | ea    | \$3,000         | \$150,000          | 217,500                |       |

| No. | School | Category | Type of Work    | Priority Source | Item   | Qty     | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------|----------|-----------------|-----------------|--|---------|-------|-----------------|------------------|------------------------|-------|
| 963 | SAHS   | Maint    | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 300     | pt    | \$500           | \$150,000        | 217,500                |       |
| 964 | SAHS   | Maint    | Mechanical      |                 | Commission the controls to verify proper operation.  | 1       | ea    | \$65,000        | \$65,000         | 94,250                 |       |
| 965 | SAHS   | Maint    | Mechanical      |                 | Remove abandoned panels and control devices.   | 1       | ea    | \$15,000        | \$15,000         | 21,750                 |       |
| 966 | SAHS   |          |                 |                 | <b>Plumbing Total Cost</b>   |         |       |                 | <b>\$91,500</b>  | <b>132,675</b>         |       |
| 967 | SAHS   | Safety   | Plumbing        |                 | Seismically secure the three water heaters not currently braced.   | 3       | ea    | \$500           | \$1,500          | 2,175                  |       |
| 968 | SAHS   | Maint    | Plumbing        |                 | Some older water heaters are nearing the end of their service life and should be replaced.   | 6       | ea    | \$7,500         | \$45,000         | 65,250                 |       |
| 969 | SAHS   | Maint    | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 150     | ea    | \$300           | \$45,000         | 65,250                 |       |
| 970 | SAHS   |          |                 |                 | <b>Fire Protection Total Cost</b>  |         |       |                 | <b>\$583,830</b> | <b>846,554</b>         |       |
| 971 | SAHS   | Safety   | Fire Protection |                 | Install fire sprinkler systems in every building.  | 194,610 | sf    | \$3             | \$583,830        | 846,554                |       |
| 972 | SAHS   |          |                 |                 | <b>Electrical Total Cost</b>   |         |       |                 | <b>\$453,500</b> | <b>657,575</b>         |       |
| 973 | SAHS   | Maint    | Electrical      |                 | Replace MCC equipment (some in attic and some on floor) at buildings 1 thru 10 and Central Plant with new.   | 1       | lot   | \$350,000       | \$350,000        | 507,500                |       |
| 974 | SAHS   | Maint    | Electrical      |                 | Replace transformer equipment (some in attic and some on floor) at buildings 1 thru 10 and Central Plant with new.   | 1       | lot   | \$70,000        | \$70,000         | 101,500                |       |

| No. | School | Category  | Type of Work | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------|-----------|--------------|-----------------|--|-----|-------|-----------------|------------------|------------------------|-------|
| 975 | SAHS   | Maint     | Electrical   |                 | Wood Shop: Provide listed support means for cable drops, remove knots and kinks from cabling and remove from equipment likely to be energized such as metal ductwork and hand railing. Provide emergency push button(s) and contactors above panels serving wood shop equipment. | 1   | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 976 | SAHS   | Safety    | Electrical   |                 | Metal Shop: Relocate drill press and engraving equipment from front of flush panels to allow proper code working clearance.  | 1   | lot   | \$1,500         | \$1,500          | 2,175                  |       |
| 977 | SAHS   | Safety    | Electrical   |                 | Building 1: Panel 1A4 (flush in Storage Room), exposed 480V wiring behind deadfront panel door due to improper panel interior. Replace panel with new interior and enclosure that match, patch and repair drywall as needed.   | 1   | lot   | \$8,000         | \$8,000          | 11,600                 |       |
| 978 | SAHS   | Safety    | Electrical   |                 | Building 2: Replace receptacles at sink room with GFCI type.   | 1   | lot   | \$1,000         | \$1,000          | 1,450                  |       |
| 979 | SAHS   | Safety    | Electrical   |                 | Building 3, Room 0-301: Sink has been added to counter where surface raceway receptacles are installed, provide GFCI protection at counter receptacles.  | 1   | lot   | \$1,000         | \$1,000          | 1,450                  |       |
| 980 | SAHS   | Maint     | Electrical   |                 | Building 9: Kitchen power drops, provide proper conduit support on metal strut or other means. Replace EMT conduit with RMC for high traffic area. Replace junction boxes near floor with NEMA 4X type 316 stainless steel.  | 1   | lot   | \$12,000        | \$12,000         | 17,400                 |       |
| 981 | SAHS   |           |              |                 | <b>Lighting Total Cost</b>   |     |       |                 | <b>\$302,000</b> | <b>437,900</b>         |       |
| 982 | SAHS   | Deficient | Lighting     |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1   | lot   | \$150,000       | \$150,000        | 217,500                |       |

| No. | School | Category  | Type of Work | Priority Source | Item  | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|-----|--------|-----------|--------------|-----------------|---|-----|-------|-----------------|------------------|------------------------|-------|
| 983 | SAHS   | Deficient | Lighting     |                 | Provide central astronomical time clock controls, and local contactors and controls to each building (except for Building 11) for corridors and common areas, and exterior lighting.  | 1   | lot   | \$75,000        | \$75,000         | 108,750                |       |
| 984 | SAHS   | Maint     | Lighting     |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.  | 1   | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 985 | SAHS   | Maint     | Lighting     |                 | Wood Shop: Replace lensed/bare fixtures at storage mezzanine and locker area with high-abuse impact resistant fixtures (see fixtures in metal shop low ceiling and mezzanine classroom area as fixture spec example).   | 1   | lot   | \$7,500         | \$7,500          | 10,875                 |       |
| 986 | SAHS   | Maint     | Lighting     |                 | Metal Shop: Replace surface fixtures at locker area with high-abuse impact resistant fixtures.  | 1   | lot   | \$3,000         | \$3,000          | 4,350                  |       |
| 987 | SAHS   | Safety    | Lighting     |                 | Building 1, 6, & 9: Replace select fixtures at main common areas with local battery pack ballast with 90-minute backup in order to illuminate egress paths with minimum code required footcandle levels. Provide constant-hot charging branch circuit.        | 1   | lot   | \$21,000        | \$21,000         | 30,450                 |       |
| 988 | SAHS   | Maint     | Lighting     |                 | Building 8: Disconnect and remove old stage track lighting in rear stage area. Disconnect and remove old dimmer cabinet (currently being used as storage cabinet with electrical feeder present). Provide new linear fluorescent lighting in rear stage area. | 1   | lot   | \$7,500         | \$7,500          | 10,875                 |       |

| No.  | School  | Category | Type of Work                                      | Priority Source | Item  | Qty | Units | Unit Price (\$) | Const. Cost (\$)    | With Soft Cost (1.45%) | Notes |
|------|---|----------|---|-----------------|---|-----|-------|-----------------|---------------------|------------------------|-------|
| 989  | SAHS  | Maint    | Lighting  |                 | Building 10: Existing central lighting inverters (qty. two) appear at end of life, replace with new 2000VA units.   | 1   | lot   | \$13,000        | \$13,000            | 18,850                 |       |
| 990  | SAHS  |          |   |                 | <u>Fire/Life Safety Total Cost</u>  |     |       |                 | \$19,000            | 27,550                 |       |
| 991  | SAHS  | Safety   | Fire/Life Safety                                  |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1   | lot   | \$19,000        | \$19,000            | 27,550                 |       |
| 992  |   |          | <b><u>SOUTH ALBANY HIGH SCHOOL TOTAL COST</u></b> |                 |   |     |       |                 | <b>\$13,480,105</b> | <b>19,546,152</b>      |       |
| 993  |   |          |   |                 |   |     |       |                 |                     |                        |       |
| 994  | <b>SOUTH ALBANY HIGH SCHOOL POOL FACILITY</b> |          |   |                 | <u>Architectural Total Cost</u>   |     |       |                 | \$82,500            | 119,625                |       |
| 995  | SAHS POOL                                     | Maint    | Doors   |                 | Exterior doors on the pool room are rusted out at the bottom.   | 11  | EA    | 7,500           | \$82,500            | 119,625                |       |
| 996  | SAHS POOL                                     |          |   |                 | <u>Mechanical Total Cost</u>  |     |       |                 | \$621,500           | 901,175                |       |
| 997  | SAHS POOL                                     | Maint    | Mechanical  |                 | Replace the boiler with a new more efficient boiler.  | 1   | ea    | \$65,000        | \$65,000            | 94,250                 |       |
| 998  | SAHS POOL                                     | Maint    | Mechanical  |                 | Install better ventilation for the pool mechanical area.  | 1   | ea    | \$50,000        | \$50,000            | 72,500                 |       |
| 999  | SAHS POOL                                     | Maint    | Mechanical  |                 | Replace existing pool water heat exchanger and control valve.   | 1   | ea    | \$42,000        | \$42,000            | 60,900                 |       |
| 1000 | SAHS POOL                                     | Maint    | Mechanical  |                 | Install insulation and/or protective finishes on metal services in the pool mechanical area.                        | 1   | ea    | \$25,000        | \$25,000            | 36,250                 |       |
| 1001 | SAHS POOL                                     | Maint    | Mechanical  |                 | Replace the four ventilation units with new units for higher ventilation rates.                                     | 4   | ea    | \$95,000        | \$380,000           | 551,000                |       |
| 1002 | SAHS POOL                                     |          | Mechanical  |                 | Install heat recovery system and solar hot water system.  |     |       |                 |                     |                        | 1     |
| 1003 | SAHS POOL                                     | Maint    | Mechanical  |                 | Install new digital controls with new air handlers.   | 95  | pt    | \$500           | \$47,500            | 68,875                 |       |
| 1004 | SAHS POOL                                     | Maint    | Mechanical  |                 | Replace the two rooftop units above the exercise area.  | 2   | ea    | \$6,000         | \$12,000            | 17,400                 |       |
| 1005 | SAHS POOL                                     |          |   |                 | <u>Plumbing Total Cost</u>  |     |       |                 | \$19,000            | 27,550                 |       |
| 1006 | SAHS POOL                                     | Maint    | Plumbing  |                 | Verify heater operation.  | 1   | ea    | \$1,000         | \$1,000             | 1,450                  |       |
| 1007 | SAHS POOL                                     | Maint    | Plumbing  |                 | Replace fixtures with low flow type faucets and flush valves.   | 12  | ea    | \$1,500         | \$18,000            | 26,100                 |       |
| 1008 | SAHS POOL                                     |          |   |                 | <u>Fire Protection Total Cost</u>   |     |       |                 | \$61,794            | 89,601                 |       |



| No.  | School    | Category | Type of Work    | Priority Source | Item  | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|-----------|----------|-----------------|-----------------|---|--------|-------|-----------------|------------------|------------------------|-------|
| 1009 | SAHS POOL | Safety   | Fire Protection |                 | Install an automatic fire suppression system.   | 20,598 | sf    | \$3             | \$61,794         | 89,601                 |       |
| 1010 | SAHS POOL |          |                 |                 | <b>Electrical Total Cost</b>  |        |       |                 | <b>\$78,500</b>  | <b>113,825</b>         |       |
| 1011 | SAHS POOL | Maint    | Electrical      |                 | Main Switchboard MCC and panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 1012 | SAHS POOL | Maint    | Electrical      |                 | Provide plaque and labeling on MCC equipment indicating presence of solar PV system and location of AC disconnect. Provide similar plaque at PV inverter AC disconnect indicating location of building main MCC.  | 1      | lot   | \$2,500         | \$2,500          | 3,625                  |       |
| 1013 | SAHS POOL | Maint    | Electrical      |                 | Replace damaged/corroded conduit at roof.   | 1      | lot   | \$5,000         | \$5,000          | 7,250                  |       |

| No.  | School    | Category  | Type of Work     | Priority Source | Item  | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|-----------|-----------|------------------|-----------------|---|-----|-------|-----------------|------------------|------------------------|-------|
| 1014 | SAHS POOL | Maint     | Electrical       |                 | Filter/pump room: Remove corroded conduit, junction boxes, supports, and other wiring means – replace with corrosion resistant conduit and box system, such as PVC-coated rigid conduit and 316 stainless steel hardware. Replace corroded 6" basket cable tray with new type 316 stainless steel basket tray. Remove extension cord connection to sump pump and replace with permanent wiring means. Remove existing VFD motor controls and locate new VFD in adjacent room away from corrosive environment. Provide insulation testing and general inspection on 20HP motor and service/replace as necessary. | 1   | lot   | \$51,000        | \$51,000         | 73,950                 |       |
| 1015 | SAHS POOL |           |                  |                 | <u>Lighting Total Cost</u>  |     |       |                 | \$32,000         | 46,400                 |       |
| 1016 | SAHS POOL | Deficient | Lighting         |                 | Provide local occupancy sensor control to lockers and other occupied rooms and support spaces.  | 1   | lot   |                 | \$0              | 0                      |       |
| 1017 | SAHS POOL | Deficient | Lighting         |                 | Provide astronomical time clock controls for main pool area, main entrance, and exterior lighting.  | 1   | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 1018 | SAHS POOL | Safety    | Lighting         |                 | Add egress lighting to Weight Room/Indoor Soccer Area.  | 1   | lot   | \$7,000         | \$7,000          | 10,150                 |       |
| 1019 | SAHS POOL |           |                  |                 | <u>Fire/Life Safety Total Cost</u>  |     |       |                 | \$30,000         | 43,500                 |       |
| 1020 | SAHS POOL | Safety    | Fire/Life Safety |                 | Replace fire alarm control panel with new. Add smoke detection as needed to comply with code for fully sprinklered building and mechanical system requirements (see Fire Protection Systems recommendation above). Add audible and visual notification appliances in occupied areas.  | 1   | lot   | \$30,000        | \$30,000         | 43,500                 |       |

| No.  | School                         | Category  | Type of Work   | Priority Source | Item   | Qty             | Units | Unit Price (\$) | Const. Cost (\$)  | With Soft Cost (1.45%) | Notes |
|------|--------------------------------|-----------|--|-----------------|--|-----------------|-------|-----------------|-------------------|------------------------|-------|
| 1021 |                                |           | <b>SOUTH ALBANY HIGH SCHOOL POOL FACILITY TOTAL COST</b> |                 |  |                 |       |                 | <b>\$842,794</b>  | <b>1,222,051</b>       |       |
| 1022 |                                |           |  |                 |  |                 |       |                 |                   |                        |       |
| 1023 | <b>WEST ALBANY HIGH SCHOOL</b> |           |  |                 | <u>Architectural Total Cost</u>  |                 |       |                 | <b>13,834,945</b> | <b>20,060,670</b>      |       |
| 1024 | WAHS                           | Deficient | Windows  |                 | Uninsulated window glazing.  | 4,420           | SF    | 80              | 353,600           | 512,720                |       |
| 1025 | WAHS                           | ADA       | Doors  |                 | Lack of lever hardware on doors.   | 158             | EA    | 640             | 101,120           | 146,624                |       |
| 1026 | WAHS                           | Maint     | Remodel  |                 | Restrooms need finish and ADA improvements.  | 4               | EA    | 40,000          | 160,000           | 232,000                |       |
| 1027 | WAHS                           | Safety    | Remodel  |                 | No security vestibules at entries.   | 1               | LS    | 40,000          | 40,000            | 58,000                 |       |
| 1028 | WAHS                           | Deficient | Remodel  |                 | Access to modular buildings not covered.   | See commentary. |       |                 |                   | 0                      | 1     |
| 1029 | WAHS                           | Deficient | Remodel  |                 | Two classrooms have no daylighting or window views. Add light tubes.                 | 6               | EA    | 1,500           | 9,000             | 13,050                 |       |
| 1030 | WAHS                           | Safety    | Remodel  |                 | The number of entries into the building complicates security control.                | 1               | LS    | 86,000          | 86,000            | 124,700                | 2     |
| 1031 | WAHS                           | Safety    | Asbestos   |                 | Many rooms have what appears to be vinyl asbestos tile flooring.                     |                 |       |                 | 0                 | 0                      | 1     |
| 1032 | WAHS                           | ADA       | Addition   |                 | There is no disabled access to upper gyms.   | 1               | LS    | 373,200         | 373,200           | 541,140                |       |
| 1033 | WAHS                           | Deficient | Addition   |                 | There is no student center.  | 3,024           | SF    | 240             | 725,760           | 1,052,352              |       |
| 1034 | WAHS                           | Deficient | Addition   |                 | Auditorium is small for size of school. New 700 seats and support space.             | 1               | LS    | 8,700,000       | 8,700,000         | 12,615,000             |       |
| 1035 | WAHS                           | Maint     | Cabinets   |                 | Old science cabinets in Room C4 are failing and should be removed.                   | 1,734           | SF    | 60              | 104,040           | 150,858                |       |
| 1036 | WAHS                           | Maint     | Cabinets   |                 | Many of the cabinets are worn.   | 32              | EA    | 3,000           | 96,000            | 139,200                | 1     |
| 1037 | WAHS                           | Maint     | Cabinets   |                 | Science cabinet tops in 3 science rooms are worn and damaged and should be replaced. | 1               | LS    | 53,200          | 53,200            | 77,140                 |       |
| 1038 | WAHS                           | Maint     | Cabinets   |                 | Room D6 needs major retrofit. Old science cabinets are worn and countertops damaged. | 830             | SF    | 60              | 49,800            | 72,210                 |       |
| 1039 | WAHS                           | ADA       | Remodel  |                 | There is no disabled access into the courtyards. Ramps should be added.              | 1               | LS    | 5,000           | 5,000             | 7,250                  |       |
| 1040 | WAHS                           | Maint     | Ceiling  |                 | Ceiling in pottery room is damaged and should be replaced.                           | 1,327           | SF    | 5               | 6,635             | 9,621                  |       |

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|------|--------|-----------|--------------|-----------------|--|---------|-------|-----------------|--------------------|------------------------|-------|
| 1041 | WAHS   | Maint     | Plumbing     |                 | Replace sanitary to art room.  | 1       | LS    | 25,000          | 25,000             | 36,250                 |       |
| 1042 | WAHS   | Maint     | Ceiling      |                 | Ceiling in administration area is damaged.   | 913     | SF    | 5               | 4,565              | 6,619                  |       |
| 1043 | WAHS   | Maint     | Floor        |                 | Concrete at grandstands is deteriorating and railings are damaged.   | 1       | LS    | 88,160          | 88,160             | 127,832                |       |
| 1044 | WAHS   | Maint     | Misc         |                 | Football field scoreboard is outdated.   | 1       | LS    | 33,000          | 33,000             | 47,850                 |       |
| 1045 | WAHS   | Deficient | Addition     |                 | Staff lunch and break rooms are needed.  | 1,670   | SF    | 160             | 267,200            | 387,440                |       |
| 1046 | WAHS   | Deficient | Remodel      |                 | Add staff toilet rooms southeast area.   | 2       | EA    | 50,000          | 100,000            | 145,000                |       |
| 1047 | WAHS   | Maint     | Misc         |                 | Upgrade fume hood in large science classroom.  | 1       | LS    | 9,000           | 9,000              | 13,050                 |       |
| 1048 | WAHS   | Maint     | Tech         |                 | IT improvements.   | 1       | LS    | 85,725          | 85,725             | 124,301                |       |
| 1049 | WAHS   | Maint     | Tech         |                 | IT wiring upgrade.   | 7       | EA    | 6,000           | 42,000             | 60,900                 |       |
| 1050 | WAHS   | Deficient | Seismic      |                 | Seismic reinforce gyms and cafeteria.  | 24,264  | SF    | 10              | 242,640            | 351,828                |       |
| 1051 | WAHS   | Deficient | Seismic      |                 | Seismic reinforce window walls.  | 4       | EA    | 42,000          | 168,000            | 243,600                |       |
| 1052 | WAHS   | Maint     | Remodel      |                 | Replace hallway lockers.   | 1       | LS    | 515,200         | 515,200            | 747,040                |       |
| 1053 | WAHS   | Deficient | Paving       |                 | Pave grandstand surround and associated parking. Include soil treatment.   | 112,800 | SF    | 8               | 846,000            | 1,226,700              |       |
| 1054 | WAHS   | Maint     | Roofing      |                 | Roofing through 2018.  | 1       | LS    | 545,100         | 545,100            | 790,395                |       |
| 1055 | WAHS   |           |              |                 | <b>Mechanical Total Cost</b>   |         |       |                 | <b>\$1,457,000</b> | <b>2,112,650</b>       |       |
| 1056 | WAHS   | Maint     | Mechanical   |                 | Insulate all steam and steam condensate piping.  | 5,000   | LF    | \$15            | \$75,000           | 108,750                |       |
| 1057 | WAHS   | Maint     | Mechanical   |                 | Replace Tunnel Fan Systems with new package rooftop air handlers or other HVAC systems to ensure proper quantities of clean ventilation air. | 10      | ea    | \$95,000        | \$950,000          | 1,377,500              |       |
| 1058 | WAHS   | Maint     | Mechanical   |                 | Replace units - counseling, matt room, and small theater.  | 3       | EA    | \$6,000         | \$18,000           | 26,100                 |       |
| 1059 | WAHS   | Maint     | Mechanical   |                 | Replace older existing Fraser-Johnston and Lennox rooftop units with new.  | 2       | ea    | \$25,000        | \$50,000           | 72,500                 |       |

| No.  | School | Category | Type of Work    | Priority Source | Item   | Qty     | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|--------|----------|-----------------|-----------------|--|---------|-------|-----------------|------------------|------------------------|-------|
| 1060 | WAHS   | Maint    | Mechanical      |                 | Install a roof curbs for one existing Aeon unit near Admin and a Trane unit (RTU-1) near the Weight Room.  | 2       | ea    | \$2,000         | \$4,000          | 5,800                  |       |
| 1061 | WAHS   | Maint    | Mechanical      |                 | Replace the tunnel exhaust fans with a new ventilation system.   | 6       | ea    | \$5,000         | \$30,000         | 43,500                 |       |
| 1062 | WAHS   | Maint    | Mechanical      |                 | Replace all existing older general exhaust fans.   | 30      | ea    | \$3,000         | \$90,000         | 130,500                |       |
| 1063 | WAHS   | Maint    | Mechanical      |                 | Remove all existing pneumatic controllers, actuators and thermostats if existing systems remain. Install all electronic devices. If new HVAC systems are installed, new digital controls to be provided. | 350     | pt    | \$500           | \$175,000        | 253,750                |       |
| 1064 | WAHS   | Maint    | Mechanical      |                 | Commission the controls to verify proper operation.  | 1       | ea    | \$55,000        | \$55,000         | 79,750                 |       |
| 1065 | WAHS   | Maint    | Mechanical      |                 | Remove abandoned panels and control devices.   | 1       | ea    | \$10,000        | \$10,000         | 14,500                 |       |
| 1066 | WAHS   |          |                 |                 | <b>Plumbing Total Cost</b>   |         |       |                 | <b>\$47,000</b>  | <b>68,150</b>          |       |
| 1067 | WAHS   | Safety   | Plumbing        |                 | Install an emergency shutdown switch (push button) for gas shutoff and hood fire suppression.  | 1       | ea    | \$500           | \$500            | 725                    |       |
| 1068 | WAHS   | Maint    | Plumbing        |                 | Replace damaged older roof drain leaf domes where needed.  | 5       | ea    | \$500           | \$2,500          | 3,625                  |       |
| 1069 | WAHS   | Maint    | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 120     | ea    | \$300           | \$36,000         | 52,200                 |       |
| 1070 | WAHS   | Maint    | Plumbing        |                 | Provide new plaster traps in Art Rooms   | 8       | ea    | \$1,000         | \$8,000          | 11,600                 |       |
| 1071 | WAHS   |          |                 |                 | <b>Fire Protection Total Cost</b>  |         |       |                 | <b>\$429,696</b> | <b>623,059</b>         |       |
| 1072 | WAHS   | Safety   | Fire Protection |                 | Add fire sprinklers to remaining existing classrooms.  | 143,232 |       | \$3             | \$429,696        | 623,059                |       |
| 1073 | WAHS   |          |                 |                 | <b>Electrical Total Cost</b>   |         |       |                 | <b>\$204,500</b> | <b>296,525</b>         |       |

| No.  | School | Category | Type of Work | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|--------|----------|--------------|-----------------|--|-----|-------|-----------------|------------------|------------------------|-------|
| 1074 | WAHS   | Maint    | Electrical   |                 | Main Switchboard and select distribution panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability.                | 1   | lot   | \$75,000        | \$75,000         | 108,750                |       |
| 1075 | WAHS   | Maint    | Electrical   |                 | Provide testing, maintenance, and repair of motor controls and transformers in utility tunnels. Provide new elevated base and proper anchorage for transformers.   | 1   | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 1076 | WAHS   | Safety   | Electrical   |                 | Doghouse on roof above electrical room, repair severed ¾" trade size conduit and exposed conductors at exterior wall of doghouse. Provide door or other type of protection for NEMA 1 rated equipment located inside and exposed to the elements. Cycle, test and inspect overcurrent protection of equipment located at doghouse interior and exterior and replace failed components where occurring. | 1   | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 1077 | WAHS   | Maint    | Electrical   |                 | Kitchen panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Check supply houses for circuit breaker and hardware availability.  | 1   | lot   | \$10,500        | \$10,500         | 15,225                 |       |

| No.  | School | Category  | Type of Work | Priority Source | Item   | Qty | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|--------|-----------|--------------|-----------------|--|-----|-------|-----------------|------------------|------------------------|-------|
| 1078 | WAHS   | Maint     | Electrical   |                 | Wood Shop: Provide listed support means for cable drops, remove knots and kinks from cabling and remove from equipment likely to be energized such as metal ductwork and hand railing. Provide emergency push button(s) and contactors above panels serving wood shop equipment. Clear space in front of electrical panels to allow code required working clearance. | 1   | lot   | \$10,000        | \$10,000         | 14,500                 |       |
| 1079 | WAHS   | Maint     | Electrical   |                 | Greenhouse: Remove extension cord as permanent wiring means to mechanical equipment. Provide conduit and wiring in compliance with NEC.  | 1   | lot   | \$2,000         | \$2,000          | 2,900                  |       |
| 1080 | WAHS   | Maint     | Electrical   |                 | Stadium Grandstand panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Check supply houses for circuit breaker and hardware availability.   | 1   | lot   | \$7,000         | \$7,000          | 10,150                 |       |
| 1081 | WAHS   | Maint     | Electrical   |                 | Intercom System: Remove existing system and replace with new.  | 1   | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 1082 | WAHS   | Deficient | Electrical   |                 | Add security camera system throughout the building.  | 1   | lot   | \$30,000        | \$30,000         | 43,500                 |       |
| 1083 | WAHS   | Maint     | Electrical   |                 | Add electrical distribution for data equipment.  | 1   | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 1084 | WAHS   |           |              |                 | <b>Lighting Total Cost</b>   |     |       |                 | <b>\$224,000</b> | <b>324,800</b>         |       |
| 1085 | WAHS   | Deficient | Lighting     |                 | Provide local occupancy sensor control to occupied rooms and support spaces.   | 1   | lot   | \$125,000       | \$125,000        | 181,250                |       |
| 1086 | WAHS   | Deficient | Lighting     |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1   | lot   | \$50,000        | \$50,000         | 72,500                 |       |

| No.  | School                 | Category  | Type of Work                              | Priority Source | Item  | Qty   | Units | Unit Price (\$) | Const. Cost (\$)    | With Soft Cost (1.45%) | Notes |
|------|------------------------|-----------|---|-----------------|---|-------|-------|-----------------|---------------------|------------------------|-------|
| 1087 | WAHS                   | Maint     | Lighting                                  |                 | Exterior surface fixtures, replace ballast and lamp, remove internal and external dust and debris, clean lens.      | 1     | lot   | \$19,000        | \$19,000            | 27,550                 |       |
| 1088 | WAHS                   | Maint     | Lighting                                  |                 | Replace linear pendants at Cafetorium (aged/damaged).   | 1     | lot   | \$20,000        | \$20,000            | 29,000                 |       |
| 1089 | WAHS                   | Maint     | Lighting                                  |                 | Add new lighting and controls as part of restroom improvements.   | 1     | lot   | \$10,000        | \$10,000            | 14,500                 |       |
| 1090 | WAHS                   |           |   |                 | <b>Fire/Life Safety Total Cost</b>  |       |       |                 | <b>\$19,000</b>     | <b>27,550</b>          |       |
| 1091 | WAHS                   | Safety    | Fire/Life Safety                          |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling. | 1     | lot   | \$19,000        | \$19,000            | 27,550                 |       |
| 1092 |                        |           | <b>WEST ALBANY HIGH SCHOOL TOTAL COST</b> |                 |   |       |       |                 | <b>\$16,216,141</b> | <b>23,513,404</b>      |       |
| 1093 |                        |           |   |                 |   |       |       |                 |                     |                        |       |
| 1094 | <b>DISTRICT OFFICE</b> |           |   |                 | <b>Architectural Total Cost</b>   |       |       |                 | <b>252,944</b>      | <b>366,769</b>         |       |
| 1095 | District Office        | Maint     |   |                 | Repoint all brick and seal.   | 4,500 | SF    | 12              | 54,000              | 78,300                 |       |
| 1096 | District Office        | Deficient | Remodel                                   |                 | No visual control is provided. Add cameras and vestibule power locks.   | 1     | LS    | 45,000          | 45,000              | 65,250                 |       |
| 1097 | District Office        | ADA       | Misc                                      |                 | Ramp which provides disabled access to north door has only one railing for half the ramp length.                    | 90    | LF    | 42              | 3,780               | 5,481                  |       |
| 1098 | District Office        | ADA       | Remodel                                   |                 | Break room is located up three risers and is not wheelchair accessible.   | 1     | EA    | 45,000          | 45,000              | 65,250                 | 1     |
| 1099 | District Office        | Safety    | Remodel                                   |                 | Toilet rooms have no sanitary wainscot at the plumbing fixtures.  | 2     | EA    | 9,000           | 18,000              | 26,100                 |       |
| 1100 | District Office        | Safety    | Paving                                    |                 | Sidewalk in front of building is failing.   | 1,380 | SF    | 7               | 9,660               | 14,007                 |       |
| 1101 | District Office        | Safety    | Misc                                      |                 | Stair to basement has only one handrail and a non-complying guardrail system.                                       | 32    | LF    | 42              | 1,344               | 1,949                  |       |
| 1102 | District Office        | Maint     | Misc                                      |                 | Ornate features on 3 sides need maintenance.  | 1,872 | SF    | 12              | 22,464              | 32,573                 |       |
| 1103 | District Office        | Safety    | Seismic                                   |                 | Seismic brace ornate features over exit doors with Heli-Ties.   | 1,872 | SF    | 18              | 33,696              | 48,859                 |       |
| 1104 | District Office        | Maint     | Paving                                    |                 | Asphalt repair in back lot.   | 4,000 | SF    | 5               | 20,000              | 29,000                 |       |
| 1105 | District Office        |           |   |                 | <b>Mechanical Total Cost</b>  |       |       |                 | <b>\$71,000</b>     | <b>102,950</b>         |       |



| No.  | School          | Category  | Type of Work    | Priority Source | Item  | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|-----------------|-----------|-----------------|-----------------|---|--------|-------|-----------------|------------------|------------------------|-------|
| 1106 | District Office | Maint     | Mechanical      |                 | Relocate the gravity dampers to return duct side walls for better operation.  | 6      | ea    | \$1,000         | \$6,000          | 8,700                  |       |
| 1107 | District Office | Maint     | Mechanical      |                 | Upgrade heating system with VAV and gas.  |        |       |                 |                  |                        | 1     |
| 1108 | District Office | Maint     | Mechanical      |                 | Replace fiberglass ductboard with sheet metal.  | 500    | lf    | \$50            | \$25,000         | 36,250                 |       |
| 1109 | District Office | Maint     | Mechanical      |                 | Replace roof exhaust fans with new.   | 3      | ea    | \$5,000         | \$15,000         | 21,750                 |       |
| 1110 | District Office | Maint     | Mechanical      |                 | Commission the controls to verify proper operation.   | 1      | ea    | \$25,000        | \$25,000         | 36,250                 |       |
| 1111 | District Office |           |                 |                 | <b>Plumbing Total Cost</b>  |        |       |                 | <b>\$1,000</b>   | <b>1,450</b>           |       |
| 1112 | District Office | Safety    | Plumbing        |                 | Seismically anchor water heater.  | 1      | ea    | \$1,000         | \$1,000          | 1,450                  |       |
| 1113 | District Office |           |                 |                 | <b>Fire Protection Total Cost</b>   |        |       |                 | <b>\$34,680</b>  | <b>50,286</b>          |       |
| 1114 | District Office | Safety    | Fire Protection |                 | Install an automatic fire suppression system.   | 11,560 | sf    | \$3             | \$34,680         | 50,286                 |       |
| 1115 | District Office |           |                 |                 | <b>Electrical Total Cost</b>  |        |       |                 | <b>\$35,000</b>  | <b>50,750</b>          |       |
| 1116 | District Office | Maint     | Electrical      |                 | Main switchboard and panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$20,000        | \$20,000         | 29,000                 |       |
| 1117 | District Office | Maint     | Electrical      |                 | Replace corroded enclosures including utility termination section and meter equipment located outside. Coordinate disconnection/reconnection with utility company.  | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 1118 | District Office |           |                 |                 | <b>Lighting Total Cost</b>  |        |       |                 | <b>\$38,000</b>  | <b>55,100</b>          |       |
| 1119 | District Office | Deficient | Lighting        |                 | Provide local occupancy sensor control to small occupied rooms and support spaces.  | 1      | lot   | \$13,000        | \$13,000         | 18,850                 |       |

| No.  | School                    | Category  | Type of Work                             | Priority Source | Item   | Qty                                    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|---------------------------|-----------|--|-----------------|--|--|-------|-----------------|------------------|------------------------|-------|
| 1120 | District Office           | Deficient | Lighting                                 |                 | Provide astronomical time clock controls for corridors and common areas, and exterior lighting.  | 1                                      | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 1121 | District Office           |           |  |                 | <u>Fire/Life Safety Total Cost</u>   |  |       |                 | \$24,000         | 34,800                 |       |
| 1122 | District Office           | Safety    | Fire/Life Safety                         |                 | Replace fire alarm control panel with new system listed for operation with existing fire alarm devices and cabling.  | 1                                      | lot   | \$19,000        | \$19,000         | 27,550                 |       |
| 1123 | District Office           | Safety    | Fire/Life Safety                         |                 | Add visual notification appliances in select areas (attic areas, restrooms, red room storage, basement area). Update battery calculations and record drawings. | 1                                      | lot   | \$5,000         | \$5,000          | 7,250                  |       |
| 1124 |                           |           | <b><u>DISTRICT OFFICE TOTAL COST</u></b> |                 |  |  |       |                 | <b>\$456,624</b> | <b>662,105</b>         |       |
| 1125 |                           |           |  |                 |  |  |       |                 |                  |                        |       |
| 1126 | <b>BUS TRANSPORTATION</b> |           |  |                 | <u>Architectural Total Cost</u>  |  |       |                 | <b>119,880</b>   | <b>173,826</b>         |       |
| 1127 | Bus Trans                 | Deficient | Remodel                                  |                 | The office observation of visitors is limited. Add camera system.  | 1                                      | LS    | 45,000          | 45,000           | 65,250                 |       |
| 1128 | Bus Trans                 | Deficient |  |                 | There is not enough parking for driver's cars.   | Consider site expansion or relocation. |       |                 |                  | 0                      | 1     |
| 1129 | Bus Trans                 | Deficient |  |                 | There is very little visual connection to parking.   | See above.                             |       |                 |                  | 0                      | 1     |
| 1130 | Bus Trans                 | Deficient | Remodel                                  |                 | The office is difficult to identify when entering the site.  | 1                                      | LS    | 3,000           | 3,000            | 4,350                  |       |
| 1131 | Bus Trans                 | Deficient | Remodel                                  |                 | The circulation through the office is very tight and there is no waiting area.   |  |       |                 | 0                | 0                      | 1     |
| 1132 | Bus Trans                 | Maint     | Ceiling                                  |                 | Office ceilings are stained.   | 700                                    | SF    | 5               | 3,500            | 5,075                  |       |
| 1133 | Bus Trans                 | ADA       | Door                                     |                 | Main entry door to office has a 2" high threshold and is not disabled accessible. Replace door.  | 1                                      | LS    | 5,000           | 5,000            | 7,250                  |       |
| 1134 | Bus Trans                 | Maint     | Structure                                |                 | Some concrete column supports are damaged and one steel column is bent.  | 1                                      | LS    | 15,000          | 15,000           | 21,750                 |       |
| 1135 | Bus Trans                 | Maint     | Structure                                |                 | The ground has settled in a section of the bus storage area.   | 1                                      | LS    | 8,000           | 8,000            | 11,600                 |       |
| 1136 | Bus Trans                 | ADA       | Remodel                                  |                 | The second floor has no disabled access.   |  |       |                 | 0                | 0                      | 1     |

| No.  | School    | Category | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|-----------|----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 1137 | Bus Trans | Maint    | Structure       |                 | The bus boom lift deflects the building wall when under load.  |        |       |                 | 0                | 0                      | 1     |
| 1138 | Bus Trans | Maint    | Misc            |                 | Building facias need paint.  | 800    | LF    | 8               | 6,400            | 9,280                  |       |
| 1139 | Bus Trans | Maint    | Tech            |                 | IT improvements.   | 1      | LS    | 9,980           | 9,980            | 14,471                 |       |
| 1140 | Bus Trans | Maint    | Tech            |                 | IT wiring upgrades.  | 4      | EA    | 6,000           | 24,000           | 34,800                 |       |
| 1141 | Bus Trans |          |                 |                 | See commentary.  |        |       |                 | 0                | 0                      |       |
| 1142 | Bus Trans |          |                 |                 | <b><u>Mechanical Total Cost</u></b>  |        |       |                 | <b>\$100,000</b> | <b>145,000</b>         |       |
| 1143 | Bus Trans | Maint    | Mechanical      |                 | Provide an office unit with code ventilation system.   | 1      | ea    | \$50,000        | \$50,000         | 72,500                 |       |
| 1144 | Bus Trans | Maint    | Mechanical      |                 | Provide a Garage unit with code ventilation and with sufficient heating capacity.  | 1      | ea    | \$15,000        | \$15,000         | 21,750                 |       |
| 1145 | Bus Trans | Maint    | Mechanical      |                 | Provide a code exhaust system.   | 1      | ea    | \$35,000        | \$35,000         | 50,750                 |       |
| 1146 | Bus Trans |          |                 |                 | <b><u>Plumbing Total Cost</u></b>  |        |       |                 | <b>\$27,750</b>  | <b>40,238</b>          |       |
| 1147 | Bus Trans | Safety   | Plumbing        |                 | Replace the water heater. Seismically brace.   | 1      | ea    | \$7,500         | \$7,500          | 10,875                 |       |
| 1148 | Bus Trans | Maint    | Plumbing        |                 | Replace galvanized domestic water piping with copper pipe and insulate.  | 250    | lf    | \$45            | \$11,250         | 16,313                 |       |
| 1149 | Bus Trans | Maint    | Plumbing        |                 | Replace older fixtures with new low flow fixtures.   | 6      | ea    | \$1,500         | \$9,000          | 13,050                 |       |
| 1150 | Bus Trans |          |                 |                 | <b><u>Fire Protection Total Cost</u></b>   |        |       |                 | <b>\$65,880</b>  | <b>95,526</b>          |       |
| 1151 | Bus Trans | Safety   | Fire Protection |                 | Install an automatic fire suppression system.  | 21,960 | sf    | \$3             | \$65,880         | 95,526                 |       |
| 1152 | Bus Trans |          |                 |                 | <b><u>Electrical Total Cost</u></b>  |        |       |                 | <b>\$16,500</b>  | <b>23,925</b>          |       |
| 1153 | Bus Trans | Maint    | Electrical      |                 | All panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Test (Megger) feeder conductors to panelboards. Visually inspect internal bussing for signs of corrosion. De-energize and clean interior of dust and debris. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |

| No.  | School                                   | Category  | Type of Work                         | Priority Source | Item  | Qty   | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|--|-----------|--------------------------------------|-----------------|---|-------|-------|-----------------|------------------|------------------------|-------|
| 1154 | Bus Trans                                | Maint     | Electrical                           |                 | Replace two (2) damaged receptacle rough-ins mounted on steel columns in the center of covered bus parking, reattach with suitable fasteners. | 1     | lot   | \$1,500         | \$1,500          | 2,175                  |       |
| 1155 | Bus Trans                                |           |                                      |                 | <u>Lighting Total Cost</u>  |       |       |                 | \$43,800         | 63,510                 |       |
| 1156 | Bus Trans                                | Deficient | Lighting                             |                 | Provide local occupancy sensor control to occupied rooms and support spaces.  | 1     | lot   | \$6,300         | \$6,300          | 9,135                  |       |
| 1157 | Bus Trans                                | Deficient | Lighting                             |                 | Provide astronomical time clock controls for garage, covered parking, and exterior lighting.  | 1     | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 1158 | Bus Trans                                | Safety    | Lighting                             |                 | Add interior lighting to tire storage shed.   | 1     | lot   | \$1,500         | \$1,500          | 2,175                  |       |
| 1159 | Bus Trans                                | Maint     | Lighting                             |                 | Add exterior flood lights at west side of the building to enhance security.   | 1     | lot   | \$5,000         | \$5,000          | 7,250                  |       |
| 1160 | Bus Trans                                | Safety    | Lighting                             |                 | Add egress lighting to interior common areas, stairs and upstairs common area.  | 1     | lot   | \$6,000         | \$6,000          | 8,700                  |       |
| 1161 | Bus Trans                                |           |                                      |                 | <u>Fire/Life Safety Total Cost</u>  |       |       |                 | \$0              | 0                      |       |
| 1162 | Bus Trans                                |           | Fire/Life Safety                     |                 | None.   |       |       |                 | \$0              | 0                      |       |
| 1163 |  |           | <b>BUS TRANSPORTATION TOTAL COST</b> |                 |   |       |       |                 | <b>\$373,810</b> | <b>542,025</b>         |       |
| 1164 |  |           |                                      |                 |   |       |       |                 |                  |                        |       |
| 1165 | <b>PHYSICAL PLANT OFFICE/MAINTENANCE</b> |           |                                      |                 | <u>Architectural Total Cost</u>   |       |       |                 | <b>1,410,800</b> | <b>2,045,660</b>       |       |
| 1166 | Physical Plant                           | Deficient | Remodel                              |                 | Reception area observation of visitors approaching building is limited.   | 1     | LS    | 40,000          | 40,000           | 58,000                 |       |
| 1167 | Physical Plant                           | Maint     | Remodel                              |                 | Repair rot in original roof construction near connection to new addition.   | 1     | LS    | 10,000          | 10,000           | 14,500                 |       |
| 1168 | Physical Plant                           | Maint     | Remodel                              |                 | Storage area is very congested.   |       |       |                 | 0                | 0                      | 1     |
| 1169 | Physical Plant                           | Deficient | Addition                             |                 | There is a shortage of secure vehicle storage. Add vehicle shed.  | 4,800 | SF    | 160             | 768,000          | 1,113,600              |       |
| 1170 | Physical Plant                           | Deficient | Addition                             |                 | Food service would like to have a district cooler/freezer installation on site.   | 900   | SF    | 240             | 216,000          | 313,200                |       |
| 1171 | Physical Plant                           | Deficient | Addition                             |                 | Welding shop is too remote and would serve better if on site.   | 1,500 | SF    | 240             | 360,000          | 522,000                |       |

| No.  | School         | Category  | Type of Work    | Priority Source | Item   | Qty    | Units | Unit Price (\$) | Const. Cost (\$) | With Soft Cost (1.45%) | Notes |
|------|----------------|-----------|-----------------|-----------------|--|--------|-------|-----------------|------------------|------------------------|-------|
| 1172 | Physical Plant | Deficient | Paving          |                 | Pave existing gravel parking along Grand Prairie frontage.   | 2,400  | SF    | 7               | 16,800           | 24,360                 |       |
| 1173 | Physical Plant |           |                 |                 | <b><u>Mechanical Total Cost</u></b>  |        |       |                 | <b>\$49,000</b>  | <b>71,050</b>          |       |
| 1174 | Physical Plant | Maint     | Mechanical      |                 | Install code ventilation and exhaust equipment.  | 1      | ea    | \$30,000        | \$30,000         | 43,500                 |       |
| 1175 | Physical Plant | Safety    | Mechanical      |                 | Seismically brace suspended units in the Wood Shop.  | 4      | ea    | \$1,000         | \$4,000          | 5,800                  |       |
| 1176 | Physical Plant | Maint     | Mechanical      |                 | Relocate duct collector system to outside.   | 1      | ea    | \$5,000         | \$5,000          | 7,250                  |       |
| 1177 | Physical Plant | Maint     | Mechanical      |                 | Replace the pulse furnaces with different style heater.  | 2      | ea    | \$5,000         | \$10,000         | 14,500                 |       |
| 1178 | Physical Plant |           |                 |                 | <b><u>Plumbing Total Cost</u></b>  |        |       |                 | <b>\$5,000</b>   | <b>7,250</b>           |       |
| 1179 | Physical Plant | Maint     | Plumbing        |                 | Replace manual flush valves with electronic type.  | 5      | ea    | \$1,000         | \$5,000          | 7,250                  |       |
| 1180 | Physical Plant |           |                 |                 | <b><u>Fire Protection Total Cost</u></b>   |        |       |                 | <b>\$60,000</b>  | <b>87,000</b>          |       |
| 1181 | Physical Plant | Safety    | Fire Protection |                 | Install an automatic fire suppression system.  | 20,000 | sf    | \$3             | \$60,000         | 87,000                 |       |
| 1182 | Physical Plant |           |                 |                 | <b><u>Electrical Total Cost</u></b>  |        |       |                 | <b>\$39,000</b>  | <b>56,550</b>          |       |
| 1183 | Physical Plant | Maint     | Electrical      |                 | East wing Square D panels: Cycle distribution circuit breakers and replace failed as needed. Torque check of feeder terminations. Check supply houses for circuit breaker and hardware availability. | 1      | lot   | \$15,000        | \$15,000         | 21,750                 |       |
| 1184 | Physical Plant | Maint     | Electrical      |                 | West wing Frank Adam panels: Replace old vintage panels with new.  | 1      | lot   | \$24,000        | \$24,000         | 34,800                 |       |
| 1185 | Physical Plant |           |                 |                 | <b><u>Lighting Total Cost</u></b>  |        |       |                 | <b>\$48,000</b>  | <b>69,600</b>          |       |
| 1186 | Physical Plant | Deficient | Lighting        |                 | Provide astronomical time clock controls for West Wing area interior lighting, and exterior lighting.  | 1      | lot   | \$25,000        | \$25,000         | 36,250                 |       |
| 1187 | Physical Plant | Maint     | Lighting        |                 | Replace fluorescent strip fixtures in garages and storage with high-impact lensed fluorescent wrap fixtures. Add lighting to low-height hall/storage in central garage area.                         | 1      | lot   | \$18,000        | \$18,000         | 26,100                 |       |

| No.  | School         | Category | Type of Work   | Priority Source | Item  | Qty | Units | Unit Price (\$) | Const. Cost (\$)   | With Soft Cost (1.45%) | Notes |
|------|----------------|----------|--|-----------------|---|-----|-------|-----------------|--------------------|------------------------|-------|
| 1188 | Physical Plant | Maint    | Lighting   |                 | Add building exterior lighting at south and southeast area of the building to enhance lighting coverage and security. | 1   | lot   | \$5,000         | \$5,000            | 7,250                  |       |
| 1189 | Physical Plant |          |  |                 | <u>Fire/Life Safety Total Cost</u>  |     |       |                 | \$0                | 0                      |       |
| 1190 | Physical Plant |          | Fire/Life Safety   |                 | None.   |     |       |                 | \$0                | 0                      |       |
| 1191 |                |          | <b><u>PHYSICAL PLANT OFFICE/MAINTENANCE TOTAL COST</u></b> |                 |   |     |       |                 | <b>\$1,611,800</b> | <b>2,337,110</b>       |       |

**Greater Albany Public Schools, Facility Assessment Report**  
**Cost Summary**

|                                    | <u><b>Const. Cost</b></u> | <u><b>w/ Soft Cost</b></u> |
|------------------------------------|---------------------------|----------------------------|
| Central Elementary School:         | 2,214,606                 | 3,211,178                  |
| Clover Ridge Elementary School:    | 2,254,302                 | 3,268,738                  |
| Lafayette Elementary School:       | 2,738,617                 | 3,970,995                  |
| Liberty Elementary School:         | 3,740,870                 | 5,424,262                  |
| North Albany Elementary School:    | 2,334,519                 | 3,385,053                  |
| Oak Elementary School:             | 1,742,138                 | 2,526,100                  |
| Oak Grove Elementary School:       | 3,220,457                 | 4,669,663                  |
| Periwinkle Elementary School:      | 2,400,584                 | 3,480,846                  |
| South Shore Elementary School:     | 2,170,928                 | 3,147,846                  |
| Sunrise Elementary School:         | 2,677,854                 | 3,882,888                  |
| Takena Elementary School:          | 1,989,493                 | 2,884,765                  |
| Tangent Elementary School:         | 1,346,406                 | 1,952,289                  |
| Waverly Elementary School:         | 3,005,192                 | 4,357,528                  |
| Fairmount Elementary School:       | 554,098                   | 803,442                    |
| Fir Grove Elementary School:       | 1,249,453                 | 1,811,707                  |
| Calapooia Middle School:           | 4,617,595                 | 6,695,513                  |
| Memorial Middle School:            | 4,596,163                 | 6,664,436                  |
| North Albany Middle School:        | 4,085,012                 | 5,923,267                  |
| Timber Ridge Middle School:        | 313,675                   | 454,829                    |
| Albany Options High School:        | 96,309                    | 139,648                    |
| South Albany High School:          | 13,480,105                | 19,546,152                 |
| South Albany High School Pool:     | 842,794                   | 1,222,051                  |
| West Albany High School:           | 16,216,141                | 23,513,404                 |
| District Office:                   | 456,624                   | 662,105                    |
| Bus Transportation:                | 373,810                   | 542,025                    |
| Physical Plant Office/Maintenance: | 1,611,800                 | 2,337,110                  |
| <b>TOTAL:</b>                      | <b>\$80,329,544</b>       | <b>\$116,477,839</b>       |

## Soft Costs Estimate, Conceptual Design Phase

Greater Albany Public Schools  
Facility Assessment

All numbers are based on preliminary estimates only.

|                        |                                  |               |  |  |
|------------------------|----------------------------------|---------------|--|--|
| Professional Services: |                                  |               |  |  |
|                        | Architects and Engineers         | 10.00%        |  |  |
|                        | Reimbursable Expenses            | 0.30%         |  |  |
|                        | Survey and Geotech               | 0.20%         |  |  |
|                        | Testing and Inspection           | 0.30%         |  |  |
|                        | Project Management               | 3.50%         |  |  |
|                        | Commissioning                    | 1.30%         |  |  |
|                        |                                  |               |  |  |
| Owner Costs:           |                                  |               |  |  |
|                        | Permits, Fees and SDC            | 0.70%         |  |  |
|                        | Finance Expenses                 | 0.50%         |  |  |
|                        | Misc Including                   | 0.30%         |  |  |
|                        | Staff Costs                      |               |  |  |
|                        | Office Expenses                  |               |  |  |
|                        | Advertisements                   |               |  |  |
|                        | Printing                         |               |  |  |
|                        | Hazmat Abatement                 | 0.60%         |  |  |
|                        | New Furniture and Equipment      | 2.00%         |  |  |
|                        | Inflation to 2016                | 5.00%         |  |  |
|                        | Project Contingency (Conceptual) | 20%           |  |  |
| <b>Total:</b>          |                                  | <b>44.70%</b> |  |  |



**To:** Walter Gresl, AIA – gLAs Architects, LLC / Eugene, OR  
**Cc:** file  
**Project:** West Albany High School –Performing Arts Venue  
**Subject:** Evaluation of Performing Arts Venue Relative to Educational / Performance Goals  
**Date:** November 13, 2014  
**From:** K. Paul Luntsford, ASTC, LC

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## I. OVERVIEW

This study is in response to two primary questions which have been in the forefront of the minds of the music and drama instructional staff at West Albany High School. When we undertook our October 29, 2014 site survey and interview of Stuart Welsh (Director of Bands), in collaboration with gLAs Architects, we were presented with these two questions; what we now refer to the "Prime Criteria". These two items are the primary drivers which have steered our analysis. They are:

- a. ***Criteria #1: "Can we properly do what we need to do as teachers of performing arts, in this space as it currently exists?"***
- b. ***Criteria #2: "Can this existing space be modified in practical ways, to allow us as teachers to properly do our tasks that cannot be done correctly in this space as it currently exists?"***

The purpose of our study, and this corresponding report, is to first and foremost adequately answer these questions sufficiently to help inform facilities development direction choices to be made by the school district administration. Secondary, additional impact to the community as users of the space was also considered after educational concerns were evaluated and resolved. Although considered, their influence was not allowed to interfere with the Prime Criteria.

The last section of this report is titled "Foundation", and contains our discoveries on site, and information obtained from Stuart Welsh during our interview. The section is so titled, since it supports the report sections which come before it, namely "Executive Summary" and "Recommendations".

## II. EXECUTIVE SUMMARY

- a. Criteria #1 Answer: A Conditional "NO"
  - i. The present auditorium, stage, support spaces introduce obstacles to modern performing arts educational opportunities in the pedagogical and operational arenas, such that student experience is lessened, excess time is consumed by challenges to setup and operation, and parity suffers substantially in comparison with student experiences in contemporary facilities in Oregon schools of similar demographics.
  - ii. The technical systems, with the exception of AudioVisual equipment, are below the normal standard when compared to systems in contemporary school facilities in Oregon schools of similar demographics.

- iii. There are aspects of this facility which are within an acceptable norm. Unfortunately, as much as those few aspects are positive, the elements which are negative severely overwhelm the positive in real, educational impact.
- b. Criteria #2 Answer: A Conditional "No"
  - i. Elements of building volume, floor height, adjacencies to support spaces, circulation corridor lack, lack of backstage support spaces, and the surrounding crush of critical spaces that could not be displaced easily, leads us to believe that the PAC areas in the current footprint would need to be completely replaced, and that substantial surrounding footprint would need to be renovated or replaced.
  - ii. The basic connective tissue and fundamental nature of the stage and cafeteria / auditorium do not support what is being attempted in them. To improve them is to replace them with volumes which would be appropriate to the tasks, and allow the cafeteria to devolve back to a simple criteria.
  - iii. Based on student performances only, considering anecdotal data regarding free and purchased seating, the auditorium area is substantially undersized compared to demand.
  - iv. Even if substantial dollars were expended to upgrade all systems within the PAC / Cafeteria area, such action would not solve the fundamental challenges which are inherent to the building shell itself. Much money would be spent, yet the fundamental problems would remain.

### III. RECOMMENDATIONS

- a. Build a new Performing Arts Wing
  - i. Audience Seating should be between 600 and 750 seats, to accommodate a highly successful and aggressive music education program.
  - ii. Stage should have a  $\frac{3}{4}$  flyloft with adequate height to fly elements out, but not in excess of code limit of 50', to avoid additional costs.
  - iii. Basic backstage support areas which can integrate with music support areas are needed.
  - iv. Loading doors and backstage circulation should all be at same elevation as stage.
  - v. Convert existing stage to extension of cafeteria.
  - vi. Create direct circulation connection between new PAC wing and existing building, but create new "Front Door" feel and look to community travelling on Queen St.
  - vii. Migrate useful existing technical equipment to new facility.
  - viii. Consider traditional and alternative form factors for new facility, which support the performing arts, but allow support of other non-performing arts uses by the school and by the community.
  - ix. Consider elements of phased construction if goals exceed funding potential.

#### IV. FOUNDATION

The following items are the support data and findings, from which we derived our recommendations.

##### PERFORMING ARTS STATED EDUCATIONAL USE:

###### Music

- Band Ensembles
  - There are 3 primary performance groups, which make up an average of 140 students.
    - Wind Ensemble – Average of 62 students
    - Symphonic Band – Average of 71 students
    - Percussion Ensemble / Drum Line – Average of 30 students
    - Jazz Band I – Average of 19 students
    - Jazz Band II – Average of 15 students
  - Some students are in more than one ensemble
  - The Pit Orchestra consists of the top 26 – 30 musicians, to accompany acting in musicals.
- Choir
  - There are an average of 100 students in choral program.
    - Acapella – Average of 60 students
    - Rhythmix – Average of 20 students
    - Women's – Varies from 25 to 45 per year

###### Drama

- Student participation varies from 100 to 140 per show.
- Includes students as actors and crew
- A much smaller second space is present, using the "Little Theater" drama classroom space.
  - Used for student directed acts, or intimate straight plays.

##### PERFORMING ARTS STATED EVENTS & ACTIVITIES:

###### WAHS Only

- Band Concerts – 4 to 6 performances per school year.
  - Audience Support: Full and needing more seating space.
  - Presently difficult to seat audience and students who have just performed, or are waiting to perform and are learning from those who are on stage. Much more seating is needed for all performance events.
- Choir Concerts
  - Can no longer perform at WAHS
    - Insufficient acoustic environment
    - Insufficient stage and audience space
  - Audience support is good at alternate performance location. Seating is usually very full.
- Mixed Massed Band and Choirs
  - Can no longer perform at WAHS
  - Audience support is good at alternate performance location. Seating is always full.
- Drama
  - One musical per year at present; prior years had 2x. Eight shows over 3 consecutive weekends.

- One straight play per year at present. Done in Studio Theater, or sometimes on MainStage.

#### School District

- Middle school band concerts (immediate feeder schools only )
- Multi-school choir concerts (immediate feeder schools only)

#### Community

- Albany Sings

### **PERFORMING ARTS AREAS EVALUATED**

#### Auditorium "House" / Cafeteria

- Daylight Management
  - Entire north side of commons is glazed at the lower level, and some form of limited draping / light masking is present, but only overlaid during drama performances.
  - Light draping / masking is not a commercial system.
- Acoustic and Noise Control
  - Drapes have been added as overlay on selected walls to control reverberation which can be very disturbing to good acoustic clarity for band and speech. Drapes are not aesthetically integrated, and are very obvious.
  - Without the added drapes, we suspect that the room acoustics would be quite unsuitable for the types of performances being done in the space.
- Size and limitations
  - Entire "house" floor is flat. There are no seating risers. Rear rows have significant challenges to seeing downstage or thrust action unless the action is elevated well above the stage floor.
  - Audience area is not large enough to place seats to meet audience demand for seats. To attempt resolution, seats are being set up in locations where sightlines to performers range from marginal, poor to very poor.
  - Seats which are located in certain areas are in acoustic hot-spots, while others are in acoustic dead spots, despite employment of a decent audio reinforcement system, which when used for certain types of performances, attempts to compensate for natural acoustic defects in the space.
  - All seating is portable, which means that it must be brought in and set up, and then taken down after the performance, so that the space may serve its weekday role as the cafeteria. This consumes much time and much volunteer resources.

#### Stage Proper

- Stage Loft Height
  - Only a few feet above the proscenium arch opening.
  - No space for any equipment to fly or realistically fly partially.
- Stage Footprint
  - For a Cafeteria stage the working area of the stage is actually quite good. Unfortunately due to storage and circulation challenges, a not insignificant portion of the upstage and side working area must be imploded to compensate for the amount of wing and upstage footprint consumed by set and prop storage, along with small tools and set repair supplies.
- Stage Left / Right Wing Space
  - Rather generous for stages of this type and era, but still inadequate due to the amount of sets, props, gear and other support items which must be kept on the stage.

- Stage left has an elevated storage mezzanine.
- Stage Floor Height, Type and Condition
  - Approximately 42" above Cafeteria / Auditorium floor level. Flat, not sloped.
  - Hardwood strips, laid tight, painted black, over a subfloor layer set on wood floor joists. Wood and paint are in good condition.
  - Floor is not sprung for dancer leg relief.
  - Very small permanent thrust has been built after original construction. Drapery skirting is used as stage front.

#### Backstage

- No dedicated support spaces for makeup, dressing, costume & prop storage
- Music Classroom serves as Green Room via upstage left stairs leading down from stage.
- Height difference between stage and Backstage is approximately 6'-0".
- No upstage left entrance is present.

#### Storage

- Under the stage area, accessible from north side corridor only. Moving equipment or props in and out appears to be a very cumbersome process, due to:
  - 5'-0" high entrance door.
  - Ramp into storage room
  - Lack of direct path at same elevation as stage.

#### Control Booth

- At rear of cafeteria, elevated, nearly full width of cafeteria area.
- Excellent sightlines to house and stage
- Also used for followspots, which is a very flat angle to the stage.
- Good size for teaching.
- Includes provisions for the following systems
  - Audio Reinforcement
  - Audio Recording & Streaming
  - Stage Lighting Control
  - Followspots
  - Stage Direction
  - Video recording and playback control

### **CIRCULATION BETWEEN HOUSE, STAGE, BACKSTAGE**

#### Audience

- Enter from rear left or front left side corridor. Wide open. Floor is flat and common to cafeteria / auditorium.

#### Performers

- Enter via upstage left stairs, downstage right stairs from north corridor. No separation from audience at north side entrance.

#### Scenery & Props

- Same as actor entrances. No large doors. None at elevated stage level. None direct to exterior.
- Active inventory is kept onstage. Less active inventory is stored understage.

#### Accessibility

- Cafeteria / auditorium is flat floor at same level as entrances. WC seating is possible anywhere on the flat floor area.
- There is an existing wheelchair lift at downstage left, stage front line @ house.
- No accessible path from backstage to stage.
- No accessible path to control booth.

## **TECHNICAL AND PERFORMANCE / AUDIENCE SYSTEMS**

### Stage Rigging & Drapes

- Stage Rigging is essentially dead-hung batten sets, on a front-to-back trolley system. None of the stage rigging is set to fly, nor is there sufficient height to fly.
- Selected sets have masking drapes, either as teasers or side legs
- Side Leg drapes are on tracked pivotal devices, allowing angle shift for aggressive to mild masking. Pivots are old sand-cast style, and may have hidden fractures.
- Very few scenery battens are present.
- Rear cyclorama is cord rigged to bunch up at batten.
- All drapes show wear.
- Grand Drape is bi-parting traveler style, which seems to stack offstage.
- There are no concert reflector panels overhead, nor is there space for them.

### Stage Lighting Fixtures

- Front of House (FOH)
  - Two ceiling beam positions, consisting of pipe segments attached to ceiling system.
  - One pair of left / right side tormentor pipes at side wall.
  - Assortment of ETC SourceFour spots, PAR Floods, older Colortran spots (fixed and zoom focus)
  - PAR floods are pointed upward and rearward, most likely used for dimmable house lighting. This is not an attractive solution, but is the only way to get dimmable house lighting in a room where the only general lighting is switched fluorescent surface fixtures.
  - For a stage of this size, and in consideration of the types of performances held here, there is a substantial lack of adequate FOH stage lighting fixtures.
- Onstage
  - A few lighting positions with an assortment of 6" Fresnel spot/flood fixtures, scoops and miscellaneous other stage lighting fixtures.
  - For a stage of this size, and in consideration of the types of performances held here, there is a substantial lack of adequate stage lighting fixtures.

### Stage Dimmers and Controls

- Dimmers
  - Portable, 4-channel x 600 watt/channel distributed dimmer packs, mounted at the lighting battens which they serve. Brand appears to be NSI. Unknown if units are UL Listed and Labeled.
  - Some of the dimmer packs are failing, with lamps either ghosting partially on or not responding at all.
  - Quantity of dimmer channels is low for a stage of this size and type of performances
- Controls
  - A very basic digital lighting control console is present. It is adequate for the quantity of dimmers present and type of lighting instruments.

### House Lighting Fixtures

- Actual house lighting consists of a few PAR flood fixtures aimed upward and away from the stage, lighting the cafeteria ceiling in bright stripes.
- Fixtures are using some of the portable dimmer packs at the FOH lighting pipes, which are controlled by the stage lighting console.
- Houselight PAR floods produce much glare and high-contrast slashes in the viewline of the audience, and are significantly glaring to the occupants of the elevated control booth.

### Work Lighting Fixtures

- Stage
  - Ceiling fluorescent wraparound fixtures are ceiling mounted over the stage, and controlled by wall switches.
- House
  - Ceiling fluorescent wraparound fixtures, in rows, are mounted over the cafeteria / auditorium, and controlled by wall switches.

### House Lighting Controls

- There is no central control system for the house lighting or work lighting.

### Stage Floor System

- Approximately 42" above Cafeteria / Auditorium floor level. Flat, not sloped.
- Hardwood strips, laid tight, painted black, over a subfloor layer set on wood floor joists. Wood and paint are in good condition.
- Floor is not sprung for dancer leg relief.
- Very small permanent thrust has been built after original construction. Drape skirting is used as stage front.

### Audio Visual System

- In this performing arts venue, by far the A/V systems were many heads and shoulders better than all other elements surveyed.
- Audio Acquisition, Processing and Reinforcement
  - Consists of reasonably new, good quality hardware.
  - Wireless and wired mics
  - Signal processors
  - Good audio console, with good channel count and feature set.
  - Speakers are adequate, although limited placement for optimal coverage and effect, due to room constraints.
  - More input channel devices, whether wired or wireless, are needed.
- Audio Recording and Streaming
  - A separate mix arrangement is present, along with processing, recording and conversion.
  - System is rather modern and well arranged.
- Video Acquisition and Playback
  - Fairly modest for live events.
  - Projector capacity is less than this room should have, given the throw distance, aspect ratio and ambient brightness.

### Audience Seating

- Portable seating units, more suitable for events which are not as long as the plays and concerts that take place in this venue.



- Could not determine if seats are code compliant for ganging.
- Inadequate floor area to fit enough seats to serve audience and student demand during events.

## **TEMPORARY MODIFICATIONS ENGAGED FOR EVENTS**

### Thrust Stage

- A wooden extension to the front line of the stage is built and affixed to the stage bullnose, to provide adequate space to set a band, choir, mixed or dramatic set and actors.
- This extension is present only during the rehearsals and run of performance.
- The thrust stage extension is built at the same height as the true stage.
- The extension significantly reduces the amount of seats for audience enjoyment.

### Ramps

- Since the stage is at least 38" higher than the commons floor, and is not at the same level as any space surrounding it, large objects of scenery or props must be wheeled onto the stage from elsewhere, and then left on the stage until the event is complete.

### Orchestra Pit

- A pseudo-pit has been created in the middle between the mainstage, any thrust extension, and a passarelle stage walk in front of the pit. This is done for musical theater, accompanied choral or other performances where the stage footprint for the event has no spare room for the orchestra, or the type of performance is best served by the orchestra in the house.

## **PERFORMANCE ACTIVITIES THAT CANNOT BE HELD IN THE CURRENT FACILITY**

- Choir no longer performs at the WAHS stage.
  - Includes annual WestFest, with 250 student performers
- Cannot host district-wide Band festivals
  - Insufficient space for warm-up and audience seating
- Cannot host League band festivals
  - Insufficient space for warm-up and audience seating.
- Cannot host massed band and choir performances
  - If stage is extended to fit all performers, then insufficient space remains for seats.

## **POTENTIAL SIZING CRITERIA**

Here is some basic info for you, for a 650-750 seat, conventional high school theater (proscenium style). Comparison schools:

Silverton HS (Silverton HS)  
Central HS (Independence, OR)  
Redmond HS  
Madras HS

Stage Footprint: 35' deep x 90' wide x 49'-6" to roof deck tall (we try to get that footprint, and often get whittled down, which is really bad of a school with a strong music program.) Proscenium opening size should be 44' wide x 21' high.

House Footprint: For the auditorium seating area, including aisle and egress alcoves, allow 10 SF per seat. Add 80 SF per exit/entrance for a vestibule (sound lock/light lock)



|   |   |                          |
|---|---|--------------------------|
| Sprung Wood Stage Floor   | 90% of stage floor area @ \$ 15.50 / SF (installed) |                          |
| Stage Rigging, Drapes (30 rigging sets, flown system, 50' loft) |   | \$ 240,000 (installed)   |
| Flown Acoustic Reflectors onstage (3 rows)                      |   | \$ 45,000 (installed)    |
| Portable Rolling Acoustic Towers                                |   | \$ 84,000 to             |
| Orchestra Pit Filler Deck System                                |   | \$ 36,000 (installed)    |
| Fixed, Upholstered Theater Seating                              | 650 to 750 @ \$ 225 each (installed)                |                          |
| Dimming and Controls System                                     |   | \$ 250,000 (equip only.  |
| Multiply by 1.65 to get installed cost)                         |   |                          |
| Stage Lighting Fixtures and Accessories (installed)             |   | \$ 90,000 (delivered and |
| House and Work Lighting Fixtures                                |   | \$ 80,000 (equip only.   |
| Multiply by 1.55 to get installed cost)                         |   |                          |

A Drama Classroom / Black Box space should be 45' x 45' net, plus office and storage, and would be 28' tall with a catwalk at +13'-0" around the perimeter and across the middle. Sprung wood floor. No pipe grid needed, since the catwalk serves as the working platform for lighting and speakers and such. See attached photo. Figure about \$300 / NSF.

## END of REPORT

Please feel free to contact the undersigned if you have any questions.

Respectfully Submitted,

PLA Designs, Inc.

**K. Paul Luntsford, ASTC, LC**  
Principal

Member: American Society of Theatre Consultants (ASTC)  
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Certified: National Council for the Qualification of Lighting Professionals (NCQLP-LC)