

Delaware Department of Education Facilities Condition Evaluation

March, 2017















Executive Summary

Assessment Summary Reports

Project Definitions & Standards

Detailed Reports by Building

Executive Summary

March 2017

Scope of Work & Methodology

StudioJAED conducted a comprehensive facilities condition assessment of all major building systems and components for eight Christina School District (CSD) facilities located within the City of Wilmington as defined by the Wilmington Education Improvement Commission (WEIC). The select CSD facilities that were included in the study are as follows: Bancroft Elementary School, Bayard Middle School, Douglass School, Drew Educational Support Center, Palmer Elementary School, Pulaski Elementary School, Pyle Academy, and Stubbs Elementary School. The data was organized by an industry standard building classification system and prioritized by the architect's or engineer's recommended timeline to complete the corrective action. Additional qualifiers were assigned per line item indicating the driving factor or "reason" for work to be executed as well as a "category" (i.e. Deferred Maintenance, Capital Improvement, or Red Clay Consolidated School District Criteria) which are described in more detail in the attached Definitions & Standards document. All cost estimates were calculated based on today's dollars (not including inflation) for each recommended repair, replacement, reconfiguration, renovation, or new installation. Detailed assessment reports by building are provided herein.

Additionally, the project scope of work required a design analysis be performed of select Christina School District programs and services that are currently housed within four (4) City of Wilmington facilities. Based on an analysis of existing space use, findings and recommendations are provided in Section 5 – CSD Programs & Services Design Analysis of this report.

Project Understanding

Though the numbers are daunting at first glance, they are indicative of the cyclical nature of construction funding. The number of deferred items and related cost do not reflect an organization's willingness or ability to make repairs/renovations or improvements, but are a direct result of the prioritization of needs across multiple facilities with a limited budget.



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While evaluating the data, keep in mind that the facilities included in this analysis are in operation today. The need to make repairs/renovations or capital improvements based on the information gathered does not preclude these facilities from continued operation. Should the final determination be made to transfer buildings within this assessment from CSD to RCCSD, a funding formula & plan should be developed. The plan should include the complete capital improvements and programmatic changes to meet RCCSD strategic plans and the relocation of CSD programs out of City of Wilmington facilities.

Data Analysis / Findings

The tables below provide a summary of key information that will assist stakeholders understand the projected capital needs based on the project standards and parameters defined .



Executive Summary

			PF	ROII	ECT Assessme	nt C	Costs by Priori	ty		
Correction Category	Priority	1	Priority 2	-	Priority 3		Priority 4		Sub-Total	Category %
Deferred Maintenance	\$	-	\$ 37,328,125	\$	23,490,898	\$	16,012,803	\$	76,831,826	63%
Capital Improvements	\$	-	\$ 31,661,360	\$	3,337,070	\$	•3-3-	\$	34,998,430	29%
RCCSD Criteria	\$	-	\$ 9,557,880	\$	77,014	\$	177,118	\$	9,812,012	8%
Project Estimated Sub-Total by Priority:	\$	-	\$ 78,547,365	\$	26,904,983	\$	16,189,921			
Project Estimated Percentage by Priority:	0.0%		64.6%		22.1%		13.3%			

Project Estimated \$ 121,642,269 Total Assessed Cost:

	10 M		DEFE	RRED MAINTEN	IAN	CE: Assessme	nt (Costs by Prior	ity	
Correction Category		Priority 1		Priority 2		Priority 3		Priority 4		Sub-Total
Bancroft ES	\$	-	\$	12,889,538	\$	2,422,462	\$	3,401,490	\$	18,713,490
Bayard MS	\$	-	\$	5,306,149	\$	6,279,178	\$	3,707,530	\$	15,292,858
Douglass School	\$	-	Ş	2,991,453	Ş	458,179	Ş	-	Ş	3,449,632
Drew ESC	\$	-	\$	1,329,151	\$	2,532,123	\$	637,344	\$	4,498,617
Palmer ES	\$	-	\$	3,790,612	\$	1,115,100	\$	1,051,381	\$	5,957,092
Pulaski ES	\$	-	\$	2,064,785	\$	6,274,231	\$	1,174,379	\$	9,513,395
Pyle Academy	\$	-	\$	2,008,129	Ş	2,557,318	Ş	570,593	\$	5,136,040
Stubbs ES	\$	-	\$	6,948,308	\$	1,852,308	\$	5,470,087	\$	14,270,703
Deferred Maintenance Sub-Total by Priority:	S	-	\$	37,328,125	\$	23,490,898	\$	16,012,803		

Deferred Maintenance \$ 76,831,826 Est. Total Assessed Cost:



Executive Summary

March 2017

		CAP	TAL IMPROVEN	/EN	T: Assessmen	nt C	osts by Priorit	y	
Correction Category	Priority 1		Priority 2		Priority 3		Priority 4		Sub-Total
Bancroft ES	\$ -	\$	12,728,366	\$	-	\$	-	\$	12,728,366
Bayard MS	\$ -	\$	4,056,354	\$	1,204,511	\$	-	\$	5,260,865
Douglass School	\$ -	\$	1,227,816	\$	-	\$	-	\$	1,227,816
Drew ESC	\$ -	\$	1,948,066	\$	-	\$	-	\$	1,948,066
Palmer ES	\$ -	\$	1,466,451	\$	708,000	\$	-	\$	2,174,451
Pulaski ES	\$ 	\$	3,876,816	\$	1,168,200	\$		\$	5,045,017
Pyle Academy	\$ -	\$	2,007,627	\$	-	\$	-	\$	2,007,627
Stubbs ES	\$ -	\$	4,349,864	\$	256,359	\$	-	\$	4,606,223

Capital Improvement \$ Sub-Total by Priority:

\$ 31,661,360 \$ 3,337,070 \$

Capital Improvement \$ 34,998,430 Est. Total Assessed Cost:



Executive Summary

March 2017

	6		:		A::/	Assessment Co	osts	by Priority			
Correction Category	F	Priority 1		Priority 2		Priority 3		Priority 4		Sub-Total	
Bancroft ES	\$	-	\$	1,791,161	\$	-	\$	102,346	\$	1,893,507	
Bayard MS	\$	-	\$	2,163,686	\$		\$	16,386	\$	2,180,071	
Douglass School	\$	-	\$	838,797	\$	32,772	\$	-	\$	871,569	
Drew ESC	\$	-	\$	242,224	\$	-	\$	-	\$	242,224	
Palmer ES	\$	-	\$	1,005,061	\$	19,663	\$	-	\$	1,024,724	
Pulaski ES	\$	-	\$	1,315,671	\$	-	\$	58,386	\$	1,374,058	
Pyle Academy	\$	-	\$	816,667	\$	24,579	\$	-	\$	841,246	
Stubbs ES	\$	-	\$	1,384,614	\$	-	\$	-	\$	1,384,614	
RCCSD Criteria Sub-Total by Priority:	\$	-	\$	9,557,880	\$	77,014	\$	177,118			

RCCSD Criteria \$ 9,812,012 Est. Total Assessed Cost:

Legend / Definitions:

- **Priority 1:** Work should be performed immediately. Potential Life/Safety Issue.
- Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.
- Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.
- **Priority 4:** Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.
- **Cost Model:** Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Assessment Summary by Building

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

Date Printed: Tuesday, April 11, 2017

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				Assessment Co	osts by Priority		Total		Total	Facilty
Building Name	Area (SF)	Year of Constr	Priority 1	Priority 2	Priority 3	Priority 4	Assessment Cost	Replcmnt Cost / SF	Replacement Cost	Condition Index
Administration										
Drew Educ Supt Ctr	53,752	1954, 1990	\$0	\$3,519,441	\$2,532,123	\$637,344	\$6,688,907	\$371.00	\$19,941,992	0.34
Summary for Administration	53,752		\$0	\$3,519,441	\$2,532,123	\$637,344	\$6,688,907			
Alternative Schools										
Douglass School	25,634	1914, 1975		\$5,058,066	\$490,950		\$5,549,016	\$396.20	\$10,156,191	0.55
Summary for Alternative Schools	25,634			\$5,058,066	\$490,950		\$5,549,016			
Elementary Schools										
Bancroft ES	160,176	1926, 1967, 2005		\$27,409,065	\$2,422,462	\$3,503,836	\$33,335,363	\$371.00	\$59,425,296	0.56
Casimir Pulaski ES	74,092	1959, 1990, 2005		\$7,257,273	\$7,442,431	\$1,232,765	\$15,932,470	\$371.00	\$27,488,132	0.58
Elbert Palmer ES	52,755	1929, 1990, 2005		\$6,262,123	\$1,842,763	\$1,051,381	\$9,156,267	\$371.00	\$19,572,105	0.47
Stubbs ES	89,247	1954		\$12,682,785	\$2,108,667	\$5,470,087	\$20,261,539	\$371.00	\$33,110,637	0.61

Notes: 1. Facility Condition Index (FCI) is equal to the "Total Assessment Cost" (Priorities 1 - 4) divided by the "Total Replacement Cost".

2. The estimated "Total Replacement Cost" is calculated based on current DDOE construction cost per square foot allowances.



Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.

(Conducted in March 2017)

		Year of		Assessment C	osts by Priority	7	Total Assessment	Replcmnt	Total Replacement	Facilty Condition
Building Name	Area (SF)	Constr	Priority 1	Priority 2	Priority 3	Priority 4	Cost	Cost / SF	Cost	Index
Summary for Elementary Schools	376,270			\$53,611,247	\$13,816,323	\$11,258,069	\$78,685,639			
High Schools										
Sarah Pyle Academy	31,980	1954, 2005		\$4,832,423	\$2,581,897	\$570,593	\$7,984,913	\$422.80	\$13,521,144	0.59
Summary for High Schools	31,980			\$4,832,423	\$2,581,897	\$570,593	\$7,984,913			
Middle Schools										
Bayard MS	142,326	1925		\$11,526,189	\$7,483,689	\$3,723,916	\$22,733,794	\$396.20	\$56,389,561	0.40
Summary for Middle Schools	142,326			\$11,526,189	\$7,483,689	\$3,723,916	\$22,733,794			
Project Totals:	629,962		\$0	\$78,547,366	\$26,904,981	\$16,189,922	\$121,642,269			

 Notes:
 1. Facility Condition Index (FCI) is equal to the "Total Assessment Cost" (Priorities 1 - 4) divided by the "Total Replacement Cost".

 2. The estimated "Total Replacement Cost" is calculated based on current DDOE construction cost per square foot allowances.



Cost Analysis by Priority and Building System

*

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

Date Printed: Tuesday, April 11, 2017

		Assessment	Costs by Priority		Total System	System % o
System Name	Priority 1	Priority 2	Priority 3	Priority 4	Cost	Total Cost
A10 Foundations						
A20 Basement Construction						
B10 Superstructure		\$382,364	\$100,498	\$238,720	\$721,582	0.59%
B20 Exterior Enclosure		\$2,010,868	\$2,439,246	\$5,398,392	\$9,848,505	8.10%
B30 Roofing		\$5,644,980	\$6,872,695	\$14,763	\$12,532,438	10.30%
C10 Interior Construction		\$3,014,388	\$1,810,763	\$301,417	\$5,126,567	4.21%
C20 Stairs		\$40,983	\$77,061		\$118,045	0.10%
C30 Interior Finishes		\$5,327,813	\$2,099,487	\$3,034,586	\$10,461,886	8.60%
D10 Conveying						
D20 Plumbing		\$1,806,979	\$108,033	\$203,637	\$2,118,648	1.74%
D30 HVAC		\$16,703,294	\$4,826,623	\$2,673,567	\$24,203,484	19.90%
D40 Fire Protection		\$362,136			\$362,136	0.30%
D50 Electrical		\$14,079,632	\$2,017,294		\$16,096,927	13.23%
E10 Equipment		\$2,243,807	\$27,647		\$2,271,455	1.87%
E20 Furnishings		\$3,288,576	\$1,172,039	\$2,922,707	\$7,383,322	6.07%
F10 Special Construction						
F20 Selective Demolition		\$3,417,883	\$1,176,659	\$306,479	\$4,901,021	4.03%
G10 Site Preparation						
G20 Site Improvements		\$4,151,972	\$1,096,224	\$1,095,655	\$6,343,851	5.22%
G30 Site Civil Mech Utilities						
G40 Site Electrical Utilities						
G90 Other Site Construction						
H10 Additional Space Requirements		\$15,862,016	\$3,080,711		\$18,942,727	15.57%
Z10 General Requirements	\$0	\$209,677			\$209,677	0.17%
System Totals by Priority:	\$0	\$78,547,366	\$26,904,981	\$16,189,922	\$121,642,269	

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Assessment Summary by Building

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

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Stubbs ES	89,247	1954		\$12,682,785	\$2,108,667	\$5,470,087	\$20,261,539	\$371.00	\$33,110,637	0.61

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Cost Analysis by Priority and Building System

*

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

Date Printed: Tuesday, April 11, 2017

		Assessment	Costs by Priority		Total System	System % o
System Name	Priority 1	Priority 2	Priority 3	Priority 4	Cost	Total Cost
A10 Foundations						
A20 Basement Construction						
B10 Superstructure		\$382,364	\$100,498	\$238,720	\$721,582	0.59%
B20 Exterior Enclosure		\$2,010,868	\$2,439,246	\$5,398,392	\$9,848,505	8.10%
B30 Roofing		\$5,644,980	\$6,872,695	\$14,763	\$12,532,438	10.30%
C10 Interior Construction		\$3,014,388	\$1,810,763	\$301,417	\$5,126,567	4.21%
C20 Stairs		\$40,983	\$77,061		\$118,045	0.10%
C30 Interior Finishes		\$5,327,813	\$2,099,487	\$3,034,586	\$10,461,886	8.60%
D10 Conveying						
D20 Plumbing		\$1,806,979	\$108,033	\$203,637	\$2,118,648	1.74%
D30 HVAC		\$16,703,294	\$4,826,623	\$2,673,567	\$24,203,484	19.90%
D40 Fire Protection		\$362,136			\$362,136	0.30%
D50 Electrical		\$14,079,632	\$2,017,294		\$16,096,927	13.23%
E10 Equipment		\$2,243,807	\$27,647		\$2,271,455	1.87%
E20 Furnishings		\$3,288,576	\$1,172,039	\$2,922,707	\$7,383,322	6.07%
F10 Special Construction						
F20 Selective Demolition		\$3,417,883	\$1,176,659	\$306,479	\$4,901,021	4.03%
G10 Site Preparation						
G20 Site Improvements		\$4,151,972	\$1,096,224	\$1,095,655	\$6,343,851	5.22%
G30 Site Civil Mech Utilities						
G40 Site Electrical Utilities						
G90 Other Site Construction						
H10 Additional Space Requirements		\$15,862,016	\$3,080,711		\$18,942,727	15.57%
Z10 General Requirements	\$0	\$209,677			\$209,677	0.17%
System Totals by Priority:	\$0	\$78,547,366	\$26,904,981	\$16,189,922	\$121,642,269	

2. The estimated "Total Replacement Cost" is calculated based on current DDOE construction cost per square foot allowances.



Executive Summary

March 2017

Scope of Work & Methodology

StudioJAED conducted a comprehensive facilities condition assessment of all major building systems and components for eight Christina School District (CSD) facilities located within the City of Wilmington as defined by the Wilmington Education Improvement Commission (WEIC). The select CSD facilities that were included in the study are as follows: Bancroft Elementary School, Bayard Middle School, Douglass School, Drew Educational Support Center, Palmer Elementary School, Pulaski Elementary School, Pyle Academy, and Stubbs Elementary School. The data was organized by an industry standard building classification system and prioritized by the architect's or engineer's recommended timeline to complete the corrective action. Additional qualifiers were assigned per line item indicating the driving factor or "reason" for work to be executed as well as a "category" (i.e. Deferred Maintenance, Capital Improvement, or Red Clay Consolidated School District Criteria) which are described in more detail in the attached Definitions & Standards document. All cost estimates were calculated based on today's dollars (not including inflation) for each recommended repair, replacement, reconfiguration, renovation, or new installation. Detailed assessment reports by building are provided herein.

Additionally, the project scope of work required a design analysis be performed of select Christina School District programs and services that are currently housed within four (4) City of Wilmington facilities. Based on an analysis of existing space use, findings and recommendations are provided in Section 5 – CSD Programs & Services Design Analysis of this report.

Project Understanding

Though the numbers are daunting at first glance, they are indicative of the cyclical nature of construction funding. The number of deferred items and related cost do not reflect an organization's willingness or ability to make repairs/renovations or improvements, but are a direct result of the prioritization of needs across multiple facilities with a limited budget.



Executive Summary

March 2017

An analysis of major capital improvement funding since 1994 shows that Red Clay Consolidated School District (RCCSD) expenditures on major capital improvements have been approximately 81% higher than those of Christina School District - (RC Interim Framework for WEIC, 2015). This assessment provides a snapshot of the deferred maintenance and capital improvements of buildings currently within CSD affected by the WEIC proposal and provides a benchmark from which to compare existing RCCSD buildings. The Delaware Department of Education Facilities Evaluation Analysis study adds clarity to the type and cost of major capital improvements that Red Clay would expect to be done in buildings if they were to become part of the district's facilities portfolio. This analysis does not address any capital improvements that might be required due to a change in configuration of students or programs. As an example, three of the buildings (Douglas, Pyle, and Drew) do not serve typical PreK-8 students. As an outcome of the WEIC project, these buildings may need to be modified or surplused. The remaining buildings (Bancroft, Bayard, Palmer, Pulaski, and Stubbs) may also require significant modifications due to programmatic changes that are not addressed in this report.

While evaluating the data, keep in mind that the facilities included in this analysis are in operation today. The need to make repairs/renovations or capital improvements based on the information gathered does not preclude these facilities from continued operation. Should the final determination be made to transfer buildings within this assessment from CSD to RCCSD, a funding formula & plan should be developed. The plan should include the complete capital improvements and programmatic changes to meet RCCSD strategic plans and the relocation of CSD programs out of City of Wilmington facilities.

Data Analysis / Findings

The tables below provide a summary of key information that will assist stakeholders understand the projected capital needs based on the project standards and parameters defined .



Executive Summary

March 2017		21	-	~		1 1	1				12
				PR	Ole	ECT Assessmer	nt C	osts by Priori	ty		
Correction Category		Priority 1		Priority 2		Priority 3		Priority 4	L	Sub-Total	Category %
Deferred Maintenance	\$	41,010	\$	37,287,115	\$	23,490,898	\$	16,012,803	\$	76,831,826	63%
Capital Improvements	\$	308,027	\$	31,353,333	\$	3,337,070	\$	•	\$	34,998,430	29%
RCCSD Criteria	Ş	-	\$	9,557,880	\$	77,014	\$	177,118	\$	9,812,012	8%
Project Estimated Sub-Total by Priority:	\$	349,037	\$	78,198,328	\$	26,904,982	\$	16,189,921			
Project Estimated Percentage by Priority:		0.3%		64.3%		22.1%		13.3%			

Project Estimated \$ 121,642,268 Total Assessed Cost:

	111	D	EFE		IANG	CE: Assessme	nt C	Costs by Prior	ty	
Correction Category	F	Priority 1		Priority 2		Priority 3		Priority 4		Sub-Total
Bancroft ES	\$	4,364	\$	12,885,174	\$	2,422,462	\$	3,401,490	\$	18,713,490
Bayard MS	\$	-	\$	5,306,149	\$	6,279,178	\$	3,707,530	\$	15,292,858
Douglass School	\$	2,863	Ş	2,988,590	\$	458,179	\$		Ş	3,449,632
Drew ESC	\$	13,545	\$	1,315,606	\$	2,532,123	\$	637,344	\$	4,498,617
Palmer ES	\$	4,849	\$	3,785,763	\$	1,115,100	\$	1,051,381	Ş	5,957,092
Pulaski ES	\$	6,442	\$	2,058,343	\$	6,274,231	\$	1,174,379	\$	9,513,395
Pyle Academy	\$		Ş	2,008,129	\$	2,557,318	Ş	570,593	Ş	5,136,040
Stubbs ES	\$	8,947	\$	6,939,361	\$	1,852,308	\$	5,470,087	\$	14,270,703
Deferred Maintenance Sub-Total by Priority:	\$	41,010	\$	37,287,115	\$	23,490,898	\$	16,012,803		

Deferred Maintenance \$ 76,831,826 Est. Total Assessed Cost:



Executive Summary

March 2017

	li III		CAP	ITAL IMPROVEN	ЛEN	T: Assessmer	nt C	osts by Priorit	y	
Correction Category		Priority 1		Priority 2		Priority 3		Priority 4		Sub-Total
Bancroft ES	\$	82,745	\$	12,645,622	\$	-	\$		\$	12,728,366
Bayard MS	\$	70,486	\$	3,985,868	\$	1,204,511	\$	-	\$	5,260,865
Douglass School	\$	52,658	\$	1,175,158	\$		Ş		Ş	1,227,816
Drew ESC	\$	-	\$	1,948,066	\$	-	\$	-	\$	1,948,066
Palmer ES	\$	-	\$	1,466,451	\$	708,000	\$	-	\$	2,174,451
Pulaski ES	\$	38,563	\$	3,838,253	\$	1,168,200	\$		\$	5,045,017
Pyle Academy	\$	2,922	\$	2,004,705	\$	-	\$	-	\$	2,007,627
Stubbs ES	\$	60,653	\$	4,289,211	\$	256,359	\$	-	\$	4,606,223
Capital Improvement Sub-Total by Priority:	\$	308,027	\$	31,353,333	\$	3,337,070	\$	-		

Capital Improvement \$ 34,998,430 Est. Total Assessed Cost:



Executive Summary

March 2017

	6		:		A::/	Assessment Co	osts	by Priority	
Correction Category	F	Priority 1		Priority 2		Priority 3		Priority 4	Sub-Total
Bancroft ES	\$	-	\$	1,791,161	\$	-	\$	102,346	\$ 1,893,507
Bayard MS	\$	-	\$	2,163,686	\$		\$	16,386	\$ 2,180,071
Douglass School	\$	-	\$	838,797	\$	32,772	\$	-	\$ 871,569
Drew ESC	\$	-	\$	242,224	\$	-	\$	-	\$ 242,224
Palmer ES	\$	-	\$	1,005,061	\$	19,663	\$	-	\$ 1,024,724
Pulaski ES	\$	-	\$	1,315,671	\$	-	\$	58,386	\$ 1,374,058
Pyle Academy	\$	-	\$	816,667	\$	24,579	\$	-	\$ 841,246
Stubbs ES	\$	-	\$	1,384,614	\$	-	\$	-	\$ 1,384,614
RCCSD Criteria Sub-Total by Priority:	\$	-	\$	9,557,880	\$	77,014	\$	177,118	

RCCSD Criteria \$ 9,812,012 Est. Total Assessed Cost:

Legend / Definitions:

- **Priority 1:** Work should be performed immediately. Potential Life/Safety Issue.
- Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.
- Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.
- **Priority 4:** Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.
- **Cost Model:** Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Assessment Summary by Building

(Conducted in March 2017)

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

Date Printed: Thursday, March 30, 2017

Page 1 of 2

		Year of		Assessment Co	osts by Priority		Total Assessment	Replcmnt	Total Replacement	Facilty Condition
Building Name	Area (SF)	Constr	Priority 1	Priority 2	Priority 3	Priority 4	Cost	Cost / SF	Cost	Index
Administration										
Drew Educ Supt Ctr	53,752	1954, 1990	\$13,545	\$3,505,896	\$2,532,123	\$637,344	\$6,688,907	\$371.00	\$19,941,992	0.34
Summary for Administration	53,752		\$13,545	\$3,505,896	\$2,532,123	\$637,344	\$6,688,907			
Alternative Schools										
Douglass School	25,634	1914, 1975	\$55,521	\$5,002,545	\$490,950		\$5,549,016	\$396.20	\$10,156,191	0.55
Summary for Alternative Schools	25,634		\$55,521	\$5,002,545	\$490,950		\$5,549,016			
Elementary Schools										
Bancroft ES	160,176	1926, 1967, 2005	\$87,108	\$27,321,957	\$2,422,462	\$3,503,836	\$33,335,363	\$371.00	\$59,425,296	0.56
Casimir Pulaski ES	74,092	1959, 1990, 2005	\$45,005	\$7,212,268	\$7,442,431	\$1,232,765	\$15,932,470	\$371.00	\$27,488,132	0.58
Elbert Palmer ES	52,755	1929, 1990, 2005	\$4,849	\$6,257,275	\$1,842,763	\$1,051,381	\$9,156,267	\$371.00	\$19,572,105	0.47
Stubbs ES	89,247	1954	\$69,600	\$12,613,185	\$2,108,667	\$5,470,087	\$20,261,539	\$371.00	\$33,110,637	0.61

Notes: 1. Facility Condition Index (FCI) is equal to the "Total Assessment Cost" (Priorities 1 - 4) divided by the "Total Replacement Cost".

2. The estimated "Total Replacement Cost" is calculated based on current DDOE construction cost per square foot allowances.



		Year of		Assessment C	osts by Priority	7	Total Assessment	Replcmnt	Total Replacement	Facilty Condition
Building Name	Area (SF)	Constr	Priority 1	Priority 2	Priority 3	Priority 4	Cost	Cost / SF	Cost	Index
Summary for Elementary Schools	376,270		\$206,563	\$53,404,685	\$13,816,323	\$11,258,069	\$78,685,639			
High Schools										
Sarah Pyle Academy	31,980	1954, 2005	\$2,922	\$4,829,502	\$2,581,897	\$570,593	\$7,984,913	\$422.80	\$13,521,144	0.59
Summary for High Schools	31,980		\$2,922	\$4,829,502	\$2,581,897	\$570,593	\$7,984,913			
Middle Schools										
Bayard MS	142,326	1925	\$70,486	\$11,455,703	\$7,483,689	\$3,723,916	\$22,733,794	\$396.20	\$56,389,561	0.40
Summary for Middle Schools	142,326		\$70,486	\$11,455,703	\$7,483,689	\$3,723,916	\$22,733,794			
Project Totals:	629,962		\$349,036	\$78,198,330	\$26,904,981	\$16,189,922	\$121,642,269			

 Notes:
 1. Facility Condition Index (FCI) is equal to the "Total Assessment Cost" (Priorities 1 - 4) divided by the "Total Replacement Cost".

 2. The estimated "Total Replacement Cost" is calculated based on current DDOE construction cost per square foot allowances.



Cost Analysis by Priority and Building System

*

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

Date Printed: Thursday, March 30, 2017

		Assessment	Costs by Priority		Total System	System % o
System Name	Priority 1	Priority 2	Priority 3	Priority 4	Cost	Total Cost
A10 Foundations						
A20 Basement Construction						
B10 Superstructure		\$382,364	\$100,498	\$238,720	\$721,582	0.59%
B20 Exterior Enclosure		\$2,010,868	\$2,439,246	\$5,398,392	\$9,848,505	8.10%
B30 Roofing		\$5,644,980	\$6,872,695	\$14,763	\$12,532,438	10.30%
C10 Interior Construction		\$3,014,388	\$1,810,763	\$301,417	\$5,126,567	4.21%
C20 Stairs		\$40,983	\$77,061		\$118,045	0.10%
C30 Interior Finishes		\$5,327,813	\$2,099,487	\$3,034,586	\$10,461,886	8.60%
D10 Conveying						
D20 Plumbing		\$1,806,979	\$108,033	\$203,637	\$2,118,648	1.74%
D30 HVAC		\$16,703,294	\$4,826,623	\$2,673,567	\$24,203,484	19.90%
D40 Fire Protection		\$362,136			\$362,136	0.30%
D50 Electrical	\$349,036	\$13,730,596	\$2,017,294		\$16,096,927	13.23%
E10 Equipment		\$2,243,807	\$27,647		\$2,271,455	1.87%
E20 Furnishings		\$3,288,576	\$1,172,039	\$2,922,707	\$7,383,322	6.07%
F10 Special Construction						
F20 Selective Demolition		\$3,417,883	\$1,176,659	\$306,479	\$4,901,021	4.03%
G10 Site Preparation						
G20 Site Improvements		\$4,151,972	\$1,096,224	\$1,095,655	\$6,343,851	5.22%
G30 Site Civil Mech Utilities						
G40 Site Electrical Utilities						
G90 Other Site Construction						
H10 Additional Space Requirements		\$15,862,016	\$3,080,711		\$18,942,727	15.57%
Z10 General Requirements		\$209,677			\$209,677	0.17%
System Totals by Priority:	\$349,036	\$78,198,330	\$26,904,981	\$16,189,922	\$121,642,269	

2. The estimated "Total Replacement Cost" is calculated based on current DDOE construction cost per square foot allowances.





Project Scope of Work Summary

The project includes a comprehensive facilities condition assessment to be conducted at eight (8) Christina School District schools located in the City of Wilmington for the purpose of identifying deferred maintenance and capital improvement needs as well as Red Clay Consolidated School District specific driven construction standard requirements. The assessment scope includes an evaluation of all major building systems as well as site improvements including:

Building Envelope (Structure and Systems)	Plumbing Systems
Roofing	Fire Protection Systems
Exterior Walls, Windows, Doors	Hazardous Abatement
Interior Construction & Finishes	Elevators / Lifts / Ramps (ADA)
HVAC Systems	Security Systems
Electrical Power / Distribution	Exterior Building Lighting
Lighting Systems	Sidewalks / Building Perimeter
Telecommunications	Pedestrian & Vehicular Access / Flow Athletic / Play Fields

Building Classification System

The UNIFORMAT classification system is one of the primary tools for insuring consistency of assessment information between buildings and projects. Listed below is the categorization by which "corrective actions" are applied to each facility by building system and sub-system per the UNIFORMAT.

- 1. A20 Basement Construction
- 2. B10 Superstructure
- 3. B20 Exterior Enclosure
- 4. B30 Roofing
- 5. C10 Interior Construction
- 6. C20 Stairs
- 7. C30 Interior Finishes
- 8. D10 Conveying
- 9. D20 Plumbing

- 10. D30 HVAC
- 11. D40 Fire Protection
- 12. D50 Electrical
- 13. E10 Equipment
- 14. E20 Furnishings
- 15. F10 Special Construction
- 16. G20 Site Improvements
- 17. G30 Site/Mechanical Utilities
- 18. G40 Site/Electrical Utilities
- 19. H10 Additional Space Requirements

Prioritization Classifications

Corrections will be assigned a priority which, in the opinion of the assessor, classifies the urgency of the required replacement or repair. The data can be queried to generate assessment reports based on individual priorities.

DDOE Facilities Evaluation Analysis DEFINITIONS & STANDARDS



•	Priority 1 ~ Immediate	Work should be performed immediately. Potential Life / Safety issue.
•	Priority 2 ~ High	Work should be performed within the next 1-2 years.
		Asset has reached useful life.
•	Priority 3 ~ Medium	Work should be performed within the next 3-5 years.
		Asset will reach useful life soon.
•	Priority 4 ~ Low	Work should be performed within the next 6-10 years or the subject
		deficiency is an architectural or engineering "good practice"
		recommendation that is not required by code.

Reasons for Corrective Actions

Corrections will be assigned a "reason" criterion that helps identify "why" the subject correction was noted. Similar to priority, the reason property can be queried in the database after generation of the assessment report. Suggested reasons available for assignment to a correction include:

- ADA
- Codes/Standards
- Damage/Wear
- Energy Conservation

- Environmental Improvements
- Functional / Functionality
- Life Safety
- Security

Correction Type Category

Corrections will be assigned a "correction category" criterion that helps identify the driver or "type" of expenditure required to address the recorded issue. This rating will provide another option to analyze data and assist the decision making process to develop capital improvement plans.

- Deferred Maintenance
 - Corrective actions that address required maintenance repairs, restoration, or replacement of an <u>existing</u> building system or component that have not yet been expended.
- Capital Improvement
 - Corrective actions that address a non-existing or non-compliant building system or component required to meet shared Christina and Red Clay Consolidated School District Construction Standards or general code / ADA compliance. (See attached document)
 - Corrective actions that address educational or functional inadequacies of existing space.
- RCCSD Criteria
 - Corrective actions that address unique Red Clay Consolidated School District construction standards that differ from Christina School District.



Cost Estimate Development

StudioJAED's data collection and reporting tool, CT2000[®], contains a master database of deficiencies / corrections with associated cost estimates. As a measure of quality assurance, cost estimates are developed using R.S. Means "CostWorks" and reviewed by our Certified Professional Estimator. All base estimates are adjusted to incorporate several other construction and soft cost factors (i.e. contractors, contingency, permits, fees, etc.) as per owner preferences. Listed below is the cost model applied to each individual corrective action recorded in the assessment report. Note that an escalation cost is *not included* as it should be calculated and added to the "Total Cost" based on a proposed construction date.

- Base R.S. Means 2017
 Base Value
- City Cost Index Adjusted 1.036 (Current Index for Wilmington, DE)
- Subcontractor 5%
- General Contractor 10%
- Construction Contingency 10%

----- Value Represented as "Construction Cost" in Assessment Report -----

- Soft Costs 18%
 - Architect / Engineer Fees
 - Furniture / Fixtures / Equipment
 - o Inspection / Permits

------ Value Represented as "Soft Cost" in Assessment Report -----

Total Cost

(Construction Cost + Soft Cost)



Capital Improvement Program Construction Standards (REVISED)

Items in red text are unique Red Clay Consolidated School District (RCCSD) related standards. All other items are shared construction standards by RCCSD and Christina School District.

Exterior Doors	a. Hollow Metal
	b. Master Key System (Schlage Primus)
	 c. Card Access System (ES – 5, MS – 8, HS – 10) d. Secured Entrance
Exterior Windows	a. Thermally Broken Aluminum Storefront System with Insulated,
	Low-E Glazing and Hopper-Style Vent Inserts at Classrooms
	b. Window Screens
	c. Mecho Shades
Exterior Walls	a. Water & Air Tight
	b. Bldg Envelope (Spray Foam, Weather-stripping, seals, etc.)
Roofing	a. Water Tight
Canopy	a. Where Roof Area at Main Entry does not Exist, Canopy for
	Weather Protection Provided over Secured Buzzer Location
ior Construction / Fin	
nterior Doors	a. Master Key System (Schlage Primus)
	b. Select Card Access Doors (ES – 3, MS – 4, HS – 5)
nterior Walls	a. Paint Cycle every 5 - 7 years
	b. All Wet Walls are Tile
Flooring	a. No Carpet in Classrooms
	b. All Asbestos Tile Abated
	c. All Kitchens & Bathrooms have Epoxy Poured Floor (Stonehard)
Stairs	a. Rubber Stair Treads, Risers, and Landings
eying / Ramps	
Building-wide	a. All Public - Student Floors / Spaces to be ADA Accessible
	b. All Student Platforms / Stages to be ADA Accessible
2	
Building-wide	a. Fully Air-Conditioned in All Spaces Except Corridors, Halls, and
	 Fully Air-Conditioned in All Spaces Except Corridors, Halls, and Vestibules to Regulate Outside Air.
	Vestibules to Regulate Outside Air.
	Vestibules to Regulate Outside Air. b. Dual Occupancy Sensors for HVAC and Lighting.
	Vestibules to Regulate Outside Air.
	Vestibules to Regulate Outside Air.b. Dual Occupancy Sensors for HVAC and Lighting.c. Building Automation System (BAS)d. BAS Controls monitored by Allerton Niagra
	 Vestibules to Regulate Outside Air. b. Dual Occupancy Sensors for HVAC and Lighting. c. Building Automation System (BAS) d. BAS Controls monitored by Allerton Niagra e. All Boiler Replacement Projects to Specify Condensing Boilers
	 Vestibules to Regulate Outside Air. b. Dual Occupancy Sensors for HVAC and Lighting. c. Building Automation System (BAS) d. BAS Controls monitored by Allerton Niagra e. All Boiler Replacement Projects to Specify Condensing Boilers f. All Boilers to have Low Temp Central Station Monitoring Alarms
	 Vestibules to Regulate Outside Air. b. Dual Occupancy Sensors for HVAC and Lighting. c. Building Automation System (BAS) d. BAS Controls monitored by Allerton Niagra e. All Boiler Replacement Projects to Specify Condensing Boilers f. All Boilers to have Low Temp Central Station Monitoring Alarms g. All Boiler Central Station Monitoring Provided by ADT
	 Vestibules to Regulate Outside Air. b. Dual Occupancy Sensors for HVAC and Lighting. c. Building Automation System (BAS) d. BAS Controls monitored by Allerton Niagra e. All Boiler Replacement Projects to Specify Condensing Boilers f. All Boilers to have Low Temp Central Station Monitoring Alarms g. All Boiler Central Station Monitoring Provided by ADT h. Existing Steam Systems to be Replaced with Hot Water
	 Vestibules to Regulate Outside Air. b. Dual Occupancy Sensors for HVAC and Lighting. c. Building Automation System (BAS) d. BAS Controls monitored by Allerton Niagra e. All Boiler Replacement Projects to Specify Condensing Boilers f. All Boilers to have Low Temp Central Station Monitoring Alarms g. All Boiler Central Station Monitoring Provided by ADT h. Existing Steam Systems to be Replaced with Hot Water i. All Fuel to be Gas, No Oil
	 Vestibules to Regulate Outside Air. b. Dual Occupancy Sensors for HVAC and Lighting. c. Building Automation System (BAS) d. BAS Controls monitored by Allerton Niagra e. All Boiler Replacement Projects to Specify Condensing Boilers f. All Boilers to have Low Temp Central Station Monitoring Alarms g. All Boiler Central Station Monitoring Provided by ADT h. Existing Steam Systems to be Replaced with Hot Water



Capital Improvement Program Construction Standards (REVISED)

Items in red text are unique Red Clay Consolidated School District (RCCSD) related standards. All other items are shared construction standards by RCCSD and Christina School District.

nbing	
Bathrooms	 a. Faucets are Hard Wired Electronic Sensors (CSD = Metered)
	b. Urinals / Toilets are Battery Electronic Sensors (CSD = Waterless)
	c. All Devices are Low Flow
	d. Partitions are Solid Plastic, Floor Mounted with Overhead Brace
Water Coolers	a. Elkay Hi-Lo Water Coolers with Bottle Filler
Dispensers	a. RCCSD Specific Standard Dual Dispensing Toilet Tissue Dispenser
	b. RCCSD Specific Standard Paper Towel Dispenser
	c. RCCSD Specific Standard Soap Dispenser
trical	
Emergency Lighting	a. Battery Back-up Required
PA / Phone System	a. Fully Operational PA / Phone System
	b. Battery Back-up Required
Clock System	a. Centrally Controlled Clock System (Currently Bogen / Sapling)
	b. Tied into Bell / Tone PA System
Lighting	a. All Interior, Exterior, & Site Lighting converted to LED
	b. Occupancy Sensors in All Spaces Except Corridors / Halls / Vestibules
Power	a. All Electric Panels Upgraded to Current Components (Deep Panel)
	b. New Panels Added as Needed
	c. 10 Outlets Provided Per Typical Classroom / Learning Area
Data / Equipment	a. District IT / Data Infrastructure
	b. Interactive Flat Panels and Infrastructure (HDMI and USB) Provided
	in All Classrooms with Electrically Adjustable Wall Mount
	c. If Smartboard Exists (Minimum Requirement) in Classroom,
	Require VGA, RCA, and USB Infrastructure
	b. Wifi Provided Building-Wide
Sound / Voice	a. Sound / Voice Enhancement System in All Classrooms (Redcat)
Security	a. CCTV System with Recording Capabilities up to 30 Days
	(CSD = Tyco & Sonitrol)
	b. Exterior Site Cameras with Monitoring
	c. Motion Detectors on First Floor in All Corridors, Computer Labs,
	and Main Offices
Protection	
Building-wide	a. Building-wide Sprinkler System
cialty Equipment	
Kitchen	a. Kitchen Freezers Electronically Monitored (High Temp)
	b. RCCSD Specific Cooking and Warming Kitchen District Standards
	c. RCCSD Specific Serving Line District Standards



Capital Improvement Program Construction Standards (REVISED)

Items in red text are unique Red Clay Consolidated School District (RCCSD) related standards. All other items are shared construction standards by RCCSD and Christina School District.

Gymnasium	a. Mats on All Perimeter Walls Behind Baskets
	b. Safety Straps on Folding Baskets Located Above Bleachers
	c. Plastic Gym Bleachers at All Middle & High Schools
Playground	a. Poured-in-Place Rubber Surface
	 New Playground Equipment Recently Installed (All Elementary)
urnishings	
Classroom /	a. Lockable Wardrobe Required in All Classrooms (Teacher Contract)
Learning Areas	b. No Chalkboards. Provide Markerboards in all Learning Areas.
Science Lab	a. Science Lab District Standards
Art Room	a. Kiln Provided in All Art Rooms
Library	a. District-Wide Modernization with Furnishing, Casework &
	Space Improvements
te Improvements	
Driveway / Parking	a. Repave, Reseal, and Re-Stripe All Vehicular Traffic Areas (Driveways
	and Parking Lots) Every 5 - 7 years
Signage	a. District Site, Building Exterior
	 Interior Signage per code requirements (braille, etc.)

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Bancroft ES
Building Type:	Elementary
Building Area (SF):	160,176
Number of Floors:	Basement + 3
Constr./Renov. Yrs:	1926, 1967, 2005
Date Assessed:	March 2017
Address:	

700 North Lombard Street

Wilmington, DE 19801



	Assessment Costs by Priority									
Correction Category	Prio	rity 1		Priority 2		Priority 3		Priority 4		Sub-Total
Deferred Maintenance	\$	4,364	\$	12,885,174	\$	2,422,462	\$	3,401,490	\$	18,713,490
Capital Improvements	\$	82,745	\$	12,645,622	\$	E	\$	-	\$	12,728,366
RCCSD Criteria	\$	-	\$	1,791,161	\$	-	\$	102,346	\$	1,893,507

Sub-Total by Priority: \$ 87,109 \$ 27,321,957 \$ 2,422,462 \$ 3,503,836

Total Assessed Cost:\$33,335,363Est. Replacement Cost:\$59,425,296Facility Condition Index:0.56

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessment Report (Conducted in March 2017) Deferred Maintenance Only						me: Bancroft rity: Compreh	ensive day, March 29, 20		ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
<i>Bancroft ES</i> B10 Superstructure									
Exterior Steel Ladder by Demo &	B1014 Exterior Building Access Ladder	Roof		Damage/ Wear	2	Def Maint Qty:	\$23,618 50 L	\$4,251 NFT	\$27,869
B20 Exterior Enclosure			Total Estimated	Cost for B10) Superstru	icture	\$23,618	\$4,251	\$27,869
	B2010 Exterior Walls	Roof - Masonry Rising Walls	Repoint brick walls that rise above roof at changes in roof elevation. Repoint / caulk cast stone joints.	Damage/ Wear	2	Def Maint Qty:	\$88,660 10,000 S	\$15,959 QFT	\$104,619
	B2011 Exterior Wall Specialties	Boiler Room		Damage/ Wear	3	Def Maint Qty:	\$6,361 3 E	\$1,145 ACH	\$7,506
	B2020 Exterior Windows	Exterior	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	4	Def Maint Qty:	\$1,692,271 7,672 S	\$304,609 QFT	\$1,996,879
	B2020 Exterior Windows	Exterior	Replace (4) existing stairwell curtainwall systems.	Damage/ Wear	4	Def Maint Qty:	\$90,273 572 St	\$16,249 QFT	\$106,523

Detailed Assessment Report

Location Name: Bancroft ES Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

(Conducted in March 2017)	Page 2 of 15								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2030-01-2C Correct Aluminum Storefront Exterior Door Deterioration by Demo & Replace Door, Frame & Hardware	Doors	Exterior		Damage/ Wear	3	Def Maint Qty:	\$106,949 16 E	\$19,251 EACH	\$126,200
B2030-05-2C Correct Hollow Metal Exterior Door Frame Deterioration by Demo, Replace of Finish Door, Frame & Hardware	B2030 Exterior Doors	Exterior		Damage/ Wear	2	Def Maint Qty:	\$16,643 4 E	\$2,996 Each	\$19,638
			Total Estin	nated Cost for B20	Exterior 1	Enclosure	\$2,001,157	\$360,208	\$2,361,365
B30 Roofing									
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,945,425 67,000 \$	\$350,177 SQFT	\$2,295,602
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	2	Def Maint Qty:	\$195,410 53 E	\$35,174 EACH	\$230,584
B3050-02-5C Correct Cast Stone Copings & Cornices Major Deterioration by Install Aluminur Coping over Existing	Coping Cap	Roof		Damage/ Wear	2	Def Maint Qty:	\$176,552 2,600 I	\$31,779 LNFT	\$208,332
Priority Definitions: Priority 1 : Immedia Priority 2 : High	e Work should be perform Work should be perform	-	-	-			n the next 3-5 years n the next 6-10 year		STUDIO JAED Powered By: CT2000

Location Name: Bancroft ES Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
B3050-03-3C Correct Copper Roof Coping Cap Major Deterioration by Demo & Replace with Aluminum Coping	B3050 Roof Coping Cap	Roof		Damage/ Wear	2	Def Maint Qty:	\$73,499 1,600	\$13,230 LNFT	\$86,728
B3051-04-1C Correct Copper Roof Exp/Control Joint Cover Major Deterioration by Demo & Replace with EPDM Cover	B3051 Roof Exp or Control Joint Covers	Roof		Codes/ Standards	2	Def Maint Qty:	\$21,773 500	\$3,919 LNFT	\$25,692
			Total Estima	ted Cost for B30	Roofing	:	\$2,412,659	\$434,279	\$2,846,938
C10 Interior Construction									
C1011-02-3C Correct Operable Partition Major Deterioration by Demo & Infill with CMU	C1011 Operable Partitions	Classrooms 113-115		Damage/ Wear	2	Def Maint Qty:	\$16,725 480	\$3,010 SQFT	\$19,735
C1020-01-4C Correct Hollow Metal Interior Door Hardware Deterioration by Demo & Replace Hardware and Refinish Door	C1020 Interior Door	Interior		Damage/ Wear	4	Def Maint Qty:	\$200,177 221	\$36,032 Each	\$236,209
C1030-03-1C Correct Toilet Compartments Major Deterioration by Demo & Replacement	C1030 Fittings	Building- wide		Accessibility	2	Def Maint Qty:	\$165,736 47	\$29,833 EACH	\$195,569
C1030-06-6C Correct Deteriorated or Broken Mirror by Demo & Replace	C1030 Fittings	Toilet Rooms	Mirrors	Damage/ Wear	2	Def Maint Qty:	\$6,588 54	\$1,186 SQFT	\$7,774
			Total Estime	ted Cost for C10	Intonion (Construction	\$389,226	\$70,061	\$459,287

Detailed 2 (Conducted in	Assessmen March 2017)	t Report			Location Name:Bancroft ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 4 of 15						
CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost Soft Cost	Total Cost		
C30 Interior Fi	nishes										
C3010-01-5C Co Interior Wall Fini Deterioration by F (BLDG SF)	sh Minor	C3010 Wall Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$490,940 \$88,369 162,155 BLDGSF	\$579,310		
C3010-01-5C Co Interior Wall Fini Deterioration by I (BLDG SF)	sh Minor	C3010 Wall Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$490,940 \$88,369 162,155 BLDGSF	\$579,310		
Interior Wall Fini Deterioration by (C3010 Wall Finishes	Toilet Rooms		Damage/ Wear	4	Def Maint Qty:	\$25,190 \$4,534 1,117 SQFT	\$29,724		
C3020-04-1C Co Flooring Deterior Prep & Refinish		C3020 Floor Finishes	Classrooms Front 2nd & 3rd	Classrooms (requires patching)	Damage/ Wear	2	Def Maint Qty:	\$110,896 \$19,961 20,000 SQFT	\$130,857		
C3020-04-1C Co Flooring Deterior Prep & Refinish		C3020 Floor Finishes	Gym & Stage	Gym (refinish only)	Damage/ Wear	2	Def Maint Qty:	\$70,419 \$12,675 12,700 SQFT	\$83,094		
C3020-05-1C Co File Flooring Min by Demo Existing Replace Tile		C3020 Floor Finishes	Classrooms		Damage/ Wear	4	Def Maint Qty:	\$45,012 \$8,102 6,300 SQFT	\$53,114		
Priority Definitions:		Work should be performed						n the next 3-5 years.	STUDIO JAED Powered By: CT2000		

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CorrectionName	Subsystem Name	Area Name Co	rrection Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C3020-05-2C Correct Resilient Tile Flooring Major Deterioratio by Complete Demo of Existing, Prep Surface & Replace Tile		1st Floor Corridors & Cafeteria		Damage/ Wear	2	Def Maint Qty:	\$92,020 12,640 Se	\$16,564 QFT	\$108,584
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kir		Admin. & Faculty Areas		Damage/ Wear	2	Def Maint Qty:	\$18,715 444 S	\$3,369 QYD	\$22,084
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kir		Auditorium & Library		Damage/ Wear	3	Def Maint Qty:	\$25,754 611 S	\$4,636 QYD	\$30,390
C3020-13-2C Correct Resilient Base Major Deterioration by Pr Surface & Replace		Building- wide		Damage/ Wear	2	Def Maint Qty:	\$84,791 15,000 L	\$15,262 NFT	\$100,053
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Gri Deterioration by Complete Dem Replacement		Building- wide		Damage/ Wear	2	Def Maint Qty:	\$1,120,102 162,155 St	\$201,618 QFT	\$1,321,720
			Total Esti	mated Cost for C30	Interior I	Finishes	\$2,574,780	\$463,460	\$3,038,240
D20 Plumbing D2010-04-1C Correct Utility S or Mop Receptor Major Deterioration by Demo & Repla Existing	Plumbing	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$8,296 6 E	\$1,493 ACH	\$9,789
Priority Definitions: Priority 1 : Immed Priority 2 : High	liate Work should be perform Work should be perform	ed immediately. Potentia ed within the next 1-2 yea	2	-			n the next 3-5 years. n the next 6-10 years		STUDIO JAE Powered By: CT20

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Location Name: Bancroft ES

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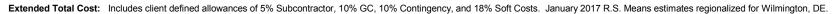
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D2010-05-1C Correct Lab Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$17,273 11	\$3,109 EACH	\$20,382
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Gym Offices		Damage/ Wear	3	Def Maint Qty:	\$5,776 2	\$1,040 EACH	\$6,816
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$8,318 3	\$1,497 EACH	\$9,816
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$4,449 1	\$801 EACH	\$5,250
D2010-15-1C Correct Deteriorated Cuspidor by Demo & Replace with a Fully Recessed, Wall Mounted, Non-Refrigerated Unit	D2010 Plumbing Fixtures	Gym		Damage/ Wear	2	Def Maint Qty:	\$2,259 1	\$407 EACH	\$2,666
D2010-17-1C Correct Kitchen Sink Major Deterioration by Demo & Replace	D2010 Plumbing Fixtures	Kitchen	Rinse Sink	Damage/ Wear	2	Def Maint Qty:	\$2,644 1	\$476 Each	\$3,120
D2020-09-6C Correct Gas Fired Domestic Water Boiler Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler Room		Damage/ Wear	3	Def Maint Qty:	\$11,104 1	\$1,999 EACH	\$13,102

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. I STUDIO JAED Priority 2 : High Work should be performed within the next 1-2 years. Priority 4 : Low Work should be performed within the next 6-10 years.



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2030-01-3C Correct Deteriorated Sanitary Waste Pipe & Fittings by Demo & Replace Pipe & Fittings, Greater Than 4"	D2030 Sanitary Waste	3rd Floor Girls Grp Toilet Room	Staff reports cracked waste pipe serving this area. Quantity is assumed.	Functionality	2	Def Maint Qty:	\$2,523 20 L1	\$454 NFT	\$2,977
			Total Estimate	d Cost for D20	Plumbing	;	\$62,643	\$11,276	\$73,918
D30 HVAC									
D3020-01-12C Correct Major Steam Boiler Deterioration (4000 MBH) by Demo and Replace Boiler and Burner	D3020 Heat Generation	Boiler Room	Boiler #1 - Replace with Hot Water Boiler	Damage/ Wear	2	Def Maint Qty:	\$207,176 1 E.	\$37,292 ACH	\$244,468
D3020-11-4C Correct Steam Condensate Tank/Pump No Longer Required by Demo	D3020 Heat Generation	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$3,383 2 E	\$609 ACH	\$3,992
D3030-08-3C Correct Major Deterioration of Fluid Cooler 150 Ton by Demo & Replace	D3030 Refrigeration	Roof		Damage/ Wear	2	Def Maint Qty:	\$192,796 1 E	\$34,703 ACH	\$227,499
D3040-01-1C Correct Deteriorated Supply Fan (1.5 HP) by Demo and Replace	D3040 HVAC Distribution	2nd Floor Equipment Room	American Standard	Damage/ Wear	2	Def Maint Qty:	\$11,281 2 E	\$2,03 1 ACH	\$13,312
D3040-02-38C Correct Heating Only AHU 3000 CFM Major Deterioration by Demo & Replace	D3040 HVAC Distribution	2nd Floor Equipment Room		Damage/ Wear	3	Def Maint Qty:	\$188,847 3 E.	\$33,992 ACH	\$222,839



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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3040-03-2C Co or Insufficient ExH HP) by Demo and		D3040 HVAC Distribution	Roof		Damage/ Wear	4	Def Maint Qty:	\$11,973 2	\$2,155 EACH	\$14,128
D3040-04-3C Co Roof Exhauster M by Demo & Repla	lajor Deterioration	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$37,682 8	\$6,783 Each	\$44,464
D3040-10-12C C Louver in Poor Cc & Replace	orrect Wall ondition by Demo	D3040 HVAC Distribution	Building Wide	Relief louvers throughout building	Damage/ Wear	3	Def Maint Qty:	\$81,215 65	\$14,619 EACH	\$95,834
D3040-10-12C C Louver in Poor Cc & Replace		D3040 HVAC Distribution	Roof		Damage/ Wear	3	Def Maint Qty:	\$7,497 6	\$1,349 EACH	\$8,846
D3040-11-12C C Ductwork Poor Co Insulation and Fin Insulation and Rei	ondition ish by Removal of	D3040 HVAC Distribution	2nd Floor Mechanical Room		Damage/ Wear	2	Def Maint Qty:	\$2,347 240	\$423 SQFT	\$2,770
D3040-11-12C C Ductwork Poor Co Insulation and Fin Insulation and Rei	ondition ish by Removal of	D3040 HVAC Distribution	2nd Floor Storage Room		Damage/ Wear	2	Def Maint Qty:	\$1,174 120	\$211 SQFT	\$1,385
D3040-11-17C C Insulated Ductwor Deterioration by E	rk Major	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$51,891 2,240	\$9,340 SQFT	\$61,232

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	3	Def Maint Qty:	\$111,196 4,800 SC	\$20,015 QFT	\$131,211
D3040-11-2C Correct Ductwork & Insulation Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	2nd Floor Storage Room		Damage/ Wear	2	Def Maint Qty:	\$1,399 6 L1	\$252 NFT	\$1,651
D3040-11-6C Correct Ductwork & Insulation Dust Accumulation in Ductwork by Cleaning Ductwork (Large Area)	D3040 HVAC Distribution	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$122,038 160,176 SC	\$21,967 QFT	\$144,005
D3040-13-1C Correct Roof Mounted Gravity Vent Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof	Louvered penthouse type	Damage/ Wear	3	Def Maint Qty:	\$20,482 8 Ez	\$3,687 ACH	\$24,169
D3040-15-5C Correct Damaged Exterior HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$4,768 60 L1	\$858 NFT	\$5,626
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	Chilled Water Pumps	Damage/ Wear	2	Def Maint Qty:	\$21,756 2 EA	\$3,916 ACH	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	Hot water pumps	Damage/ Wear	3	Def Maint Qty:	\$21,756 2 Ez	\$3,916 ACH	\$25,672



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Roof	Chilled water pumps associated with roof mounted Carrier Chillers	Damage/ Wear	3	Def Maint Qty:	\$43,512 4 EA	\$7,832 ACH	\$51,344
D3040-18-5C Correct Deteriorated or Inadequate Cooling Tower Condenser Water Pump (10 HP) by Demo & Replace Pump	D3040 HVAC Distribution	Boiler Room		Damage/ Wear	3	Def Maint Qty:	\$65,388 2 Ez	\$11,770 ACH	\$77,158
D3040-32-1C Correct Major Deterioration of Humidifier by Remove and Replace	D3040 HVAC Distribution	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$48,043 3 E4	\$8,648 Ach	\$56,691
D3050-01-14C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 40 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON units	Damage/ Wear	3	Def Maint Qty:	\$342,544 2 Ez	\$61,658 ACH	\$404,201
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON Units	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 Ez	\$18,178 ACH	\$119,168
D3050-11-11C Correct Vertical Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$847,033 37 E	\$152,466 Ach	\$999,499



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-11-11C Correct Vertical Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$297,606 13 E.	\$53,569 ACH	\$351,175
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Gym Storage Rooms	Serve Classrooms behind Gym	Damage/ Wear	3	Def Maint Qty:	\$20,596 2 E	\$3,707 ACH	\$24,303
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$84,638 15 E	\$15,235 ACH	\$99,873
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	York unit	Damage/ Wear	3	Def Maint Qty:	\$9,130 1 E	\$1,643 ACH	\$10,773
D3050-16-6C Correct Air to Air Split System Heat Pump Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Unknown MFGR	Damage/ Wear	2	Def Maint Qty:	\$38,053 1 E.	\$6,850 Ach	\$44,903
D3050-16-6C Correct Air to Air Split System Heat Pump Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	York units	Damage/ Wear	2	Def Maint Qty:	\$114,160 3 E.	\$20,549 ACH	\$134,709



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$129,106 822 L	\$23,239 NFT	\$152,346
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$227,127 46 E	\$40,883 ACH	\$268,009
			Total Estimated	l Cost for D30	HVAC		\$3,468,582	\$624,345	\$4,092,927
D50 Electrical									
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	(6) panels with 225 amp bus and 42 breakers.	Functionality	3	Def Maint Qty:	\$93,435 6 E	\$16,818 ACH	\$110,253
D5010-13-6C Correct 3000 Amp Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Boiler Room	3000 amp switchboard with (15) 255 amp breakrs, (1) 800 amp breaker, (2) 400 amp breakers, and additional (6) 225 amp breakers.	Functionality	3	Def Maint Qty:	\$105,913 1 E	\$19,064 ACH	\$124,977
D5020-16-6C Correct Inappropriate Exit Sign by Removing Sign & Associated Wiring	D5020 Lighting & Branch Wiring	Exterior	Remote head at exit doors are missing	Codes/ Standards	1	Def Maint Qty:	\$3,698 9 E	\$666 ACH	\$4,364



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	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
stem Major	D5033 Intercom Systems	Building Wide	Needs new PA system and required wiring	Damage/ Wear	2	Def Maint Qty:	\$112,860 160,176 S0	\$20,315 QFT	\$133,175
System Major	D5035 Telephone System	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$271,178 160,176 S0	\$48,812 QFT	\$319,990
			Total Estimated	d Cost for D5 0) Electrica	1	\$587,084	\$105,675	\$692,759
IS									
	E2010 Fixed Furnishings	Classrooms		Damage/ Wear	2	Def Maint Qty:	\$1,570,046 1,700 L1	\$282,608 NFT	\$1,852,654
y Demo &	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$123,551 7,672 S0	\$22,239 QFT	\$145,791
			Total Estimated	d Cost for E20) Furnishir	ngs	\$1,693,597	\$304,847	\$1,998,444
Demolition									
	F2020 Hazardous Components Abatement	Building Wide	Includes 134 Fittings and 20 LNFT of pipe insulation as noted in AHERA report	Environ- mental	2	Def Maint Qty:	\$2,878 154 L1	\$518 NFT	\$3,396
Priority 1 : Immediate	Work should be perform	ed immediately. Po	tential life/safety issue. Priority	3 : Medium	Work should b	e performed within	n the next 3-5 years.	.	STUDIO JAEI
	rrect Building stem Major Demo & Replace rrect Building- System Major Demo & JS rrect Casework on by Demo & rrect Deteriorated y Demo & ual Roller Shade Demolition rect Asbestos Abatement	rrect Building- bemo & Replace D5033 Intercom Systems Telephone System Major Demo & D5035 Telephone System System Percet Casework on by Demo & E2010 Fixed Furnishings Frect Deteriorated y Demo & E2011 Window Treatment Demolition Trect Asbestos Abatement F2020 Hazardous Components Abatement	rrect Building- bemo & Replace D5033 Intercom Systems Wide Wide rrect Building- System Major D5035 Telephone System Wide Wide pemo & System Street Casework Furnishings Classrooms for by Demo & E2010 Fixed Furnishings Classrooms rrect Deteriorated Z D11 Window Building- val Roller Shade E2011 Window Street Wide Demolition Treatment Wide Wide Demolition Kase Street	rreet Building Stem Major Demo & Replace Systems D5035 Systems D5035 Telephone Demo & System D5035 System Demo & System D5035 Telephone System Demo & System D5035 Telephone System D5035 Telephone System Classrooms Classrooms Total Estimated Demo & Furnishings Classrooms Treet Casework V Demo & Furnishings Classrooms Total Estimated Demolition Treatment Demolition Treet Asbestos Abatement Components Abatement Demolition as noted in AHERA report	rrect Building Stem Major Demo & Replace Systems D5035 Trect Building- Systems D5035 Telephone System D5035 Telephone System D5035 Telephone System D5035 Telephone System Classrooms Total Estimated Cost for D50 IS Total Estimated Cost for D50 IS Trect Casework Furnishings Classrooms Damage/ Wear Damage/ Wear Damage/ Wear Damage/ Wear Damage/ Wear Classrooms Total Estimated Cost for E20 Demolition Trect Asbestos Abatement F2020 Hazardous Components Abatement Damage/ Wear	rrect Building bemo & Replace Systems Treet Building- bystem Major Demo & Replace Systems D5035 Telephone System Demo & Damage/ Damage/ Damage/ System System Damage/ Damage/ Wear Total Estimated Cost for D50 Electrica Damage/ Vear 2 Total Estimated Cost for D50 Electrica Damage/ Vear 2 Total Estimated Cost for D50 Electrica Damage/ Vear 2 Total Estimated Cost for E20 Furnishin Demolition Treet Asbestos Abatement Hazardous Components Abatement D502 Damage/ Vear 2 Total Estimated Cost for E20 Furnishin Damage/ Vear 2 Total Estimated Cost for E20 Furnishin Demolition Treet Asbestos Abatement Damage/ Vear 2 Damage/ 2 Vear 2 Damage/	rrect Building Demo & Replace Demo & Demo System Demo & Demo System Demo & E2010 Fixed Furnishings Classrooms Demo & E2010 Fixed Furnishings Classrooms Demo & E2010 Fixed Furnishings Classrooms Classrooms Classrooms Classrooms Demo Classrooms Demo Classrooms Demo Classrooms Demo Classrooms Demo Classrooms Demo Classrooms Classrooms Demo Demo Classrooms Demo Demo Demo Demo Demo Demo Demo Demo	rrect Building Intercom Systems Building Wide Wide Needs new PA system and required wiring Damage/ Wear Damage/ Wear 2 Def Maint St12,860 Qty: 160,176 St 2 Def Maint St271,178 Qty: 160,176 St 2 Def Maint St271,178 Qty: 160,176 St 160,176 St Total Estimated Cost for D50 Electrical St87,084 IS Tect Casework E2010 Fixed Furnishings Classrooms Damage/ Parmage/ Parmage/ Parmage/ Parmage/ Parmage/ Parmage/ 2 Def Maint St12,570,046 Qty: 154 L2 St87,084	rrect Building, stem Major D503 Building Needs new PA system and required wiring Damage/ 2 Def Maint \$112,860 \$20,315 rect Building- berno & Replace D5035 Building Wide Needs new PA system and required wiring Damage/ 2 Def Maint \$112,860 \$20,315 rect Building- berno & D5035 Building Wide Damage/ 2 Def Maint \$271,178 \$48,812 Vear 2 Def Maint \$271,178 \$48,812 Qty: 160,176 SQFT Vear 2 Def Maint \$122,860 \$20,315 Year Qty: 160,176 SQFT Vear 2 Def Maint \$12,70,046 \$282,608 Year Qty: 1,700 LNFT rect Casework E2010 Fixed Classrooms Damage/ Wear 2 Def Maint \$123,551 \$22,239 yDemo & E2011 Winde Building- wide Wear 2 Def Maint \$123,551 \$22,239 yDemo & F2010 Wear 2 Def Maint \$123,551 \$22,239

(Conducted in March 2017)

Location Name: Bancroft ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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rage 14 01 15							
Const. Cost Soft Co	ost Total Cost						
\$578,257 \$104,08 61,744 SQFT	86 \$682,344						
\$231,900 \$41,74 4,000 SQFT	2 \$273,642						
\$85,226 \$15,34 1,750 LNFT	1 \$100,567						
\$58,125 \$10,46 480 SQFT	3 \$68,588						
\$956,387 \$172,150	\$1,128,537						
\$36,908 \$6,643 10,000 SQYD	3 \$43,551						
\$30,272 \$5,449 800 LNFT	9 \$35,722						

(Conducted in March 2017)

Location Name: Bancroft ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site	Perimeter of building. Re- grade to provide accessible entrances at (4) openings.	Damage/ Wear	3	Def Maint Qty:	\$199,530 15,000 \$	\$35,915 SQFT	\$235,445
G2040-28-3C Correct Loading Dock Major Deterioration by Complete Demo & Replace Including Stairs	G2040 Site Development	Site		Damage/ Wear	2	Def Maint Qty:	\$ 4,34 8 120 \$	\$783 SQFT	\$5,131
G2041-04-1C Correct Playground Equipment Major Deterioration by Demo & Replace	G2041 Athletic & Recreational Equipment	Site		Damage/ Wear	4	Def Maint Qty:	\$289,875 5,000 \$	\$52,178 SQFT	\$342,053
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Site		Damage/ Wear	2	Def Maint Qty:	\$1,108,480 5,000 \$	\$199,526 Sqyd	\$1,308,006
			Total Estimated	Cost for G20	Site Impr	rovements	\$1,669,413	\$300,494	\$1,969,907
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to find out PPE lavels at electrical equipment	Codes/ Standards	2	Def Maint Qty:	\$19,744 1 I	\$3,554 LPSM	\$23,297
			Total Estimated	l Cost for Z10	General I	Requirements	\$\$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost for	Bancroft ES	1		\$18,713,490
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe					•	n the next 3-5 years In the next 6-10 year		STUDIO JAED Powered By: CT2000

Detailed Assessmen	t Report				Location I	Name:	Bancroft I	ES	City Schools Asse	ssment
(Conducted in March 2017)						-	Compreh Wednesd	ensive lay, March 29,	2017	
Capital Improvement Onl	у						Page 1 o	-		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priorit	y Cat	tegory	Const. Cost	Soft Cost	Total Cost
Bancroft ES										
C10 Interior Construction										
C1030-01-4C Correct Chalkboard Major Deterioration by Remove Existing and Install Markerboards/Tack	C1030 Fittings	Classrooms		Damage/ Wear	2	Cap I	Imprvmt Qty:	\$90,784 3,240	\$16,341 SQFT	\$107,126
C1030-10-7C Correct Panel Signage Non Compliant Signage by Demo and Replace (BLDGSF)	C1030 Fittings	Building- wide		Codes/ Standards	2	Cap I	Imprvmt Qty:		\$32,536 BLDGSF	\$213,290
			Total Estimated	Cost for C10	Interio	r Const	ruction	\$271,539	\$48,877	\$320,416
D20 Plumbing										
D2010-02-7C Correct Lavatory None Installed by Installing New Lavatory	D2010 Plumbing Fixtures	2nd Floor Boys Grp Toilet		Functionalit	y 2	Cap I	lmprvmt Qty:	\$1,020 1	\$184 EACH	\$1,203
			Total Estimated	Cost for D2 0) Plumbi	ng		\$1,020	\$184	\$1,203
D30 HVAC										
D3020-01-6C Correct Conversion from Steam Boiler to Hot Water Boiler Required by Converting Boiler from Steam to Hot Water	D3020 Heat Generation	Boiler Room		Program Reqmt	2	Cap I	Imprvmt Qty:	\$59,270 2	\$10,669 EACH	\$69,939



(Conducted in March 2017)

Location Name: Bancroft ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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(Conducted in March 2017)		Page 2 of 4							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-02-43C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace With Packaged Split System Heat Pump	D3040 HVAC Distribution	Main Office		Program Reqmt	2	Cap Imprvmt Qty:		\$6,509 ACH	\$42,670
D3040-02-44C Correct AHU Steam Coil by Demo & Replace with HW Coil	D3040 HVAC Distribution	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:		\$11,219 ACH	\$73,545
D3040-14-15C Correct Uninsulated HVAC Pipes by Install Insulation	D3040 HVAC Distribution	2nd Floor Storage Room		Energy Conserv	2	Cap Imprvmt Qty:		\$165 NFT	\$1,079
D3040-14-19C Correct Bldg-Wide Deteriorated or Inadequate HVAC Pipe, Valves, Fittings & Insulation by Demo & Replace (2"-4")	D3040 HVAC Distribution	Building Wide	<i>To accommodate conversion from Steam to HW</i>	Program Reqmt	2	Cap Imprvmt Qty:		\$538,302 LDG SF	\$3,528,868
D3040-16-4C Correct Circulating Pump Insufficient Quantity (or Not Installed) by New Installation	D3040 HVAC Distribution	Building Wide	To accommodate conversion from Steam to HW	Program Reqmt	2	Cap Imprvmt Qty:	ŕ	\$26,448 ACH	\$173,383
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	Building Wide	For MDF and IDFs	Program Reqmt	2	Cap Imprvmt Qty:		\$10,827 ACH	\$70,977
			Total Estimated	Cost for D30	HVAC		\$3,356,323	\$604,138	\$3,960,461



Detailed Assessmen (Conducted in March 2017)	t Report				Prio	me: Bancroft E rity: Comprehe ted: Wednesda Page 3 of	ensive ay, March 29, 20	17
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost
D50 Electrical								
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$215,355 8 E	\$38,764 Each

Boards	Distribution								
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$1,497,806 \$ 160,176 SQFT	6269,605	\$1,767,411
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty:	\$353,153 52,000 SQFT	\$63,568	\$416,720
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Classroom	Strobes are not installed	Life Safety	1	Cap Imprvmt Qty:	\$70,123 54 EACH	\$12,622 I	\$82,745
D5090-06-1C Correct Inadequate Kiln Power Supply By Adding Dedicated Power Outlet	D5090 Other Electrical Systems	Classroom		Functionality	2	Cap Imprvmt Qty:	\$4,230 1 EACH	\$761 I	\$4,992
D5090-13-1C Correct Daylight Harvesting Controls Not Installed by New Installation	D5090 Other Electrical Systems	Building Wide	Motion sensors in classrooms	Energy Conserv	2	Cap Imprvmt Qty:	\$326,600 54 SQFT	\$58,788	\$385,388

Total Estimated Cost for **D50 Electrical** \$2,467,267

Total Cost

\$254,119

\$2,911,375

\$444,108



Detailed Assessmen (Conducted in March 2017)	t Report			Location Name:Bancroft ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 4 of 4						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
H10 Additional Space Require	ments									
H1020-01-2C Correct General Space Entrance not ADA Jamb Clearance Compliant by Demo & Reconfigure Space Entrance	H1020 Space Reconfiguration	Auditorium Stage	200 SF area needs reconfigured at (2) approaches to stage for jamb clearance.	Accessibility	2	Cap Imprvmt Qty:	\$20,604 2 EA	\$3,709 ACH	\$24,312	
H1020-05-1C Correct Non ADA Toilet by Demo & Reconfigure Space	H1020 Space Reconfiguration	Building- wide		Accessibility	2	Cap Imprvmt Qty:	\$4,500,000 6,000 S0	\$810,000 QFT	\$5,310,000	
H1020-10-1C Correct Entrance Space Reconfiguration Required by Demo & Reconfigure Space	H1020 Space Reconfiguration	Main Entrance	Secure Entrance	Security	2	Cap Imprvmt Qty:	\$170,000 400 SC	\$30,600 QFT	\$200,600	
			Total Estimate	ed Cost for H10	Addition	al Space Req	\$4,690,604	\$844,309	\$5,534,912	
				Total Estimate	d Cost for	Bancroft ES			\$12,728,366	

Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Na	me: Bancroft rity: Compreh ted: Wednesc	Comprehensive				
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost		
Bancroft ES C30 Interior Finishes											
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Toilet Rooms		Program Reqmt	4	RC Criteria Qty:	\$86,734 3,123 S	\$15,612 QFT	\$102,346		
D20 Plumbing			Total Estima	ted Cost for C30	Interior l	Finishes	\$86,734	\$15,612	\$102,346		
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$51,120 58 E	\$9,202 EACH	\$60,322		
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$ 69,539 52 E	\$12,517 CACH	\$82,057		
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$37,343 30 E	\$6,722 EACH	\$44,064		
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New	D2010 Plumbing Fixtures	Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1 E	\$9,761 Cach	\$63,990		
			Total Estima	ted Cost for D20) Plumbing	5	\$212,231	\$38,202	\$250,433		
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-	otential life/safety issue. Prior	ity 3 : Medium	Work should b	e performed withir	5212,231 In the next 3-5 years the next 6-10 years		STUDIO J Powered By: C		

Detailed Assessme (Conducted in March 2017)	nt Report			L	ocation Nai Prior Date Print	ity: Comprehe	ensive ay, March 29,	2017	
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$177,676 84	5 \$31,982 EACH	\$209,658
			Total Estimated	Cost for D30	HVAC		\$177,676	\$31,982	\$209,658
E10 Equipment									
E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	<i>Coordinate with</i> <i>reconfiguration /</i> <i>renovation of existing</i> <i>space as noted.</i>	Program Reqmt	2	RC Criteria Qty:	\$85,555 1	\$15,400 LPSM	\$100,955
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$182,849 54	\$32,913 ROOM	\$215,762
			Total Estimated	Cost for E10	Equipme	nt	\$268,404	\$48,313	\$316,717
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Toilet Rooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$31,795 146	\$5,723 EACH	\$37,518
			Total Estimated	Cost for E20	Furnishir	igs	\$31,795	\$5,723	\$37,518
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform		, , ,			e performed withir e performed withir			STUDIO JAEI Powered By: CT200

Detailed Assessmen (Conducted in March 2017)	nt Report		Location Name:Bancroft ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 3 of 3						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Site	25 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$10,598 50 E	\$1,908 ACH	\$12,506
H10 Additional Space Require	ements		Total Estimated	d Cost for G20	Site Impr	ovements	\$10,598	\$1,908	\$12,506
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$817,229 2,886 S	\$147,101 QFT	\$964,330
			Total Estimated	d Cost for H10	Addition	al Space Req	\$817,229	\$147,101	\$964,330
				Total Estimate	ed Cost for	Bancroft ES			\$1,893,507



Bayard Middle School Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Bayard MS
Building Type:	Middle School
Building Area (SF):	142,326
Number of Floors:	3 + Mezzanine
Constr./Renov. Yrs:	1925
Date Assessed:	March 2017
Address:	
200 South DuPont Street	

Wilmington, DE 19805



		Assessment Costs by Priority											
Correction Category	Prio	rity 1		Priorit	y 2		Priority 3		Priority 4		Sub-Total		
Deferred Maintenance	\$		\$	5,30	06,149	\$	6,279,178	\$	3,707,530	\$	15,292,858		
Capital Improvements	\$	70,486	\$	3,98	35,868	\$	1,204,511	\$		\$	5,260,865		
RCCSD Criteria	\$	-	\$	2,1	53,686	\$	-	\$	16,386	\$	2,180,071		

Sub-Total by Priority: \$ 70,486 \$ 11,455,703 \$ 7,483,689 \$ 3,723,916

Total Assessed Cost:\$22,733,794Est. Replacement Cost:\$56,389,561Facility Condition Index:0.40

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI:"Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model:Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessm (Conducted in March 2017) Deferred Maintenance					Location Na	me: Bayard M rity: Compreh	IS ensive lay, March 29, 20	Dity Schools Asset	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
<i>Bayard M</i> S B10 Superstructure									
B1011-01-12C Correct Concrete Exterior Steel Stair Handrail Ma Deterioration by Demo & Replac with Aluminum Handrail	or Above Grade	Site - Maple St. Side		Damage/ Wear	4	Def Maint Qty:	\$14,863 50 L	\$2,675 .NFT	\$17,538
B1011-01-4C Correct Deteriora Concrete Exterior Stair by Demo and Replace		Full Site		Damage/ Wear	4	Def Maint Qty:	\$151,473 400 S	\$27,265 QFT	\$178,739
B1011-01-5C Correct Concrete Exterior Aluminum Stair Handra Major Deterioration by Demo & Replace in Kind	B1011 Exterior Above Grade Stairs	Main Entrances (2)		Damage/ Wear	4	Def Maint Qty:	\$35,969 121 L	\$6,474 .NFT	\$42,443
B1014-01-2C Correct Deteriora Exterior Steel Ladder by Demo & Replace		Roof		Damage/ Wear	3	Def Maint Qty:	\$17,005 36 L	\$3,061 .NFT	\$20,066
B20 Exterior Enclosure			Total Estimated	Cost for B1	0 Superstru	icture	\$219,310	\$39,476	\$258,786
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Jo Deterioration by Repoint Deteriorated Area	B2010 Exterior bint Walls	Building Envelope	<i>Re-point entire building envelope and planter walls.</i>	Damage/ Wear	4	Def Maint Qty:	\$310,310 35,000 S	\$55,856 QFT	\$366,166
Priority Definitions: Priority 1 : Immedi Priority 2 : High	ate Work should be perform Work should be perform	-		: Medium : Low			the next 3-5 years. the next 6-10 years		STUDIO JAED Powered By: CT200

(Conducted in March 2017)

Location Name: Bayard MS Priority: Comprehensive Date Printed: Wednesday, March 29, 2017 Page 2 of 16

					Fage 2 01 10							
Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost				
B2010 Exterior Walls	Roof Area 4		Damage/ Wear	2	Def Maint Qty:	\$37,586 2,000 SC	\$6,765 QFT	\$44,351				
B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	2	Def Maint Qty:	\$104,113 472 SC	\$18,740 QFT	\$122,853				
B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	4	Def Maint Qty:	\$573,502 2,600 SC	\$103,230 QFT	\$676,732				
B2030 Exterior Doors	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$66,571 16 E4	\$11,983 ACH	\$78,554				
		Total Estimated	Cost for B20	Exterior	Enclosure	\$1,092,080	\$196,574	\$1,288,655				
B3010 Roof Coverings	Roof Insulation		Damage/ Wear	3	Def Maint Qty:	\$2,413,605 83,124 S0	\$434,449 QFT	\$2,848,054				
-	B2010 Exterior Walls B2020 Exterior Windows B2020 Exterior Windows B2030 Exterior Doors B2030 Exterior Doors	B2010 Exterior WallsRoof Area 4B2020 Exterior WindowsBuilding- wideB2020 Exterior WindowsBuilding- wideB2030 Exterior DoorsBuilding- wideB2030 Exterior DoorsBuilding- wideB2030 Exterior DoorsBuilding- wideB2030 Exterior DoorsBuilding- wideB2030 Exterior DoorsBuilding- wideB2030 Exterior DoorsBuilding- wideB3010 RoofRoof	B2010 Exterior Roof Area 4 B2020 Exterior Building- wide Existing aluminum "windows" are aluminum storefront systems. B2020 Exterior Building- wide Existing aluminum storefront systems. B2020 Exterior Building- wide Existing aluminum storefront systems. B2030 Exterior Building- wide Total Estimated B2030 Exterior Building- wide Total Estimated	B2010 Exterior Walls Roof Area 4 Damage/ Wear B2020 Exterior Windows Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear B2020 Exterior Windows Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear B2020 Exterior Windows Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear B2030 Exterior Doors Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear B2030 Exterior Doors Building- wide Total Estimated Cost for B20 B3010 Roof Roof Damage/	B2010 Exterior Walls Roof Area 4 Damage/ Wear 2 B2020 Exterior Windows Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear 2 B2020 Exterior Windows Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear 4 B2020 Exterior Windows Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear 4 B2030 Exterior Doors Building- wide Existing aluminum "windows" are aluminum storefront systems. Damage/ Wear 3 B2030 Exterior Doors Building- wide Damage/ Wear 3 B2030 Exterior Boors Building- wide Damage/ Wear 3 B2030 Exterior Building- Wide Bamage/ Wear 3 Cost for B20 Exterior B3010 Roof Roof Damage/ 3	Subsystem NameArea NameCorrection NotesReasonPriorityCategoryB2010 Exterior WallsRoof Area 4Damage/ Wear2Def Maint Qty:B2020 Exterior WindowsBuilding- wideExisting aluminum "windows" are aluminum storefront systems.Damage/ Wear2Def Maint Qty:B2020 Exterior WindowsBuilding- wideExisting aluminum "windows" are aluminum storefront systems.Damage/ Wear4Def Maint Qty:B2030 Exterior DoorsBuilding- wideExisting aluminum "windows" are aluminum storefront systems.Damage/ Wear3Def Maint Qty:B2030 Exterior DoorsBuilding- wideTotal Estimated Cost for B20Exterior EnclosureB3010 Roof LowoftRoof LowoftingRoof LowoftingDamage/ Storefront Systems3Def Maint Qty:	Subsystem Name Area Name Correction Notes Reason Priority Category Const. Cost B2010 Exterior Roof Area 4 Damage/ 2 Def Maint \$37,586 Qty: 2,000 S0 B2020 Exterior Building- Existing aluminum Damage/ 2 Def Maint \$104,113 Windows wide Existing aluminum Damage/ 2 Def Maint \$104,113 Windows wide Existing aluminum Damage/ 2 Def Maint \$104,113 Windows wide Existing aluminum Damage/ 2 Def Maint \$104,113 Windows Wear Quy: \$104,113 Quy: \$104,113 \$104,113 Windows Wear Wear 4 Def Maint \$573,502 \$020 B2020 Exterior Building- Existing aluminum Damage/ 3 Def Maint \$66,571 Doors Wear 3 Def Maint \$66,571 Qty: 16 E/ Total Estimated Cost for B20 Exterior Enclosure \$1,092,080 S0 S	Subsystem NameArea NameCorrection NotesReasonPriorityCategoryConst. CostSoft CostB2010 Exterior WallsRoof Area 4Damage/ Wear2Def Maint Qty:\$37,586\$6,765 2,000\$QFTB2020 Exterior WindowsBuilding- windows'' are aluminum storefront systems.Damage/ Wear2Def Maint Qty:\$104,113 472\$18,740 \$2QFTB2020 Exterior WindowsBuilding- windows'' are aluminum storefront systems.Damage/ Wear4Def Maint Qty:\$573,502 2,600\$103,230 2,600B2020 Exterior WindowsBuilding- wideExisting aluminum "windows" are aluminum storefront systems.Damage/ Wear4Def Maint Qty:\$573,502 2,600\$103,230 2,600B2030 Exterior boorsBuilding- wideTotal Estimated Cost for B20 Wear3Def Maint Qty:\$66,571 1 EACH\$11,983 16 EACHB3010 Roof CountingerRoof InsulationRoof InsulationDamage/ Wear3Def Maint \$2,413,605\$434,449				



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	3	Def Maint Qty:	\$14,748 4 EA	\$2,655 ACH	\$17,403
B3020-04-2C Correct Roof Hatch Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	3	Def Maint Qty:	\$3,400 1 EA	\$612 ACH	\$4,012
B3050-02-5C Correct Cast Stone Copings & Cornices Major Deterioration by Install Aluminum Coping over Existing	B3050 Roof Coping Cap	Roof		Damage/ Wear	3	Def Maint Qty:	\$135,809 2,000 L1	\$24,446 NFT	\$160,255
			Total Estimation	ated Cost for B30	Roofing	:	\$2,567,563	\$462,161	\$3,029,724
C10 Interior Construction									
C1011-02-3C Correct Operable Partition Major Deterioration by Demo & Infill with CMU	C1011 Operable Partitions	Classroom		Damage/ Wear	2	Def Maint Qty:	\$303,133 8,700 S0	\$54,564 QFT	\$357,697
C1020-01-3C Correct Hollow Metal Interior Door Deterioration by Demo, Replace & Finish Door Frame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$207,229 60 EA	\$37,301 ACH	\$244,530



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C1020-02-28C Correct Wood nterior Door Hardware by Demo & Replace Hardware	C1020 Interior Door	Building- wide	<i>Existing door hardware is not ADA compliant</i>	Codes/ Standards	2	Def Maint Qty:	\$69,475 43	\$12,505 Each	\$81,980
C1020-02-30C Correct Deteriorated Wood Interior Door & Frame by Demo & Replace with Wood Door, Hollow Metal Frame, & New Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$317,435 86	\$57,138 Each	\$374,573
			Total Estimated	Cost for C10	Interior (Construction	\$897,271	\$161,509	\$1,058,780
C30 Interior Finishes									
C3010-05-3C Correct Masonry nterior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	Includes patching Wall Surface from TV Support Brackets removed at 60 locations	Damage/ Wear	2	Def Maint Qty:	\$293,098 130,000	\$52,758 BLDGSF	\$345,856
C3010-10-2C Correct Acoustic Wall Panels Major Deterioration by Demo Existing & Replace in Kind	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$58,349 1,600	\$10,503 SQFT	\$68,852
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$34,986 830	\$6,297 Sqyd	\$41,283
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 100K SF area	Damage/ Wear	3	Def Maint Qty:	\$84,791 15,000	\$15,262 LNFT	\$100,053

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$690,760 100,000	\$124,337 SQFT	\$815,097
			Total Estimated	Cost for C30	Interior H	Finishes	\$1,161,983	\$209,157	\$1,371,140
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$52,706 46	\$9,487 Each	\$62,194
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$27,816 57	\$5,007 EACH	\$32,823
D2010-06-2C Correct Residential Sink Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Library		Damage/ Wear	2	Def Maint Qty:	\$2,634 1	\$474 Each	\$3,108
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Locker Room		Damage/ Wear	2	Def Maint Qty:	\$8,664 3	\$1,559 Each	\$10,223
D2010-07-5C Correct Shower Faucet Deterioration by Replace Faucet	D2010 Plumbing Fixtures	Locker Room		Damage/ Wear	2	Def Maint Qty:	\$1,372 2	\$247 EACH	\$1,619



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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2010-10-2C Con Water Cooler Non Demo & Replace I	n-Compliant by	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$71,192 16 E	\$12,815 ACH	\$84,006
D2020-08-26C C Domestic Water H Major Deterioratio Replacement	leater (140 Gal)	D2020 Domestic Water Distribution	Boiler Room		Damage/ Wear	4	Def Maint Qty:	\$79,145 2 E	\$14,246 ACH	\$93,391
D2030-07-1C Con Interceptor Major Demo & Replace I	Deterioration by	D2030 Sanitary Waste	Kitchen	Replace grease interceptor (from 2011 assessment)	Damage/ Wear	2	Def Maint Qty:	\$3,924 1 E	\$706 ACH	\$4,630
				Total Estimated	Cost for D20	Plumbing	;	\$247,452	\$44,541	\$291,993
D30 HVAC										
D3020-02-7C Con Hot Water Boilers Replace Boilers ar (System)	s by Demo and	D3020 Heat Generation	Boiler Room	Replace (2) 4800 MBH Hot Water Boilers - Gas Fired	Damage/ Wear	4	Def Maint Qty:	\$414,352 2 E	\$74,583 ACH	\$488,935
D3020-06-4C Co Major Deterioratio Deterioration by C Steel Breeching (S	on Minor Clean & Paint	D3020 Heat Generation	Boiler Room		Damage/ Wear	4	Def Maint Qty:	\$11,366 785 S	\$2,046 QFT	\$13,412
		D3030 Refrigeration		Existing 400 Ton Cooling Tower	Damage/ Wear	3	Def Maint Qty:	\$114,458 1 E	\$20,602 ACH	\$135,061
Deterioration of C Demo & Replace			-	Tower Tower Priority:	Wear 3 : Medium	Work should b	Qty: e performed withir	,	ACH	\$ STUE Power

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-01-2C Correct Deteriorated Supply Fan (.5 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$5,249 1 Ea	\$945 ACH	\$6,194
D3040-01-7C Correct Deteriorated Supply Fan (5 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$16,903 1 E	\$3,043 ACH	\$19,946
D3040-01-8C Correct Deteriorated Supply Fan (1 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$52,727 9 E	\$9,491 ACH	\$62,218
D3040-02-11C Correct AHU Major Deterioration of 7.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$23,902 1 Ez	\$4,302 ACH	\$28,205
D3040-02-13C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution		10 Ton Units	Damage/ Wear	2	Def Maint Qty:	\$139,676 5 E	\$25,142 ACH	\$164,818
D3040-02-13C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$139,676 5 Ez	\$25,142 ACH	\$164,818
D3040-02-13C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution	Kitchen	AHU Above Kitchen 12.5 Tons (Estimated)	Damage/ Wear	2	Def Maint Qty:	\$27,935 1 Ez	\$5,028 ACH	\$32,964



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-02-14C Correct AHU Major Deterioration of 25 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$45,407 1 E.	\$8,173 ACH	\$53,581
D3040-02-15C Correct AHU Major Deterioration of 37.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$52,231 1 E	\$9,402 ACH	\$61,632
D3040-02-26C Correct Major Deterioration of Air Handling Unit by Demo and Replace	D3040 HVAC Distribution		Demo and Replace 17.5 Ton AHU	Damage/ Wear	2	Def Maint Qty:	\$11,020 1 E.	\$1,984 ACH	\$13,003
D3040-02-31C Correct AHU Major Deterioration of 15 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$36,500 1 E.	\$6,570 ACH	\$43,070
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$51,812 11 E	\$9,326 ACH	\$61,138
D3040-05-3C Correct Ceiling Exhaust Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Restroom		Damage/ Wear	2	Def Maint Qty:	\$22,856 1 E.	\$4,114 ACH	\$26,970
D3040-10-12C Correct Wall Louver in Poor Condition by Demo & Replace	D3040 HVAC Distribution	Roof	Louvers in cooling tower area (7) and on roof area (6)	Damage/ Wear	2	Def Maint Qty:	\$16,243 13 E.	\$2,924 ACH	\$19,167



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost		
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Building Wide	<i>Replace various ceiling diffusers</i>	Damage/ Wear	2	Def Maint Qty:	\$22,43 1 30	\$4,038 Each	\$26,469		
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Cafeteria & Kitchen	Transfer Grilles in Cafeteria (2) and Return Grille in Kitchen (1)	Damage/ Wear	2	Def Maint Qty:	\$1,495 2	\$269 Each	\$1,765		
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Gym	Damaged Diffusers in Gym	Damage/ Wear	2	Def Maint Qty:	\$1,495 2	\$269 Each	\$1,765		
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Mechanical Mezzanine		Damage/ Wear	2	Def Maint Qty:	\$5,560 240	\$1,001 SQFT	\$6,561		
D3040-11-1C Correct Ductwork & Insulation Minor Deterioration by Duct Cleaning	D3040 HVAC Distribution	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$22,609 1,800	\$4,070 LNFT	\$26,679		
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	Chilled Water pumps	Damage/ Wear	3	Def Maint Qty:	\$21,756 2	\$3,916 Each	\$25,672		
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	Condenser water pumps	Damage/ Wear	3	Def Maint Qty:	\$32,634 3	\$5,874 EACH	\$38,508		

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D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room		Damage/ Wear	4	Def Maint Qty:	\$43,512 4 E	\$7,832 ACH	\$51,344
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Kitchen	Hydronic distribution pump above Kitchen	Damage/ Wear	3	Def Maint Qty:	\$10,878 1 E	\$1,958 ACH	\$12,836
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Mech Mezzanine	Hydronic pumps in Mechanical Mezzanine adjacent to gym	Damage/ Wear	3	Def Maint Qty:	\$ 54,390 5 E.	\$9,790 ACH	\$64,180
D3040-23-1C Correct Deteriorated Split System Indoor Unit by Demo and Replace	D3040 HVAC Distribution		2 Ton Split System Ceiling Cassette units	Damage/ Wear	4	Def Maint Qty:	\$73,584 10 E	\$13,245 ACH	\$86,829
D3040-29-2C Correct Propeller Fan Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Mech Mezzanine & Penthouse	1/5 HP Fans - (2) in Mech. Mezzanine & (2) in Penthouse	Damage/ Wear	2	Def Maint Qty:	\$5,859 4 E	\$1,055 ACH	\$6,913
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$453,278 39 E.	\$81,590 ACH	\$534,868
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$73,353 13 E.	\$13,204 ACH	\$86,557



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$21,390 5 E.	\$3,850 Ach	\$25,240
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$48,533 309 L1	\$8,736 NFT	\$57,269
D3060-02-1C Correct Deteriorated or Inadequate Electronic Control System by Upgrade/Replace System	D3060 HVAC Instrumentation & Controls	Building Wide	Convert existing Pneumatic control system to DDC throughout	Damage/ Wear	2	Def Maint Qty:	\$1,265,065 142,326 Se	\$227,712 QFT	\$1,492,776
D50 Electrical			Total Estimated	Cost for D30	HVAC		\$3,340,135	\$601,224	\$3,941,359
D5010-07-4C Correct Deteriorated Building Main Switchgear (2500 AMP) by Demo & Replace	D5010 Electrical Service & Distribution	Boiler Room	High Voltage switch, 1000 kva substation xfmr, 4000 amp main brkr, (1) 1600 ampbrkr (2) 1000 amp bkr, (8) 400 amp brkr, (2) 225 amp brkr, (1) 600 amp brkr, 500 amp brkr	Functionality	3	Def Maint Qty:	\$128,524 1 E.	\$23,134 ACH	\$151,658
D5010-08-1C Correct Motor Control Center Deterioration by Demo & Replace	D5010 Electrical Service & Distribution	Building Wide	Motor control center with (27) combination size 1 starters.	Functionality	3	Def Maint Qty:	\$168,698 1 E.	\$30,366 ACH	\$199,064



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D5010-08-1C Correct Motor Control Center Deterioration by Demo & Replace	D5010 Electrical Service & Distribution	Building Wide	<i>Motor control center with</i> (18) combination size 1 starters	Functionality	3	Def Maint Qty:	\$168,698 1 E	\$30,366 ACH	\$199,064
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	225 amp, 42 ckt each	Functionality	2	Def Maint Qty:	\$93,435 6 E.	\$16,818 Ach	\$110,253
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Interior		Functionality	2	Def Maint Qty:	\$420,457 27 E.	\$75,682 ACH	\$496,139
D5010-13-5C Correct 1600 Amp Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Building Wide	1600 amp,208/120 v swbd with (3) 225 amp breakers, (6) 400 amp breakers.	Functionality	3	Def Maint Qty:	\$77,139 1 E.	\$13,885 ACH	\$91,024
D5010-13-5C Correct 1600 Amp Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Building Wide	1600 amp swbd with (7) 100 amp breakers, (8) 400 amp breakers	Functionality	3	Def Maint Qty:	\$77,139 1 E.	\$13,885 ACH	\$91,024
D5010-14-1C Correct Motor Starter Deterioration by Demo & Replace Motor Starter	D5010 Electrical Service & Distribution	Kitchen		Functionality	2	Def Maint Qty:	\$ 5,238 1 E.	\$943 ACH	\$6,181



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D5020-16-2C Correct Broken Exit Sign by Replacing	D5020 Lighting & Branch Wiring	Gym	Codes/ Standards	3	Def Maint Qty:	\$1,016 2	\$183 EACH	\$1,198
D5032-06-1C Correct Master Clock, Room Clocks, & System Wiring by Demo & Replace	D5032 Clock & Program Systems	Building Wide	Program Reqmt	2	Def Maint Qty:	\$252,090 142,303	\$45,376 SQFT	\$297,466
D5035-05-2C Correct Building- Wide Telephone System Major Deterioration by Demo & Replacement	D5035 Telephone System	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$240,919 142,303	\$43,365 SQFT	\$284,284
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Interior	Functionality	2	Def Maint Qty:	\$3,827 4	\$689 Each	\$4,516
E10 Equipment		Total Estim	ated Cost for D50	Electrical	I	\$1,637,180	\$294,692	\$1,931,872
E1090-06-1C Correct Deteriorated Basketball Backboard by Demo & Replace In Kind	E1090 Other Equipment	Site - Maple St. Side	Damage/ Wear	3	Def Maint Qty:	\$23,430 4	\$4,217 EACH	\$27,647
		Total Estim	ated Cost for E10 I	Equipme	nt	\$23,430	\$4,217	\$27,647
E20 Furnishings								
E2010-05-2C Correct Casework Major Deterioration by Demo &	E2010 Fixed Furnishings	Building- wide	Damage/ Wear	3	Def Maint Qty:	\$36,942 40	\$6,650 LNFT	\$43,592

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$7,601 472 S	\$1,368 SQFT	\$8,969
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$32,208 2,000 S	\$5,798 Sqft	\$38,006
			Total Estimated Cost for E20 Furnishings					\$13,815	\$90,567
F20 Selective Demolition									
F2020-02-2C Correct Asbestos Boiler Gasketing by Abatement	F2020 Hazardous Components Abatement	Boiler Room	50 LF of Flue Gasket as noted in the AHERA	Environ- mental	2	Def Maint Qty:	\$1,250 1 E	\$225 EACH	\$1,476
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	3	Def Maint Qty:	\$627,482 67,000 S	\$112,947 SQFT	\$740,429
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Building- wide	Replace all existing chalkboards with markerboards	Environ- mental	4	Def Maint Qty:	\$74,208 1,280 S	\$13,357 GQFT	\$87,565



Location Name: Bayard MS

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

(Conducted in March 2017)				Page 15 of 16						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost	
F2020-37-1C Correct Asbestos Boiler Flue Gasketing by Abatement	F2020 Hazardous Components Abatement	Boiler Room	As noted in AHERA Report	Environ- mental	2	Def Maint Qty:	\$8,908 50	\$1,603 LNFT	\$10,511	
F2020-38-1C Correct Asbestos Light Fixture Heat Shield by Abatement	F2020 Hazardous Components Abatement	Boiler Room	As noted in AHERA ReportAlso noted in AHERA Report: "This material must remain assumed to contain asbestos until analysis proves otherwise".	Environ- mental	2	Def Maint Qty:	\$3,975 10	\$716 EACH	\$4,691	
			Total Estimated	Cost for F20	Selective	Demolition	\$715,823	\$128,848	\$844,671	
G20 Site Improvements										
G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Full Site		Damage/ Wear	3	Def Maint Qty:	\$238,625 6,832	\$42,952 SQYD	\$281,577	
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Parking Lots		Damage/ Wear	2	Def Maint Qty:	\$8,194 2,220	\$1,475 Sqyd	\$9,668	
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Full Site		Damage/ Wear	4	Def Maint Qty:	\$295,703 22,230	\$53,227 SQFT	\$348,930	
G2040-02-8C Correct Chain Link 10' Fence and Gates Major Deterioration by Demo & Replace	G2040 Site Development	Site - Maple St. Side		Damage/ Wear	2	Def Maint Qty:	\$33,812 400	\$6,086 LNFT	\$39,898	
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform	-				be performed within the performed within	-		STUDIO JAED Powered By: CT2000	

(Conducted in March 2017)

Location Name: Bayard MS

Priority: Comprehensive

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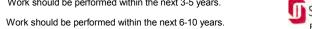
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
G2040-19-6C Correct Precast Concrete Bench Major Deterioration by Demo and Replace	G2040 Site Development	Main Entrances (2)		Damage/ Wear	3	Def Maint Qty:	\$18,564 8 E	\$3,342 ACH	\$21,906	
G2040-25-2C Correct Deteriorated Conc Retaining Wall by Demo & Replace including Guardrail	G2040 Site Development	Site - Maple St. Side		Damage/ Wear	4	Def Maint Qty:	\$306,035 400 L	\$55,086 NFT	\$361,121	
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$10,336 2,220 S	\$1,860 QYD	\$12,197	
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$69,801 4,400 S	\$12,564 QFT	\$82,365	
			Total Estimated (Cost for G20	Site Impr	ovements	\$981,070	\$176,593	\$1,157,662	
]	Total Estimated Cost for Bayard MS						



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	•		I	Location I Pr	Name: Bayard M riority: Compreh rinted: Wedneso	 e: 2017 DDOE Wilmington City Schools Assessment e: Bayard MS c: Comprehensive d: Wednesday, March 29, 2017 Page 1 of 4 				
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priorit	y Category	Const. Cost	Soft Cost	Total Cost	
<i>Bayard M</i> S D20 Plumbing										
D2010-02-7C Correct Lavatory None Installed by Installing New Lavatory	D2010 Plumbing Fixtures	Toilet Rm	Lav missing in toilet room	Functionality	y 2	Cap Imprvmt Qty:	\$1,020 1 E	\$184 ACH	\$1,203	
D30 HVAC			Total Estimated	d Cost for D20	Plumbi	ng	\$1,020	\$184	\$1,203	
D3040-02-45C Correct 30 Ton AHU Condensing Unit Not Installed by Install New Including Piping, Controls, & Evaporator Coils to Ductwork	D3040 HVAC Distribution	Gym	Add A/C to Gym. 1 ea. for AHU-4 & AHU-5	Environ- mental	2	Cap Imprvmt Qty:		\$37,479 Ach	\$245,695	
D3040-05-1C Correct Ceiling Exhauster Not Installed by New Installation	D3040 HVAC Distribution		Provide additional toilet exhaust	Functionality	y 2	Cap Imprvmt Qty:	\$22,856 1 E	\$4,114 ACH	\$26,970	
D3040-15-1C Correct Uninsulated HVAC Pipes by Install Insulation	D3040 HVAC Distribution	Boiler Room		Energy Conserv	2	Cap Imprvmt Qty:	\$1,371 30 L	\$247 NFT	\$1,618	
D3040-41-1C Correct Variable Refrigerant Flow (VRF) System Not Installed by Install New (5000 SF Area)	D3040 HVAC Distribution	Main Office Area	Provide VRF System For Main Office Area. Approximately 4,725 SQFT.	Functionality	y 2	Cap Imprvmt Qty:	\$511,468 1 E	\$92,064 ACH	\$603,532	

Priority 2 : High Work should be performed within the next 1-2 years.

Priority 4 : Low Work should b





Location Name: Bayard MS

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

Qty:

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	Other	New AC for IDF's & MDF (IDF2A & IDF3A)	Program Reqmt	2	Cap Imprvmt Qty:	\$30,075 2 1	\$5,414 Each	\$35,489
			Total Estimated	Cost for D30	HVAC		\$773,986	\$139,318	\$913,304
D50 Electrical									
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$134,597 5 1	\$24,227 EACH	\$158,825
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$1,330,675 142,303	\$239,522 SQFT	\$1,570,197
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty:	\$312,404 46,000	\$56,233 SQFT	\$368,637
D5021-01-6C Correct Insufficient GFCI Receptacles by Installing Additional GFCI Receptacles	D5021 Branch Wiring	Roof		Codes/ Standards	2	Cap Imprvmt Qty:	\$3,045 3	\$548 Each	\$3,593
D5021-02-7C Correct Motion Sensor Activated Light Switch Not	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$40,076 75]	\$7,214 Each	\$47,290

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. STUDIO JAED Priority 2 : High Work should be performed within the next 1-2 years. Priority 4 : Low Work should be performed within the next 6-10 years. Powered By: CT2000

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.



Installed by Install New

Location Name: Bayard MS

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

(Conducted in March 2017)				Page 3 of 4							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost		
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Building Wide		Life Safety	1	Cap Imprvmt Qty:	\$59,734 46 E	\$10,752 EACH	\$70,486		
D5036-04-1C Correct Learning Area Interactive Flat Panel Assembly Not Installed by Install New Including HDMI & USB Infrastructure & Powered Mount	D5036 Technology System	Classrooms	l of 46 classrooms currently has smartboard technology	Program Reqmt	2	Cap Imprvmt Qty:	\$ 592,307 45 E	\$106,615 EACH	\$698,922		
			Total Estimated	Cost for D50	Electric	al S	\$2,472,839	\$445,111	\$2,917,950		
H10 Additional Space Requirer	nents										
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Cafeteria	Cafeteria Use Restricted. Remove existing partitions and reconfigure space with new interior finishes.	Functionality	3	Cap Imprvmt Qty:	\$822,772 3,881 S	\$148,099 QFT	\$970,871		
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Toilet Rooms	Create accessible toilet rooms at (9) locations.	Accessibility	3	Cap Imprvmt Qty:	\$198,000 360 S	\$35,640 QFT	\$233,640		
H1020-10-1C Correct Entrance Space Reconfiguration Required by Demo & Reconfigure Space	H1020 Space Reconfiguration	Main Entrance	Secure Entrance	Security	2	Cap Imprvmt Qty:	\$1 70,000 400 S	\$30,600 QFT	\$200,600		



Detailed Assessmer (Conducted in March 2017)	Location Name:Bayard MSPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 4 of 4								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	<i>,</i>	\$3,554 PSM	\$23,297
			Total Estimated	Cost for Z10	General	Requirements	\$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost for	r Bayard MS			\$5,260,865

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: Description of the performed within the next 6-10 years.

Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only		Location Na	me: Bayard M rity: Compreh ted: Wednesc	2017 DDOE Wilmington City Schools Assessment Bayard MS Comprehensive Wednesday, March 29, 2017 Page 1 of 3					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Bayard MS C30 Interior Finishes									
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Toilet Rooms		Program Reqmt	4	RC Criteria Qty:	\$13,886 500 S	\$2,500 SQFT	\$16,386
D20 Plumbing			Total Estimat	ed Cost for C30	Interior l	Finishes	\$13,886	\$2,500	\$16,386
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$40,543 46 E	\$7,298 Each	\$47,841
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$76,226 57 E	\$13,721 Each	\$89,947
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$9,958 8 E	\$1,792 Each	\$11,750
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New	D2010 Plumbing Fixtures	Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1 E	\$9,761 Each	\$63,990
			Total Estimat	ed Cost for D20) Plumbing	ţ	\$180,956	\$32,572	\$213,529
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-	-	-			the next 3-5 years the next 6-10 year		STUDIO JAEI Powered By: CT200

Detailed Assessmen (Conducted in March 2017)	Location Name:Bayard MSPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 2 of 3								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$230,556 109 E	\$41,500 ACH	\$272,056
			Total Estimate	ed Cost for D30	HVAC		\$230,556	\$41,500	\$272,056
E10 Equipment E1020-01-2C Correct Additional MS Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$94,769 1 L	\$17,058 PSM	\$111,828
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment	Other		Program Reqmt	2	RC Criteria Qty:	\$8,895 1 E	\$1,601 ACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$193,007 57 R	\$34,741 .00M	\$227,748
			Total Estimate	ed Cost for E10	Equipme	nt	\$296,671	\$53,401	\$350,072



Detailed Assessmen (Conducted in March 2017)	t Report	Location Name:Bayard MSPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 3 of 3							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$31,577 145 E.	\$5,684 ACH	\$37,261
			Total Estimated	Cost for E20	Furnishi	ngs	\$31,577	\$5,684	\$37,261
G20 Site Improvements									
G20 Site Improvements G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Main Entrances (2)	18 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$ 7,631 36 E.	\$1,373 ACH	\$9,004
			Total Estimated	Cost for G20	Site Imp	rovements	\$7,631	\$1,373	\$9,004
H10 Additional Space Require	ments								
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$1,086,240 3,836 Se	\$195,523 QFT	\$1,281,763
			Total Estimated	Cost for H10	Addition	al Space Req	\$1,086,240	\$195,523	\$1,281,763
				Total Estimate	ed Cost for	Bayard MS			\$2,180,071



DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Casimir Pulaski ES
Building Type:	Elementary
Building Area (SF):	74,092
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1954, 1990, 2005
Date Assessed:	March 2017
Address:	
1300 Cedar Street	



	Assessment Costs by Priority										
Prio	rity 1		Priority 2		Priority 3		Priority 4		Sub-Total		
\$	6,442	\$	2,058,343	\$	6,274,231	\$	1,174,379	\$	9,513,395		
\$	38,563	\$	3,838,253	\$	1,168,200	\$		\$	5,045,017		
\$	-	\$	1,315,671	\$		\$	58,386	\$	1,374,058		
	\$ \$	\$ 38,563	\$ 6,442 \$ \$ 38,563 \$	Priority 1 Priority 2 \$ 6,442 \$ 2,058,343 \$ 38,563 \$ 3,838,253	Priority 1 Priority 2 \$ 6,442 \$ 2,058,343 \$ \$ 38,563 \$ 3,838,253 \$	Priority 1 Priority 2 Priority 3 \$ 6,442 \$ 2,058,343 \$ 6,274,231 \$ 38,563 \$ 3,838,253 \$ 1,168,200	Priority 1 Priority 2 Priority 3 \$ 6,442 \$ 2,058,343 \$ 6,274,231 \$ \$ 38,563 \$ 3,838,253 \$ 1,168,200 \$	Priority 1 Priority 2 Priority 3 Priority 4 \$ 6,442 \$ 2,058,343 \$ 6,274,231 \$ 1,174,379 \$ 38,563 \$ 3,838,253 \$ 1,168,200 \$ -	Priority 1 Priority 2 Priority 3 Priority 4 \$ 6,442 \$ 2,058,343 \$ 6,274,231 \$ 1,174,379 \$ \$ 38,563 \$ 3,838,253 \$ 1,168,200 \$ - \$		

 Sub-Total by Priority:
 45,005
 7,212,268
 7,442,431
 1,232,765

Total Assessed Cost:\$15,932,470Est. Replacement Cost:\$27,488,132Facility Condition Index:0.58

Legend / Definitions:

Wilmington, DE 19805

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessment Report (Conducted in March 2017) Deferred Maintenance Only					Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Casimir Pulaski ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 1 of 16							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost			
<i>Casimir Pulaski ES</i> B10 Superstructure												
B1011-01-3C Correct New Concrete Exterior Stair Handrail Required by Install New	B1011 Exterior Above Grade Stairs	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$9,933 76 L1	\$1,788 NFT	\$11,721			
B1011-01-4C Correct Deteriorated Concrete Exterior Stair by Demo and Replace	B1011 Exterior Above Grade Stairs	Site-wide		Damage/ Wear	3	Def Maint Qty:	\$68,163 180 SC	\$12,269 QFT	\$80,432			
B1014-01-2C Correct Deteriorated Exterior Steel Ladder by Demo & Replace	B1014 Exterior Building Access Ladder	Roof		Damage/ Wear	2	Def Maint Qty:	\$7,085 15 L1	\$1,275 NFT	\$8,361			
			Total Estimated	d Cost for B10	Superstru	icture	\$85,182	\$15,333	\$100,515			
B20 Exterior Enclosure B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Brick Envelope		Damage/ Wear	4	Def Maint Qty:	\$234,062 26,400 SC	\$42,131 QFT	\$276,194			



(Conducted in March 2017)

Insulation

Location Name: Casimir Pulaski ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2010-04-2C Correct Common CMU Exterior Wall CMU & Mortar Joint Deterioration by Selective Demolition Replace CMU	B2010 Exterior Walls	Masonry Addition at Boiler Room	Masonry wall crack at outside corner. Structural analysis consultant services added under Z1040. Selective demo and replacement of CMU required.	Damage/ Wear	2	Def Maint Qty:	\$21,275 200 SC	\$3,829 QFT	\$25,104
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	3	Def Maint Qty:	\$1,213,176 5,500 S0	\$218,372 QFT	\$1,431,548
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$70,731 17 Ea	\$12,732 ACH	\$83,463
			Total Estimated	Cost for B20	Exterior 1	Enclosure	\$1,539,245	\$277,064	\$1,816,309
B30 Roofing									
B3010-08-7C Correct Metal Roof Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$122,818 4,300 SC	\$22,107 QFT	\$144,926



(Conducted in March 2017)

Location Name: Casimir Pulaski ES Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost		
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$1,034,647 35,633	\$186,236 QFT	\$1,220,883		
B3010-15-6C Correct EPDM Roof Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$86,078 3,323 S	\$15,494 QFT	\$101,572		
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof	Quantity increased to reflect minimum cost.	Damage/ Wear	3	Def Maint Qty:	\$996 60 L	\$179 NFT	\$1,176		
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia.	Damage/ Wear	3	Def Maint Qty:	\$113,799 2,200 L	\$20,484 NFT	\$134,282		
			Total Estimat	ed Cost for B30	Roofing	:	\$1,358,338	\$244,501	\$1,602,839		
C10 Interior Construction											
C1020-01-3C Correct Hollow Metal Interior Door Deterioration by Demo, Replace & Finish Door Frame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$82,891 24 E	\$14,920 ACH	\$97,812		



(Conducted in March 2017)

Location Name: Casimir Pulaski ES Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C1020-01-4C Correct Hollow Metal Interior Door Hardware Deterioration by Demo & Replace Hardware and Refinish Door	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$56,158 62	\$10,108 Each	\$66,267
C1020-01-5C Correct Hollow Metal Interior Door Non-Compliant Hardware by Demo & Replace Hardware & Refinish Door	C1020 Interior Door	Building- wide		Codes/ Standards	2	Def Maint Qty:	\$44,98 1 36	\$8,097 Each	\$53,077
			Total Estimat	ted Cost for C10	Interior (Construction	\$184,031	\$33,126	\$217,156
C30 Interior Finishes									
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$154,602 60,000	\$27,828 BLDG SF	\$182,430
C3010-03-1C Correct Wood Interior Wall Finish Minor Deterioration by Patch Prep & Refinish	C3010 Wall Finishes	Gym		Damage/ Wear	4	Def Maint Qty:	\$8,770 2,000	\$1,579 SQFT	\$10,349
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$31,564 14,000	\$5,682 BLDGSF	\$37,246
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Administrati on Area		Damage/ Wear	3	Def Maint Qty:	\$67,442 1,600	\$12,140 SQYD	\$79,582
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-	-	ity 3 : Medium ity 4 : Low		e performed withir e performed within	-		STUDIO JAEL Powered By: CT200

(Conducted in March 2017)

Location Name: Casimir Pulaski ES Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Library		Damage/ Wear	2	Def Maint Qty:	\$113,809 2,700	\$20,486 Sqyd	\$134,294
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 50K SF area	Damage/ Wear	3	Def Maint Qty:	\$56,527 10,000	\$10,175 LNFT	\$66,702
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo Replacement	C3030 Ceiling Finishes &	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$345,380 50,000	\$62,168 SQFT	\$407,548
			Total Estimated	Cost for C30	Interior	Finishes	\$778,094	\$140,057	\$918,151
D20 Plumbing									
D2010-02-4C Correct Lavatory Faucet Deterioration by Demo & Replace Faucet	D2010 Plumbing Fixtures		Girls Toilet Rm Near Auditorium.	Damage/ Wear	2	Def Maint Qty:	\$928 2	\$167 EACH	\$1,095
D2010-02-4C Correct Lavatory Faucet Deterioration by Demo & Replace Faucet	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,163 37	\$3,089 EACH	\$20,252
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	Plumbing	Boiler Room	Replace Utility Sink in Boiler Rm	Damage/ Wear	2	Def Maint Qty:	\$1,383 1	\$249 EACH	\$1,632

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2010-06-1C Correct Residential Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$ 39,709 25 I	\$7,148 Each	\$46,857
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Basement	Replace shower in basement	Damage/ Wear	2	Def Maint Qty:	\$2,888 1 I	\$520 EACH	\$3,408
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$24,955 9 I	\$4,492 EACH	\$29,447
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,798 4 I	\$3,204 EACH	\$21,002
D2020-04-2C Correct Plumbing Pump Major Deterioration by Demo & Replace Pump	D2020 Domestic Water Distribution	Boiler Room		Damage/ Wear	4	Def Maint Qty:	\$3,170 1 I	\$571 Each	\$3,740
D2020-08-1C Correct Electric Domestic Water Heater (50 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution		Bradford White Water Heater	Damage/ Wear	4	Def Maint Qty:	\$3,038 1 I	\$547 Each	\$3,584
D2020-08-20C Correct Gas Fired Domestic Water Heater (120 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution		Existing DWH is 100 Gal	Damage/ Wear	4	Def Maint Qty:	\$15,064 1 I	\$2,712 EACH	\$17,776

Priority 2 : High Work should be performed within the next 1-2 years.

Priority 4 : Low Work should be performed within the next 6-10 years.



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2030-01-1C Correct Sanitary Waste Slow Flow by Rodding	D2030 Sanitary Waste		Mop sink near Auditorium needs to be rodded. Drain is clogged.	Damage/ Wear	2	Def Maint Qty:	\$2,049 1	\$369 Each	\$2,417
D2030-01-2C Correct Deteriorated Sanitary Waste Pipe & Fittings by Demo & Replace Pipe & Fittings, Less than 4"	D2030 Sanitary Waste		<i>Replace cast iron sanitary piping in basement</i>	Damage/ Wear	2	Def Maint Qty:	\$13,206 200	\$2,377 LNFT	\$15,583
			Total Estimated	Cost for D20	Plumbing	ţ	\$141,349	\$25,443	\$166,792
D30 HVAC									
D3020-10-5C Correct Chemical Pot Feeder Major Deterioration by Demo & Replace	D3020 Heat Generation	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$8,374 2	\$1,507 EACH	\$9,881
D3030-04-2C Correct Deteriorated or Inefficient Condensing Unit by Demo & Replace	D3030 Refrigeration	Roof	York 114 Ton Condensing Unit	Damage/ Wear	4	Def Maint Qty:	\$50,546 1	\$9,098 Each	\$59,644
D3030-07-1C Correct Deteriorated Refrigeration Piping Insulation by Re-Insulate	D3030 Refrigeration	Roof	<i>Replace Insulation for</i> <i>York condensing unit</i>	Damage/ Wear	2	Def Maint Qty:	\$4,567 200	\$822 LNFT	\$5,389
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution		Wall mounted exhuast fan	Damage/ Wear	2	Def Maint Qty:	\$4,710 1	\$848 EACH	\$5,558



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$18,841 4	\$3,391 Each	\$22,232
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Auditorium		Damage/ Wear	2	Def Maint Qty:	\$4,486 6	\$808 EACH	\$5,294
D3040-11-1C Correct Ductwork & Insulation Minor Deterioration by Duct Cleaning	D3040 HVAC Distribution	Gym	Clean Ductwork in Gym	Damage/ Wear	2	Def Maint Qty:	\$1,256 100	\$226 LNFT	\$1,482
D3040-11-6C Correct Ductwork & Insulation Dust Accumulation in Ductwork by Cleaning Ductwork (Large Area)	D3040 HVAC Distribution	Administrati on Area	Clean ductwork for admin area.	Damage/ Wear	2	Def Maint Qty:	\$3,352 4,400	\$603 SQFT	\$3,956
D3040-11-6C Correct Ductwork & Insulation Dust Accumulation in Ductwork by Cleaning Ductwork (Large Area)	D3040 HVAC Distribution	Auditorium		Damage/ Wear	2	Def Maint Qty:	\$1,575 2,067	\$283 SQFT	\$1,858
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	2 HWH Pumps in Boiler Rm	Damage/ Wear	3	Def Maint Qty:	\$21,756 2	\$3,916 EACH	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	2 CHW Pumps in Boiler Rm	Damage/ Wear	2	Def Maint Qty:	\$21,756 2	\$3,916 Each	\$25,672

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-21-4C Correct Energy Recovery Unit 4900 CFM Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	4	Def Maint Qty:	\$24,922 1 E	\$4,486 ACH	\$29,408
D3040-21-5C Correct Energy Recovery Unit 7300 CFM Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	4	Def Maint Qty:	\$27,857 1 E.	\$5,014 ACH	\$32,871
D3040-29-2C Correct Propeller Fan Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$1,465 1 E.	\$264 ACH	\$1,728
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof		Damage/ Wear	4	Def Maint Qty:	\$27,300 1 E.	\$4,914 ACH	\$32,214
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	<i>Existing Packaged AC &</i> <i>Heating Unit is 3 Tons</i>	Damage/ Wear	4	Def Maint Qty:	\$27,300 1 E.	\$4,914 ACH	\$32,214
D3050-01-6C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 7.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof		Damage/ Wear	4	Def Maint Qty:	\$31,237 1 E.	\$5,623 ACH	\$36,859
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Replace 2 AAON Units	Damage/ Wear	4	Def Maint Qty:	\$100,990 2 E	\$18,178 ACH	\$119,168
Heating Unit Major Deterioration	Packaged Units Work should be performe					e performed withir	2 Ea	0	STUDIO J Powered By: (

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$162,715 14 E	\$29,289 ACH	\$192,004
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units			Damage/ Wear	3	Def Maint Qty:	\$10,298 1 E.	\$1,854 ACH	\$12,152
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$39,498 7 E.	\$7,110 ACH	\$46,607
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Mitsubishi Split System	Damage/ Wear	2	Def Maint Qty:	\$9,130 1 E	\$1,643 ACH	\$10,773
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Trane Split System	Damage/ Wear	3	Def Maint Qty:	\$9,130 1 E.	\$1,643 ACH	\$10,773
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide	Trane HW Unit Heaters	Damage/ Wear	4	Def Maint Qty:	\$12,834 3 E	\$2,310 ACH	\$15,144



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$45,549 290 I	\$8,199 LNFT	\$53,747
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$64,188 13 F	\$11,554 Each	\$75,742
D3050-32-2C Correct Deteriorated Packaged Terminal Air Conditioning Unit by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$27,216 4 H	\$4,899 Each	\$32,114
D3060-03-4C Correct Deteriorated or Obsolete Pneumatic Control System by Demo & Replace with DDC System	D3060 HVAC Instrumentation & Controls	Building Wide	<i>Replace pneumatic system</i> <i>with DDC system</i>	Damage/ Wear	2	Def Maint Qty:	\$349,217 29,976 F	\$62,859 BLDGSF	\$412,077
D3060-08-1C Correct Space Thermal Control Required by Repair or Replace	D3060 HVAC Instrumentation & Controls	Music Room	Music room has control issues, frequently too hot. Repair controls	Damage/ Wear	2	Def Maint Qty:	\$1,261 2 F	\$227 Each	\$1,488
			Total Estimated	d Cost for D30	HVAC	:	\$1,113,324	\$200,398	\$1,313,722
D50 Electrical D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	Replace panels and breakers. 225 amps, 42 ckts each	Functionality	3	Def Maint Qty:	\$264,732 17 F	\$47,652 Each	\$312,384
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe					•	n the next 3-5 years the next 6-10 year		STUDIO JAED Powered By: CT2000

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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D5010-13-1C Correct 120 Switchboard Deterioration & Replace Switchboard wit Breakers	by Demo	D5010 Electrical Service & Distribution	Boiler Room	1200 amp swithcborad with (1) 1200 amp main breaker & (20) 225 AF circuit breakers	Functionality	3	Def Maint Qty:	\$55,737 1	\$10,033 Each	\$65,770
D5020-13-3C Correct Dete Metal Halide Fixture Lighti Demo & Replace Lighting		D5020 Lighting & Branch Wiring	Exterior		Damage/ Wear	2	Def Maint Qty:	\$1,287 1	\$232 EACH	\$1,518
D5020-16-2C Correct Bro Sign by Replacing	ken Exit	D5020 Lighting & Branch Wiring	Gym	Wire guards are needed for exit lights in gym	Codes/ Standards	2	Def Maint Qty:	\$2,031 4	\$366 EACH	\$2,397
D5020-16-4C Upgrade Ex By Demo And Replace	xit Signs	D5020 Lighting & Branch Wiring	Building Wide	Replace exit lights with remote heads at all exit doors.	Codes/ Standards	1	Def Maint Qty:	\$5,459 18	\$983 EACH	\$6,442
D5030-05-2C Correct Dete Fire Alarm Horn Strobe by Replace		D5030 Fire Alarm System	Gym	Provide wire guards for fire alarm devices	Codes/ Standards	2	Def Maint Qty:	\$1,922 4	\$346 EACH	\$2,267
D5032-06-1C Correct Mas Clock, Room Clocks, & Sy Wiring by Demo & Replace	stem	D5032 Clock & Program Systems	Building Wide	Install centrally controlled system tied into bell/tone PA system	Program Reqmt	2	Def Maint Qty:	\$129,350 73,017	\$23,283 SQFT	\$152,633
D5036-02-1C Correct Dete Data Outlets by Demo and		D5036 Technology System	Building Wide		Functionality	2	Def Maint Qty:	\$9,567 10	\$1,722 EACH	\$11,290
				Total Estimated	Cost for D50	Electrical		\$470,085	\$84,615	\$554,700
Priority Definitions: Priority 1 : I Priority 2 : H		Work should be performe	-				e performed within e performed within	-		STUDIO JAER Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E10 Equipment									
E1090-06-1C Correct Deteriorated Basketball Backboard by Demo & Replace In Kind	E1090 Other Equipment	Gym		Damage/ Wear	2	Def Maint Qty:	\$23,430 4 E	\$4,217 ACH	\$27,647
			Total Estimated	Cost for E10	Equipme	nt	\$23,430	\$4,217	\$27,647
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$692,667 750 Li	\$124,680 NFT	\$817,347
E2011-03-2C Correct Deteriorated Mini-blinds by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	2nd Fl. at Parking Lot	Existing Alum. Sun Shades located Above Windows	Damage/ Wear	3	Def Maint Qty:	\$3,221 200 SC	\$580 QFT	\$3,801
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$88,573 5,500 S	\$15,943 QFT	\$104,516
E2013-01-1C Correct Auditorium Seating Major Deterioration by Demo & Replacement	E2013 Fixed Seating	Auditorium		Damage/ Wear	4	Def Maint Qty:	\$197,078 264 E.	\$35,474 ACH	\$232,552
			Total Estimated	Cost for E20	Furnishir	ıgs	\$981,539	\$176,677	\$1,158,216



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CorrectionName

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F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	3	Def Maint Qty:	\$346,520 \$62,374 37,000 SQFT	\$408,893
F2020-14-1C Correct Asbestos Vibration Isolation Dampers By Abatement	F2020 Hazardous Components Abatement		Location: Auditorium, Gym, Boiler Room & Classroom. Not located in Auditorium or classrooms, may be above the ceiling. As noted in the AHERA Report.	Environ- mental	2	Def Maint Qty:	\$4,989 \$898 10 EACH	\$5,886
F2020-15-1C Correct Asbestos Wiring Insulation By Abatement	F2020 Hazardous Components Abatement	Auditorium Stage	Wiring for stage flood lights (9). Not located. May be above stage ceiling as noted in AHERA report.	Environ- mental	2	Def Maint Qty:	\$2,995 \$539 100 LNFT	\$3,535
F2020-17-1C Correct Asbestos Sink Undercoating By Abatement	F2020 Hazardous Components Abatement	Classrooms	16 Sinks (128 SF) located in classrooms in old wing as noted in AHERA Report.	Environ- mental	2	Def Maint Qty:	\$1,201 \$216 16 EACH	\$1,417
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	4	Def Maint Qty:	\$185,520 \$33,394 3,200 SQFT	\$218,914

Priority 2 : High Work should be performed within the next 1-2 years. Priority 4 : Low Work should be performed within the next 6-10 years.



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Asbestos y Abate & acing	Subsystem Name F2020 Hazardous Components	Area Name Window Sills	Correction Notes	Reason Environ-	Priority 2	Category Def Maint	Const. Cost	Soft Cost	Total Cost
y Abate &	Hazardous Components			Environ-	2	DefMaint	¢20.220	\$5.2 (0)	** 1 ****
	Abatement			mental	2	Qty:	\$29,220 600	\$5,260 LNFT	\$34,480
			Total Est	imated Cost for F20	Selective	Demolition	\$570,445	\$102,680	\$673,125
ents									
Bituminous rioration by	G2020 Parking Lots	Parking Lot		Damage/ Wear	2	Def Maint Qty:	\$586,782 16,800	\$105,621 Sqyd	\$692,403
Parking Lot e-striping	G2020 Parking Lots	Parking Lots		Damage/ Wear	2	Def Maint Qty:	\$43,551 11,800	\$7,839 Sqyd	\$51,391
Deteriorated Demo and	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	3	Def Maint Qty:	\$17,612 1,324	\$3,170 SQFT	\$20,782
Bituminous or and Replace	G2030 Pedestrian Paving	Playground		Damage/ Wear	3	Def Maint Qty:	\$40,074 1,543	\$7,213 Sqyd	\$47,287
Chain Link tion by	G2040 Site Development	Grounds Perimeter		Damage/ Wear	2	Def Maint Qty:	\$38,423 1,069	\$6,916 LNFT	\$45,340
Playground ioration by	G2041 Athletic & Recreational Equipment	Playground		Damage/ Wear	2	Def Maint Qty:	\$46,380 800	\$8,348 Sqft	\$54,728
	rioration by Parking Lot Setriping Deteriorated Demo and Bituminous or and Replace Chain Link tion by Playground	rioration by Lots Parking Lot Serking Lot Chain Link tion by Chain Link Chain Link	rioration by Lots Parking Lot G2020 Parking Parking Lots Parking Lot G2030 Parking Parking Lots Deteriorated G2030 Site-wide Pedestrian Paving Bituminous G2030 Playground or Pedestrian Paving Chain Link G2040 Site Grounds The perimeter Playground G2041 Athletic Playground ioration by G2041 Athletic Playground	rioration by Lots Parking Lot Sestriping Constraints Deteriorated G2030 Pedestrian Paving G2030 Site-wide Pedestrian Paving Playground Or and Replace G2030 Pedestrian Paving Playground Chain Link tion by G2040 Site Development Grounds Perimeter Playground Constraints Cons	rioration byLotsWearParking Lot s-stripingG2020 Parking LotsParking LotsDamage/ WearDeteriorated Demo and PavingG2030 Pedestrian PavingSite-wideDamage/ WearBituminous or and ReplaceG2030 Pedestrian PavingPlaygroundDamage/ WearChain Link tion byG2040 Site DevelopmentGrounds PerimeterDamage/ WearPlayground ioration byG2041 Athletic & Recreational EquipmentPlayground WearDamage/ Wear	rioration by Lots Wear Parking Lot G2020 Parking Parking Lots Damage/ 2 Wear 2 Deteriorated G2030 Site-wide Damage/ 3 Deteriorated G2030 Pedestrian Paving Playground Damage/ 3 Bituminous G2030 Playground Damage/ 3 Wear 2 Damage/ 3 Wear 2 Damage/ 2 Wear 2 Damage/ 2 Wear 2 Playground Damage/ 2 Wear 2 Playground G2040 Site Grounds Perimeter Damage/ 2 Playground G2041 Athletic Playground Damage/ 2 Wear 2 Playground G2041 Athletic Playground Damage/ 2 Wear 2 Playground G2041 Athletic Playground Damage/ 2 Wear 2 Playground B2041 Athletic Playground Damage/ 2 Wear 2	rioration by Lots Wear Qty: Parking Lot G2020 Parking Parking Lots Damage/ 2 Def Maint Lots Parking Lots Damage/ 2 Def Maint Qty: Deteriorated G2030 Site-wide Damage/ 3 Def Maint Pedestrian Paving Playground Damage/ 3 Def Maint Qty: Bituminous G2030 Playground Damage/ 3 Def Maint Qty: Chain Link G2040 Site Development Grounds tion by G2041 Athletic Playground Playground Damage/ 2 Def Maint Qty: Playground Qty: Playground Damage/ 2 Def Maint Qty: Playground Qty: Playground Qty:	rioration by Lots Wear Qty: 16,800 s Parking Lot G2020 Parking Parking Lots Damage/ 2 Def Maint \$43,551 Qty: 11,800 s Deteriorated G2030 Site-wide Damage/ 3 Def Maint \$17,612 Qty: 1,324 s Bituminous G2030 Playground Damage/ 3 Def Maint \$40,074 Qty: 1,543 s Chain Link G2040 Site Grounds Perimeter Damage/ 2 Def Maint \$38,423 Qty: 1,669 s Playground Damage/ 2 Def Maint \$38,423 Qty: 1,669 s Playground Qty: 1,669 s Playground Qty Playground Qty	rioration byLotsWearQty:16,800SQYDParking LotG2020 Parking LotsParking LotsDamage/ Wear2Def Maint Qty:\$43,551\$7,839 Qty:Deteriorated Demo and PavingG2030 Pedestrian PavingSite-wideDamage/ Wear3Def Maint Qty:\$1,7612 1,324\$3,170 \$QFTBituminous or and ReplaceG2030 Pedestrian PavingPlaygroundDamage/ Wear3Def Maint Qty:\$40,074 1,324\$7,213 \$QYDChain Link tion byG2040 Site DevelopmentGrounds PerimeterDamage/ Wear2Def Maint Qty:\$38,423 1,543\$6,916 1,069Playground ioration byG2041 Athletic & Recreational EquipmentPlaygroundDamage/ Wear2Def Maint Qty:\$46,380 80 SQFT

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$4,656 1,000 S0	\$838 QYD	\$5,494
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$39,660 2,500 S0	\$7,139 QFT	\$46,798
			Total Estimated	Cost for G20	Site Impr	ovements	\$817,138	\$147,085	\$964,223
			-	Fotal Estimate	ed Cost for	Casimir Pul	aski ES		\$9,513,395



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	•			Project Name:2017 DDOE Wilmington City Schools AssesLocation Name:Casimir Pulaski ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 1 of 5					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Casimir Pulaski ES D30 HVAC									
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #1	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1 E4	\$8,462 Ach	\$55,471
D3040-02-46C Correct Heating Dnly AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #2	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1 EA	\$8,462 Ach	\$55,471
D3040-41-1C Correct Variable Refrigerant Flow (VRF) System Not Installed by Install New (5000 SF Area)	D3040 HVAC Distribution	Building Wide	Provide A/C via VRF System for hallways. Approx 9400 SQFT.	Functionality	y 2	Cap Imprvmt Qty:	\$1,022,936 2 E	\$184,128 ACH	\$1,207,064
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	MDF Rm	MDF Rm IDF2A	Program Reqmt	2	Cap Imprvmt Qty:	\$15,038 1 EA	\$2,707 ACH	\$17,744
			Total Estima	tted Cost for D30	HVAC		\$1,131,992	\$203,759	\$1,335,75



Detailed Assessmen (Conducted in March 2017)	t Report		Location Name:Casimir Pulaski ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 2 of 5						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D40 Fire Protection									
D4010-01-2C Correct No Wet Pipe Sprinkler System Installed by System Installation	D4010 Sprinklers	Building Wide	Sprinkler to be installed in older part of building	Codes/ Standards	2	Cap Imprvmt Qty:	\$305,090 54,115 SC	\$54,916 QFT	\$360,006
			Total Estimated	Cost for D40	Fire Pro	tection	\$305,090	\$54,916	\$360,006
D50 Electrical									
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$107,678 4 EA	\$19,382 ACH	\$127,060
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$682,782 73,017 S0	\$122,901 QFT	\$805,683
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Learning Areas		Functionality	2	Cap Imprvmt Qty:	\$169,785 25,000 SC	\$30,561 QFT	\$200,346
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Building Wide		Codes/ Standards	1	Cap Imprvmt Qty:	\$2,683 13 Ez	\$483 ACH	\$3,165
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen		Codes/ Standards	1	Cap Imprvmt Qty:	\$1,857 9 Ez	\$334 ACH	\$2,191



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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D5021-01-6C Co GFCI Receptacles Additional GFCI I	s by Installing	D5021 Branch Wiring	Roof		Codes/ Standards	1	Cap Imprvmt Qty:	\$6,090 6	\$1,096 EACH	\$7,186
D5021-02-7C Co Sensor Activated I Installed by Instal	Light Switch Not	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$26,717 50	\$4,809 EACH	\$31,527
D5030-05-1C Co Horn/Strobe Not I Installing		D5030 Fire Alarm System	Building Wide		Codes/ Standards	1	Cap Imprvmt Qty:	\$6,493 5	\$1,169 Each	\$7,662
D5030-08-3C Co Smoke Detector N Install New		D5030 Fire Alarm System	Building Wide		Life Safety	1	Cap Imprvmt Qty:	\$15,559 21	\$2,801 Each	\$18,359
D5035-01-3C Co System Control Pa Backup Not Instal Backup System	anel Battery	D5035 Telephone System	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$3,291 1	\$592 EACH	\$3,883
				Total Estimat	ed Cost for D50	Electric	al	\$1,022,934	\$184,128	\$1,207,062
E10 Equipmen	t									
E1020-05-3C Con Curtains Major De Demo and Replace Hardware	eterioration by	E1020 Institutional Equipment	Auditorium	AHERA report item (contains asbestos). Referred to it as "Fire Curtain"	Environ- mental	2	Cap Imprvmt Qty:	\$20,689 66	\$3,724 SQYD	\$24,413

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E1090-08-2C Correct Gym Wall Padding None Installed by Install New	E1090 Other Equipment	Gym		Codes/ Standards	2	Cap Imprvmt Qty:	\$3,982 300 S	\$717 QFT	\$4,698
			Total Estimated	Cost for E10	Equipm	ent	\$24,671	\$4,441	\$29,111
G20 Site Improvements									
G2030-06-2C Correct New Concrete Exterior Ramp Handrail Required by Install New	G2030 Pedestrian Paving	Site-wide		Codes/ Standards	2	Cap Imprvmt Qty:	\$26,538 230 L	\$4,777 NFT	\$31,315
G2040-06-3C Correct Mulch Playground Surfacing by Demo and Install Poured-in-Place Rubber Surface	G2040 Site Development	Playground		Codes/ Standards	2	Cap Imprvmt Qty:	\$439,126 13,388 S	\$79,043 QFT	\$518,169
			Total Estimated	Cost for G20	Site Imp	provements	\$465,665	\$83,820	\$549,484
H10 Additional Space Require	ments								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400 Se	\$22,680 QFT	\$148,680
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Locker Room	Abandoned locker rooms contain unused benches, lockers, showers. Demo & convert space.	Functionality	. 2	Cap Imprvmt Qty:	\$169,600 800 S	\$30,528 QFT	\$200,128



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Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	y Category	Const. Cos	t Soft Cost	Total Cost
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building- wide	Create accessible toilet rooms at (21) locations.	Accessibility	3	Cap Imprvmt Qty:	\$990,000 1,800	\$178,200 SQFT	\$1,168,200
			Total Estimate	d Cost for H10	Additio	nal Space Req\$	51,285,600	\$231,408	\$1,517,008
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Masonry wall crack at outside corner. Needs structural analysis of addition.	Damage/ Wear	2	Cap Imprvmt Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
			Total Estimate	d Cost for Z10	General	Requirements	\$39,487	\$7,108	\$46,595
				Total Estimate	d Cost fo	or Casimir Pula	ski ES		\$5,045,017



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report	Project Name: 2017 DDOE Wilmington City Schools Assessment Location Name: Casimir Pulaski ES Priority: Comprehensive Date Printed: Wednesday, March 29, 2017 Page 1 of 3							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
<i>Casimir Pulaski ES</i> C30 Interior Finishes									
C3020-09-5C Correct Deteriorated or Non Compliant Painted Concrete Floor by Prep & Install Epoxy Floor	C3020 Floor Finishes	Kitchen		Program Reqmt	2	RC Criteria Qty:	\$42,653 1,700	\$7,678 Sqft	\$50,331
D20 Plumbing			Total Es	stimated Cost for C30	Interior	Finishes	\$42,653	\$7,678	\$50,331
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$30,848 35 1	\$5,553 Each	\$36,401
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	4	RC Criteria Qty:	\$49,480 37]	\$8,906 Each	\$58,386
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$3,734 3	\$672 Each	\$4,406
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New	D2010 Plumbing Fixtures	Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1 I	\$9,76 1 Each	\$63,990
			Total Es	stimated Cost for D20) Plumbinș	g	\$138,292	\$24,892	\$163,184
	Work should be performed	-	-	Priority 3 : Medium Priority 4 : Low		be performed withir e performed within	-		STUDIO JAEL Powered By: CT200

Detailed Assessmen (Conducted in March 2017)	L								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$118,451 56	\$21,321 EACH	\$139,772
E10 Equipment			Total Estimate	ed Cost for D30	HVAC		\$118,451	\$21,321	\$139,772
E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$85,555 1	\$15,400 LPSM	\$100,955
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1	\$1,601 EACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$91,424 27	\$16,456 Room	\$107,881
			Total Estimate	ed Cost for E10	Equipme	nt	\$185,875	\$33,458	\$219,333



Detailed Assessmen	t Report			L	47				
(Conducted in March 2017)			17						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$23,955 110 E	\$4,312 CACH	\$28,267
			Total Estimated	Cost for E20	Furnishi	ngs	\$23,955	\$4,312	\$28,267
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Exterior (2) Locations	30 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$12,718 60 E	\$2,289 ACH	\$15,007
			Total Estimated	Cost for G20	Site Imp	rovements	\$12,718	\$2,289	\$15,007
H10 Additional Space Require	ments								
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$642,513 2,269 S	\$115,652 QFT	\$758,165
			Total Estimated	Cost for H10	Addition	al Space Req	\$642,513	\$115,652	\$758,165
				Total Estimate	ed Cost for	Casimir Pula	aski ES		\$1,374,058



Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Douglass School
Building Type:	Alternative
Building Area (SF):	25,634
Number of Floors:	1
Constr./Renov. Yrs:	1914, 1975
Date Assessed:	March 2017
Address:	
1800 Prospect Road,	



		Assessment Costs by Priority											
Correction Category	Prio	rity 1		Priority 2		Priority 3		Priority 4		Sub-Total			
Deferred Maintenance	\$	2,863	\$	2,988,590	\$	458,179	\$		\$	3,449,632			
Capital Improvements	\$	52,658	\$	1,175,158	\$		\$		\$	1,227,816			
RCCSD Criteria	\$	-	\$	838,797	\$	32,772	\$	-	\$	871,569			
Sub-Total by Priority:	\$	55,521	\$	5,002,545	\$	490,950	\$	_					

Total Assessed Cost:	\$ 5,549,016
Est. Replacement Cost:	\$ 10,156,191
Facility Condition Index:	0.55

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On	-		Project Name: 2017 DDOE Wilmington City Schools Assessment Location Name: Douglass School Priority: Comprehensive Date Printed: Wednesday, March 29, 2017 Page 1 of 10 Priority						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
<i>Douglass School</i> B20 Exterior Enclosure									
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$35,464 4,000 SQF	\$6,384 Г	\$41,848
B2010-03-7C Correct Brick Masonry Exterior Wall Staining by Cleaning Brick	B2010 Exterior Walls	Building- wide	Clean exterior brick and concrete surfaces.	Damage/ Wear	2	Def Maint Qty:	\$29,256 6,000 SQF	\$5,266 Г	\$34,522
B2011-02-1C Correct Exterior Awning Major Deterioration by Complete Demo and Replace	B2011 Exterior Wall Specialties	Entrance Awning		Damage/ Wear	2	Def Maint Qty:	\$96,805 650 SQF	\$17,425 Г	\$114,230
B2011-06-10C Correct Wood Soffit & Fascia Finish Deterioration By Prep & Repaint	B2011 Exterior Wall Specialties	Exterior Soffits		Damage/ Wear	2	Def Maint Qty:	\$8,591 1,600 SQF	\$1,546 Г	\$10,138
B2011-07-1C Correct Exterior Wall Trim Finish Deterioration by Repair, Patch, and Paint	B2011 Exterior Wall Specialties	Fascia & Rake Trim		Damage/ Wear	2	Def Maint Qty:	\$3,613 970 SQF	\$650 Г	\$4,263
32020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	3	Def Maint Qty:	\$190,579 864 SQF	\$34,304 Г	\$224,883
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-		3 : Medium 4 : Low			n the next 3-5 years. h the next 6-10 years.	J	STUDIO JAEI Powered By: CT200

Location Name: Douglass School Priority: Comprehensive Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2020-10-3C Replace Deteriorated Laminate Exterior Window Sill by Demo & Replace	B2020 Exterior Windows	Window Sills		Damage/ Wear	2	Def Maint Qty:	\$9,309 200 L	\$1,676 LNFT	\$10,984
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$49,928 12 E	\$8,987 Each	\$58,915
			Total Estimated	Cost for B20	Exterior	Enclosure	\$423,545	\$76,238	\$499,784
B30 Roofing									
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$127,701 25,634 S	\$22,986 SQFT	\$150,687
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$13,285 800 I	\$2,391 LNFT	\$15,676
			Total Estimated	Cost for B30	Roofing		\$140,985	\$25,377	\$166,363
C10 Interior Construction									
C1020-02-30C Correct Deteriorated Wood Interior Door & Frame by Demo & Replace with Wood Door, Hollow Metal Frame, & New Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$110,733 30 E	\$19,932 Each	\$130,665



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Location Name: Douglass School Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C1020-02-5C Correct Non- Compliant Hardware by Demo & Replace Hardware & Refinish Door	C1020 Interior Door	Building- wide		Codes/ Standards	2	Def Maint Qty:	\$123,804 45	\$22,285 EACH	\$146,089
			Total Estimated	Cost for C10	Interior	Construction	\$234,537	\$42,217	\$276,754
C30 Interior Finishes									
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	Includes removal of existing TV support brackets in classrooms, patch & paint.	Damage/ Wear	3	Def Maint Qty:	\$66,994 26,000	\$12,059 BLDG SF	\$79,053
C3010-03-2C Correct Wood Interior Wall Finish Major Deterioration by Demo Existing & Replace In Kind	C3010 Wall Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$5,295 1,728	\$953 SQFT	\$6,248
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$79,244 1,880	\$14,264 Sqyd	\$93,508
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 20K SF area	Damage/ Wear	2	Def Maint Qty:	\$28,264 5,000	\$5,087 LNFT	\$33,351
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$117,429 17,000	\$21,137 SQFT	\$138,566
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe					be performed withir e performed within			STUDIO JAED Powered By: CT2000

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Location Name: Douglass School

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
			Total Estimate	d Cost for C30	Interior I	Finishes	\$297,227	\$53,501	\$350,727
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$20,624 18 E	\$3,712 EACH	\$24,337
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$9,760 20 E	\$1,757 EACH	\$11,517
D2010-03-1C Correct Urinal Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$1,170 1 E	\$211 EACH	\$1,381
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures			Damage/ Wear	2	Def Maint Qty:	\$2,765 2 E	\$498 EACH	\$3,263
D2010-06-1C Correct Residential Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$25,414 16 E	\$4,575 EACH	\$29,988
D2010-08-2C Correct Bathtub Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures			Damage/ Wear	2	Def Maint Qty:	\$2,888 1 E	\$520 EACH	\$3,408



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,798 4	\$3,204 EACH	\$21,002
D2020-01-18C Correct Deteriorated Domestic Water Pipe Vlvs, Ftgs & Insul by Demo & Replace (Bldg-wide)	D2020 e, Domestic Water Distribution	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$207,228 25,634	\$37,301 BLDG SF	\$244,529
D2020-08-2C Correct Electric Domestic Water Heater (80 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution		Existing DWH is approximately 85 Gal.	Damage/ Wear	2	Def Maint Qty:	\$16,606 2	\$2,989 Each	\$19,595
D2030-01-10C Correct Deteriorated Sanitary Sewer Building Wide by Demo and Replace	D2030 Sanitary Waste	Building Wide	Only selective areas need sanitary pipe replacement	Damage/ Wear	2	Def Maint Qty:	\$92,537 12,817	\$16,657 BLDG SF	\$109,194
D30 HVAC			Total Estimated	Cost for D20	Plumbing	;	\$396,791	\$71,422	\$468,213
D3020-19-2C Correct Electric Un Heater Major Deterioration by Demo & Replacement	nit D3020 Heat Generation			Damage/ Wear	2	Def Maint Qty:	\$5,533 1	\$996 Each	\$6,529
D3030-04-10C Correct Deteriorated or Inefficient Condensing Unit 15 Ton by Demo & Replace	D3030 Refrigeration		Condensing unit serves AHU. See associated correction	Damage/ Wear	2	Def Maint Qty:	\$ 52,54 8 2	\$9,459 Each	\$62,006
Priority Definitions: Priority 1 : Immedia Priority 2 : High	e Work should be perform Work should be perform					e performed withir e performed within			

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Location Name: Douglass School

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-02-31C Correct AHU Major Deterioration of 15 Ton Unit by Demo & Replace	D3040 HVAC Distribution		AHU with electric heat, DX cooling by associated condensor - see correction for condensors	Damage/ Wear	2	Def Maint Qty:	\$73,000 2	\$13,140 EACH	\$86,140
D3040-03-18C Correct Deteriorated or Insufficient Exhaust Fan (1/5 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$16,461 4	\$2,963 Each	\$19,424
D3040-03-2C Correct Deteriorated or Insufficient Exhaust Fan (1/2 HP) by Demo and Replace	D3040 HVAC Distribution		EF-1	Damage/ Wear	2	Def Maint Qty:	\$5,986 1	\$1,078 Each	\$7,064
D3040-03-2C Correct Deteriorated or Insufficient Exhaust Fan (1/2 HP) by Demo and Replace	D3040 HVAC Distribution		Existing approximately 1/2 HP. EF-6 & EF-7	Damage/ Wear	2	Def Maint Qty:	\$11,973 2	\$2,155 Each	\$14,128
D3040-03-4C Correct Deteriorated or Insufficient Exhaust Fan (3 HP) by Demo and Replace	D3040 HVAC Distribution		Existing approximately 1 HP. (1) is labelled EF-2.	Damage/ Wear	2	Def Maint Qty:	\$18,789 3	\$3,382 Each	\$22,171
D3040-11-13C Correct Uninsulated Ductwork Minor Deterioration By Repair	D3040 HVAC Distribution		<i>Repair damaged ductwork in attic</i>	Damage/ Wear	2	Def Maint Qty:	\$1,247 50	\$224 LNFT	\$1,471
D3040-11-6C Correct Ductwork & Insulation Dust Accumulation in Ductwork by Cleaning Ductwork (Large Area)	D3040 HVAC Distribution		Ductwork in Hallways and Dining area	Damage/ Wear	2	Def Maint Qty:	\$5,124 6,725	\$922 SQFT	\$6,046

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: CT2000



Location Name: Douglass School

Priority: Comprehensive

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Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units		Units are self-contained Heat Pump type, assumed with elec. heat backup	Damage/ Wear	2	Def Maint Qty:	\$151,093 13	\$27,197 Each	\$178,289
D3050-27-2C Correct Electric Baseboard Heat Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$3,868 44	\$696 LNFT	\$4,564
D3050-32-2C Correct Deteriorated Packaged Terminal Air Conditioning Unit by Demo & Replace	D3050 Terminal & Packaged Units			Damage/ Wear	2	Def Maint Qty:	\$27,216 4	\$4,899 Each	\$32,114
D3060-03-4C Correct Deteriorated or Obsolete Pneumatic Control System by Demo & Replace with DDC System	D3060 HVAC Instrumentation & Controls	Building Wide	Convert Existing Pneumatic control system to DDC throughout	Damage/ Wear	2	Def Maint Qty:	\$298,634 25,634	\$53,754 BLDGSF	\$352,388
			Total Estimated	Cost for D30	HVAC		\$671,469	\$120,864	\$792,334
D50 Electrical									
D5020-16-4C Upgrade Exit Signs By Demo And Replace	D5020 Lighting & Branch Wiring	Building Wide		Codes/ Standards	1	Def Maint Qty:	\$2,426 8	\$437 EACH	\$2,863
D5020-21-2C Correct Deteriorated Exterior Lighting by Demo & Replace	D5020 Lighting & Branch Wiring	Exterior		Damage/ Wear	2	Def Maint Qty:	\$18,033 16	\$3,246 EACH	\$21,279
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-				e performed withir e performed withir			STUDIO JAED Powered By: CT2000

(Conducted in March 2017)

Location Name: Douglass School Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D5020-22-1C Correct Exterior Recessed Lighting Deterioration by Demolition and Replace	D5020 Lighting & Branch Wiring	Exterior		Damage/ Wear	2	Def Maint Qty:	\$22,183 10	\$3,993 EACH	\$26,176
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Building Wide		Functionality	2	Def Maint Qty:	\$8,611 9	\$1,550 EACH	\$10,161
			Total Estim	nated Cost for D50	Electrica	l	\$51,254	\$9,226	\$60,479
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Classrooms		Damage/ Wear	2	Def Maint Qty:	\$280,761 304	\$50,537 LNFT	\$331,298
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$13,914 864	\$2,505 SQFT	\$16,419
			Total Estim	nated Cost for E20	Furnishir	igs	\$294,675	\$53,042	\$347,717
F20 Selective Demolition									
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	2	Def Maint Qty:	\$85,974 9,180	\$15,475 SQFT	\$101,450

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: CT2000



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
F2020-17-1C Correct Asbestos Sink Undercoating By Abatement	F2020 Hazardous Components Abatement	Building Wide	Sink Undercoating in 10 Classrooms per AHERA Report	Environ- mental	2	Def Maint Qty:	\$750 10	\$135 EACH	\$886
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms	AHERA Report item.	Environ- mental	2	Def Maint Qty:	\$57,975 1,000	\$10,436 SQFT	\$68,411
			Total Estimated	Cost for F20	Selective	Demolition	\$144,700	\$26,046	\$170,746
G20 Site Improvements									
G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$110,825 3,173	\$19,948 Sqyd	\$130,773
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$5,986 1,622	\$1,078 Sqyd	\$7,064
G2030-01-4C Correct Bituminous Sidewalk Major Deterioration by Demo and Replace with Concrete Paving	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$14,460 112	\$2,603 Sqyd	\$17,063
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$14,632 1,100	\$2,634 SQFT	\$17,266

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: CT2000

Location Name: Douglass School Priority: Comprehensive Date Printed: Wednesday, March 29, 2017

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CorrectionName S	Subsystem Name	Area Name	Correction Not	es Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
on Grade Non-Compliant Handrail P	G2030 Pedestrian Paving	Building- wide		Codes/ Standards	2	Def Maint Qty:	\$18,386 120	\$3,310 LNFT	\$21,696
Exterior Ramp Deteriorated P	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$13,357 130	\$2,404 LNFT	\$15,761
	G2040 Site Development	Site-wide	6'-0" high	Damage/ Wear	2	Def Maint Qty:	\$35,404 985	\$6,373 LNFT	\$41,777
	G2050 Landscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$15,523 3,334	\$2,794 Sqyd	\$18,317
5	G2050 Landscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$39,660 2,500	\$7,139 SQFT	\$46,798
			То	tal Estimated Cost for G20	Site Imp	ovements	\$268,234	\$48,282	\$316,516
				Total Estimate	ed Cost for	Douglass Sc	hool		\$3,449,632



(Conducted in	Assessmen March 2017) rovement Onl	-				Location N Pri	lame: 2017 DD lame: Douglass ority: Compreh nted: Wednesc Page 1 o	School ensive lay, March 29, 20	ity Schools Asse	ssment
CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Douglass Scho D20 Plumbing										
D2020-02-1C Cc Preventer Not Ins Installation of Bac	stalled by	D2020 Domestic Water Distribution			Codes/ Standards	2	Cap Imprvmt Qty:	\$5,259 1 E	\$947 ACH	\$6,206
				Total Estimated	Cost for D2	0 Plumbin	ıg	\$5,259	\$947	\$6,206
D30 HVAC										
D3050-11-9C Cc Cooling Unit Ven Installed by New	ntilator Not	D3050 Terminal & Packaged Units	Computer Lab #8	Install self contained HP Unit ventilator in Computer Lab. Current unit undersized for existing load	Environ- mental	2	Cap Imprvmt Qty:	\$20,869 1 E	\$3,756 ACH	\$24,625
D3050-19-12C C Air Conditioning Required by Insta	Unit (1.5 Ton)	D3050 Terminal & Packaged Units	MDF	MDF Room	Program Reqmt	2	Cap Imprvmt Qty:	\$15,038 1 E	\$2,707 ACH	\$17,744
				Total Estimated	Cost for D3	0 HVAC		\$35,907	\$6,463	\$42,370
D50 Electrical										
D5010-06-1C Cc Disconnect Switc Sized by Demo &	ch Improperly	D5010 Electrical Service & Distribution	Boiler Room	1600 amp main breaker does not have ground fault trip as required by codes.	Codes/ Standards	1	Cap Imprvmt Qty:	\$32,379 1 E	\$5,828 ACH	\$38,208
Priority Definitions:	Priority 1 : Immediate Priority 2 : High	Work should be performe			3 : Medium I : Low		be performed withir be performed within	-		STUDIO JAEL Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide	Additional panels are required for additional receptacles, 225 amp, 42 ckts., 208/120v 3p4w.	Functionality	2	Cap Imprvmt Qty:	\$53,839 2 E	\$9,691 ACH	\$63,530
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$239,704 25,634 S	\$43,147 QFT	\$282,850
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$61,123 9,000 S	\$11,002 QFT	\$72,125
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Classroom		Codes/ Standards	1	Cap Imprvmt Qty:	\$1,857 9 E	\$334 ACH	\$2,191
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$21,374 40 E	\$3,847 CACH	\$25,221
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Restroom & MP Room	(6) in Restrooms and (2) in MP Room.	Codes/ Standards	1	Cap Imprvmt Qty:	\$10,389 8 E	\$1,870 CACH	\$12,258
D5036-04-1C Correct Learning Area Interactive Flat Panel Assembly Not Installed by Install New Including HDMI & USB Infrastructure & Powered Mount	D5036 Technology System	Classroom		Program Reqmt	2	Cap Imprvmt Qty:	\$157,949 12 E	\$28,431 ACH	\$186,379
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be performe	-				be performed within be performed within	-		STUDIO JAED Powered By: CT2000

(Conducted in March 2017)

Location Name: Douglass School

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
		Total Estimate	d Cost for D50	Electrica	ıl	\$578,613	\$104,150	\$682,763
ments								
H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400	\$22,680 SQFT	\$148,680
H1020 Space Reconfiguration	Toilet Rooms	<i>Create accessible toilet rooms at (10) locations.</i>	Accessibility	2	Cap Imprvmt Qty:	\$275,000 500	\$49,500 SQFT	\$324,500
		Total Estimate	d Cost for H10	Addition	al Space Req	\$401,000	\$72,180	\$473,180
Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to find out PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
		Total Estimate	d Cost for Z10	General	Requirements	\$19,744	\$3,554	\$23,297
			Total Estimate	ed Cost for	r Douglass Sch	ool		\$1,227,816
	nents H1010 New Space H1020 Space Reconfiguration Z1040 Design & Consultant	nents H1010 New Main Space Entrance H1020 Space Toilet Reconfiguration Rooms Z1040 Design Building & Consultant Wide	Total Estimate nents Main Entrance Provide Secure Entrance H1010 New Space Main Entrance Provide Secure Entrance H1020 Space Reconfiguration Toilet Rooms Create accessible toilet rooms at (10) locations. Total Estimate Z1040 Design & Consultant Services Building Wide Coordination and short circuit study to find out PPE levels at electrical equipment	Total Estimated Cost for D50 ments Main Entrance Provide Secure Entrance Security H1010 New Space Main Entrance Provide Secure Entrance Security H1020 Space Reconfiguration Toilet Rooms Create accessible toilet rooms at (10) locations. Accessibility Total Estimated Cost for H10 Z1040 Design & Consultant Services Building Wide Coordination and short equipment Codes/ Standards PPE levels at electrical equipment Total Estimated Cost for Z10	Total Estimated Cost for D50 Electrical ments Main Provide Secure Entrance Security 2 H1010 New Main Provide Secure Entrance Security 2 H1020 Space Toilet Create accessible toilet Accessibility 2 H1020 Space Toilet Create accessible toilet Accessibility 2 Keconfiguration Rooms Coordinations. Accessibility 2 Total Estimated Cost for H10 Addition Standards 2 Z1040 Design & Building Coordination and short Codes/ 2 Services Building Coordination and short Codes/ 2 Total Estimated Cost for Z10 General Cotal Estimated Cost for Z10 General 2	Total Estimated Cost for D50 Electrical nents Main Provide Secure Entrance Security 2 Cap Imprvmt Qty: H1010 New Main Entrance Provide Secure Entrance Security 2 Cap Imprvmt Qty: H1020 Space Toilet Create accessible toilet Reconfiguration Accessibility 2 Cap Imprvmt Qty: Total Estimated Cost for H10 Additional Space Req Z1040 Design & Consultant Services Building Coordination and short circuit study to find out PPE levels at electrical equipment Codes/ Standards 2 Cap Imprvmt Qty:	Total Estimated Cost for D50 Electrical \$578,613 nents Main Entrance Provide Secure Entrance Security 2 Cap Imprvmt Qty: \$126,000 Qty: H1010 New Space Main Entrance Provide Secure Entrance Security 2 Cap Imprvmt \$126,000 Qty: \$400 H1020 Space Reconfiguration Toilet Rooms Create accessible toilet rooms at (10) locations. Accessibility 2 Cap Imprvmt Qty: \$275,000 Qty: \$00 Total Estimated Cost for H10 Additional Space Req \$401,000 \$100<	Total Estimated Cost for D50 Electrical\$578,613\$104,150mentsMain EntranceProvide Secure EntranceSecurity2Cap Imprvmt Qty:\$126,000\$22,680 400\$22,680 400H1010 New SpaceMain EntranceProvide Secure EntranceSecurity2Cap Imprvmt Qty:\$126,000\$22,680 400\$20,670H1020 Space ReconfigurationToilet RoomsCreate accessible toilet rooms at (10) locations.Accessibility2Cap Imprvmt Qty:\$275,000\$49,500 500\$49,500 500\$22,680 400\$22,680 400\$22,680 400\$22,680 400\$22,680 400\$20,671H1020 Space ReconfigurationToilet RoomsCreate accessible toilet rooms at (10) locations.Accessibility2Cap Imprvmt Qty:\$27,000 \$00\$49,500 \$00\$22,680 \$00\$22,680 \$00Z1040 Design & Consultant ServicesBuilding WideCoordination and short circuit study to find out PPE levels at electrical equipmentCodes/



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Na Prio	Priority: Comprehe		nensive day, March 29, 2017		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
Douglass School C30 Interior Finishes										
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Toilet Rooms		Program Reqmt	3	RC Criteria Qty:	\$27,773 1,000 S	\$4,999 Sqft	\$32,772	
D20 Plumbing			Total Estimate	ed Cost for C30	Interior I	Finishes	\$27,773	\$4,999	\$32,772	
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$15,865 18 E	\$2,856 Each	\$18,720	
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$26,746 20 E	\$4,814 Each	\$31,560	
D2010-03-8C Correct Urinal Flush /alve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Restroom		Program Reqmt	2	RC Criteria Qty:	\$3,734 3 E	\$672 Each	\$4,406	
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New	D2010 Plumbing Fixtures	Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1 E	\$9,761 Each	\$63,990	
			Total Estimate	ed Cost for D20) Plumbing	ţ	\$100,574	\$18,103	\$118,677	
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe Work should be performe		-	-			n the next 3-5 years the next 6-10 year		STUDIO JAEI Powered By: CT200	

Detailed Assessmen (Conducted in March 2017)	t Report		Location Name:Douglass SchoolPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 2 of 3						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$63,456 30	\$11,422 EACH	\$74,878
			Total Estimated	Cost for D30	HVAC		\$63,456	\$11,422	\$74,878
E10 Equipment									
E1020-01-2C Correct Additional MS Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Based on student capacity, treated as MS. Coordinate with reconfiguration / renovation of existing	Program Reqmt	2	RC Criteria Qty:	\$94,769 1	\$17,058 LPSM	\$111,828
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1	\$1,601 Each	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$40,633 12	\$7,314 Room	\$47,947
			Total Estimated	Cost for E10	Equipme	nt	\$144,297	\$25,974	\$170,271



Detailed Assessmen (Conducted in March 2017)	t Report			Location Name: Douglass School Priority: Comprehensive Date Printed: Wednesday, March 29, 2017 Page 3 of 3 Page 3 of 3					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$11,760 54 EA	\$2,117 ACH	\$13,876
			Total Estimated	Cost for E20	Furnishi	ngs	\$11,760	\$2,117	\$13,876
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Main Entrance	20 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$8,478 40 EA	\$1,526 ACH	\$10,004
			Total Estimated	Cost for G20	Site Imp	rovements	\$8,478	\$1,526	\$10,004
H10 Additional Space Require	ments								
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$382,280 1,350 S0	\$68,810 QFT	\$451,090
			Total Estimated	Cost for H10	Addition	al Space Req	\$382,280	\$68,810	\$451,090
				Total Estimate	ed Cost for	Douglass Scl	nool		\$871,569



Drew Education Support Center Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Drew ESC
Building Type:	Administration
Building Area (SF):	53,752
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1954, 1990
Date Assessed:	March 2017
Address:	

600 North Lombard Street,

Wilmington, DE 19801



		Assessment Costs by Priority										
Correction Category	Prio	rity 1		Priority 2		Priority 3	F	Priority 4		Sub-Total		
Deferred Maintenance	\$	13,545	\$	1,315,606	\$	2,532,123	\$	637,344	\$	4,498,617		
Capital Improvements	\$		\$	1,948,066	\$	-	\$		\$	1,948,066		
RCCSD Criteria	\$	-	\$	242,224	\$	-	\$	-	\$	242,224		

 Sub-Total by Priority:
 \$
 13,545
 \$
 3,505,896
 \$
 2,532,123
 \$
 637,344

Total Assessed Cost:\$6,688,907Est. Replacement Cost:\$19,941,992Facility Condition Index:0.34

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On	-			I	Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Drew Educ Supt CtrPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 1 of 12					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
<i>Drew Educ Supt Ctr</i> B20 Exterior Enclosure										
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Brick Envelope		Damage/ Wear	2	Def Maint Qty:	\$26,598 3,000 Se	\$4,788 QFT	\$31,386	
B2011-06-6C Correct Stucco Exterior Soffit System Major Deterioration by Demo & Replace in Kind	B2011-06 Exterior Soffits	Exterior Soffits		Damage/ Wear	3	Def Maint Qty:	\$11,915 1,100 S	\$2,145 QFT	\$14,059	
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$33,285 8 E.	\$5,991 ACH	\$39,277	
B2030-09-3C Correct Overhead Exterior Door Deterioration by Demo & Replace Door	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$6,496 1 E.	\$1,169 ACH	\$7,665	
B2030-10-1C Correct Deteriorated Equipment Access Exterior Metal Doors by Demo and Replace With New	B2030 Exterior Doors	Site - Lombard St. Side	Bilco Door	Damage/ Wear	2	Def Maint Qty:	\$2,032 1 E.	\$366 ACH	\$2,397	
			Total I	Estimated Cost for B20	Exterior 1	Enclosure	\$80,326	\$14,459	\$94,785	
	Work should be performe	-	-	-		•	the next 3-5 years. the next 6-10 years		STUDIO JAED Powered By: CT200	

Detailed Assessment (Conducted in March 2017)	t Report			Location Name:Drew Educ Supt CtrPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 2 of 12					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	soft Cost	Total Cost
B30 Roofing									
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$929,158 32,000	\$167,249 SQFT	\$1,096,407
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	2	Def Maint Qty:	\$25,809 7	\$4,646 Each	\$30,455
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,661 100	\$299 LNFT	\$1,959
B3050-01-2C Correct Aluminum Roof Coping Cap Major Deterioration by Demolition & Material Replacement	B3050 Roof Coping Cap	Roof		Damage/ Wear	3	Def Maint Qty:	\$17,827 340	\$3,209 LNFT	\$21,036
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia	Damage/ Wear	3	Def Maint Qty:	\$72,417 1,400	\$13,035 LNFT	\$85,452
			Total Est	imated Cost for B30	Roofing		\$1,046,873	\$188,437	\$1,235,310

Detailed Assessmen (Conducted in March 2017)	t Report	Location Name:Drew Educ Supt CtrPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 3 of 12							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C10 Interior Construction									
C1020-01-5C Correct Hollow Metal Interior Door Non-Compliant Hardware by Demo & Replace Hardware & Refinish Door	C1020 Interior Door	Building- wide	<i>Mix of wood and H.M. doors with non-compliant hardware.</i>	Codes/ Standards	2	Def Maint Qty:	\$49,979 40	\$8,996 Each	\$58,975
C1020-02-30C Correct Deteriorated Wood Interior Door & Frame by Demo & Replace with Wood Door, Hollow Metal Frame, & New Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$214,084 58	\$38,535 Each	\$252,619
C20. Staire			Total Estimated	Cost for C10	Interior (Construction	\$264,063	\$47,531	\$311,594
C20 Stairs C2010-01-6C Correct Non- Compliant Handrail by Demo, Replace & Finish	C2010 Stair Construction	Boiler Room	All stairwell handrails are non-compliant.	Codes/ Standards	2	Def Maint Qty:	\$30,644 200	\$5,516 LNFT	\$36,160
			Total Estimated	Cost for C20	Stairs		\$30,644	\$5,516	\$36,160
C30 Interior Finishes									
C3010-02-2C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint	C3010 Wall Finishes	Building- wide	Priority 3	Damage/ Wear	3	Def Maint Qty:	\$84,643 36,000	\$15,236 Sqft	\$99,879



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost			
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	Priority 2	Damage/ Wear	2	Def Maint Qty:	\$20,614 8,000 E	\$3,710 BLDG SF	\$24,324			
C3010-05-1C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$33,042 5,000 S	\$5,948 GQFT	\$38,990			
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$140,532 3,334 S	\$25,296 SQYD	\$165,828			
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 50K SF area	Damage/ Wear	2	Def Maint Qty:	\$56,527 10,000 L	\$10,175 .NFT	\$66,702			
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$193,413 28,000 S	\$34,814 SQFT	\$228,227			
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide	<i>Qty increased to meet minimum cost.</i>	Damage/ Wear	2	Def Maint Qty:	\$6,908 1,000 S	\$1,243 SQFT	\$8,151			
			Total Estimated	Cost for C30	Interior 1	Finishes	\$535,679	\$96,422	\$632,101			
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-					n the next 3-5 years n the next 6-10 year		STUDIO JAED Powered By: CT2000			
-	Work should be perform	ed within the next 1	-2 years. Priority 4	: Low	Work should b	e performed withir	n the next 6-10 year	s. 🖳				

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	<i>Qty. includes group</i> <i>bathrooms on 2nd floor</i>	Damage/ Wear	2	Def Maint Qty:	\$12,604 11	\$2,269 EACH	\$14,872
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	Qty. includes unused group bathrooms on 2nd floor	Damage/ Wear	2	Def Maint Qty:	\$4,880 10	\$878 Each	\$5,758
D2010-02-4C Correct Lavatory Faucet Deterioration by Demo & Replace Faucet	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$3,247 7	\$584 EACH	\$3,831
D2010-03-1C Correct Urinal Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$1,170 1	\$211 EACH	\$1,381
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Janitor Closets		Damage/ Wear	2	Def Maint Qty:	\$2,765 2	\$498 EACH	\$3,263
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$5,546 2	\$998 EACH	\$6,544
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$8,899 2	\$1,602 EACH	\$10,501
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe					be performed withir e performed withir	-		STUDIO JAED Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D2020-01-3C Correct Deteriorated Domestic Water Pipe, Vlvs, Ftgs & Insul by Demo & Replace (2-1/2" - 3")	D2020 Domestic Water Distribution	Boiler Room	(2) 3" Valves, (1) 2 1/2" Valve along with associated pipe & insulation at water meter in Boiler Rm	Damage/ Wear	2	Def Maint Qty:	\$3,143 15	\$566 LNFT	\$3,708
D2020-08-13C Correct Deteriorated or Inadequate Domestic Water Heater Flue by Demo & Replace	D2020 Domestic Water Distribution	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$1,657 20	\$298 LNFT	\$1,955
D2020-08-19C Correct Gas Fired Domestic Water Heater (80 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$8,235 1	\$1,482 EACH	\$9,717
D2020-08-1C Correct Electric Domestic Water Heater (50 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Henrietta Johnson Med Ctr	Hot Water Heater in Elec./MDF Rm	Damage/ Wear	4	Def Maint Qty:	\$3,038 1	\$547 EACH	\$3,584
			Total Estima	ted Cost for D20	Plumbing	ţ	\$55,183	\$9,933	\$65,116
D30 HVAC D3020-11-1C Correct Steam Condensate Tank/Pump Deterioration by Demo and Replace	D3020 Heat Generation	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$16,761 1	\$3,017 EACH	\$19,778
D3020-19-2C Correct Electric Unit Heater Major Deterioration by Demo & Replacement	D3020 Heat Generation			Damage/ Wear	3	Def Maint Qty:	\$5,533 1	\$996 Each	\$6,529
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-	-	-		e performed within e performed within	-		STUDIO JAED Powered By: CT2000

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or Inadequate HVAC Distribution

Pump by Demo & Replace

Distribution

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Qty:

2

EACH

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3020-19-2C Correct Electric Unit Heater Major Deterioration by Demo & Replacement	D3020 Heat Generation	Henrietta Johnson Med Ctr	Unit Heater in Henrietta Johnson Lobby	Damage/ Wear	3	Def Maint Qty:	\$5,533 1	\$996 Each	\$6,529
D3040-03-1C Correct Deteriorated or Insufficient Exhaust Fan (1/8 HP) by Demo and Replace	D3040 HVAC Distribution		In 2nd Fl Jan Clo. Size is estimated	Damage/ Wear	2	Def Maint Qty:	\$3,812 1	\$686 Each	\$4,498
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	3	Def Maint Qty:	\$14,131 3	\$2,544 EACH	\$16,674
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Office 130	R/A Grille in open office area 130	Damage/ Wear	3	Def Maint Qty:	\$748 1	\$135 EACH	\$882
D3040-12-1C Correct Deteriorated Motor Operated Louver/Damper by Demo and Replace Damper and Operator	D3040 HVAC Distribution	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$3,345 1	\$602 EACH	\$3,947
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$1,144 30	\$206 LNFT	\$1,350
D3040-16-2C Correct Deteriorated	D3040 HVAC	Boiler Room	HWH Pumps	Damage/	2	Def Maint	\$21,756	\$3,916	\$25,672

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Wear

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-19-2C Correct Heat Exchanger Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$27,986 1 E4	\$5,038 ACH	\$33,024
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Johnson Controls Unit on Roof above Henrietta Johnson Med. Ctr	Damage/ Wear	4	Def Maint Qty:	\$27,300 1 E4	\$4,914 ACH	\$32,214
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Aaon Unit on Roof above Henrietta Johnson Med. Ctr	Damage/ Wear	2	Def Maint Qty:	\$54,601 2 E4	\$9,828 ACH	\$64,429
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof		Damage/ Wear	3	Def Maint Qty:	\$50,495 1 E4	\$9,089 ACH	\$59,584
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	2nd Fl	Nesbitt units on 2nd Floor	Damage/ Wear	2	Def Maint Qty:	\$23,245 2 E4	\$4,184 ACH	\$27,429
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$139,470 12 E <i>i</i>	\$25,105 ACH	\$164,575



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Area Name Correction Notes CorrectionName Subsystem Name Reason Priority Category Const. Cost Soft Cost Total Cost D3050 \$21.009 D3050-19-4C Correct Split System MDF Rm 1st Floor MDF 2 Def Maint \$17,805 \$3.205 Damage/ Air Conditioning System Major Terminal & Wear Otv: 1 EACH Deterioration of 1.5 Ton Unit by Packaged Units Demo & Replace D3050 2 Def Maint \$4.142 \$746 \$4.888 D3050-21-3C Correct Deteriorated Damage/ Building Wear or Inadequate Window Air Terminal & Wide Qty: 5 EACH Conditioning Unit by Demo and Packaged Units Replace D3050 3 Def Maint D3050-25-5C Correct Fin Tube Building Damage/ \$32,983 \$5,937 \$38,920 Radiation Major Deterioration by Terminal & Wide Wear Qty: 210 LNFT Demo and Replace Packaged Units Damage/ D3050-28-4C Correct Convector D3050 3 Def Maint \$29,625 \$5,333 \$34,958 Building Major Deterioration by Demo & Terminal & Wide Wear Qty: EACH 6 Replace Packaged Units D3050-32-2C Correct Deteriorated D3050 Building Damage/ 4 Def Maint \$176,901 \$31,842 \$208,743 Packaged Terminal Air Terminal & Wear Wide Qty: 26 EACH Conditioning Unit by Demo & Packaged Units Replace D3060-02-1C Correct Deteriorated D3060 HVAC Building Update Control Damage/ 3 Def Maint \$477,775 \$85,999 \$563,774 system/DDC. Area shown or Inadequate Electronic Control Wide Wear Instrumentation Otv: 53,752 SOFT includes Henrietta System by Upgrade/Replace System & Controls Johnson Med Ctr. (~4,975 SF) Total Estimated Cost for D30 HVAC \$1,135,090 \$204,316 \$1,339,407 **Priority Definitions:** Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. STUDIO JAED Priority 2 : High Work should be performed within the next 1-2 years. Priority 4 : Low Work should be performed within the next 6-10 years. Powered By: CT2000

Detailed Assessment Report	Detailea	Assessme	ent Report
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D50 Electrical									
D5010-07-2C Correct Deteriorated Building Main Switchgear and Distribution Panels by Demo and Replace With New	D5010 Electrical Service & Distribution	Boiler Room	Replace main switch gear with 1600 amp main brkr, (5) 400 amp brkr, (1) 100 amp brkr with shunt trip for elevator	Damage/ Wear	3	Def Maint Qty:	\$304,569 48,100	\$54,822 SQFT	\$359,392
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	<i>Replace (3) panel each 225 amp, 42 ckts</i>	Functionality	3	Def Maint Qty:	\$46,717 3	\$8,409 EACH	\$55,127
D5020-16-4C Upgrade Exit Signs By Demo And Replace	D5020 Lighting & Branch Wiring	Building Wide	<i>Qty increased to reflect minimum cost.</i>	Codes/ Standards	1	Def Maint Qty:	\$910 3	\$164 EACH	\$1,074
D5030-05-2C Correct Deteriorated Fire Alarm Horn Strobe by Demo & Replace	D5030 Fire Alarm System	Building Wide		Codes/ Standards	1	Def Maint Qty:	\$10,569 22	\$1,902 EACH	\$12,471
D5033-03-2C Correct Deteriorated Intercom System Combo Microphone/Speaker by Demo & Replacement	D5033 Intercom Systems	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$1,663 2	\$299 Each	\$1,962
			Total Estimated	l Cost for D50	Electrical		\$364,428	\$65,597	\$430,025
E20 Furnishings									
E2010-09-1C Correct Deteriorated Base Cabinets by Demo & Replace	E2010 Fixed Furnishings	Lunch		Damage/ Wear	3	Def Maint Qty:	\$7,468 9	\$1,344 LNFT	\$8,812
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe					e performed within e performed within			STUDIO JAED Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
E2010-10-1C Correct Deteriorated Wall Cabinet by Demo & Replace	E2010 Fixed Furnishings	Lunch		Damage/ Wear	3	Def Maint Qty:	\$3,595 9	\$647 LNFT	\$4,242
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$64,417 4,000	\$11,595 SQFT	\$76,012
			Total Estimated	Cost for E20	Furnishin	igs	\$75,480	\$13,586	\$89,066
F20 Selective Demolition									
F2020-04-1C Correct Asbestos Pipe Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	Material is inaccessible as noted in AHERA Report.	Environ- mental	2	Def Maint Qty:	\$21,606 1,156	\$3,889 LNFT	\$25,495
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide	AHERA Report item	Environ- mental	2	Def Maint Qty:	\$87,426 9,335	\$15,737 SQFT	\$103,163
F2020-05-2C Correct Asbestos Tile with VCT Overlay by Remove, Abate Both Floors, & Replace with VCT	F2020 Hazardous Components Abatement	Building- wide	AHERA Report item	Environ- mental	2	Def Maint Qty:	\$ 43 ,522 2,500	\$7,834 SQFT	\$51,355
F2020-07-1C Correct Asbestos Transite Panel Board by Abatement	F2020 Hazardous Components Abatement	2nd Floor Restrooms		Environ- mental	2	Def Maint Qty:	\$8,127 600	\$1,463 SQFT	\$9,589
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-				e performed withir e performed within	-		STUDIO JAE Powered By: CT20

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
			Total Estimated	Cost for F20	Selective	Demolition	\$160,680	\$28,922	\$189,603
G20 Site Improvements									
G2030-01-4C Correct Bituminous Sidewalk Major Deterioration by Demo and Replace with Concrete Paving	G2030 Pedestrian Paving	Site - E. 6th Street Side		Damage/ Wear	2	Def Maint Qty:	\$39,379 305	\$7,088 Sqyd	\$46,467
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site - E. 7th St. Side		Damage/ Wear	2	Def Maint Qty:	\$3,326 250	\$599 SQFT	\$3,924
G2040-02-10C Correct Chain Link 20' Fence and Gates Major Deterioration by Demo & Replace	G2040 Site Development	Courtyard Entrance		Damage/ Wear	2	Def Maint Qty:	\$1,493 10	\$269 LNFT	\$1,762
Z10 General Requirements			Total Estimated	l Cost for G20	Site Impr	ovements	\$44,198	\$7,956	\$52,153
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to find out PPE levels at electrical equipment	Codes/ Standards	2	Def Maint Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
			Total Estimated	l Cost for Z10	General I	Requirements	\$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost for	Drew Educ S	Supt Ctr		\$4,498,617



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	•				Location N	ame: Drew Edu ority: Compreh	uc Supt Ctr ensive lay, March 29, 2	City Schools Asset	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
<i>Drew Educ Supt Ctr</i> B10 Superstructure									
B1014-01-1C Correct Exterior Steel Ladder Non Existent by Install New Steel Ladder	B1014 Exterior Building Access Ladder	Roof		Functionality	y 2	Cap Imprvmt Qty:	\$9,305 24 I	\$1,675 LNFT	\$10,980
C10 Interior Construction			Total Estimated	l Cost for B10	Superstr	ructure	\$9,305	\$1,675	\$10,980
C1030-10-5C Correct Panel Signage Non Compliant Signage by Demo and Replace	C1030 Fittings	Building- wide		Codes/ Standards	2	Cap Imprvmt Qty:	\$18,890 115 I	\$3,400 EACH	\$22,290
D20 Plumbing			Total Estimated	l Cost for C10	Interior	Construction	\$18,890	\$3,400	\$22,290
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution	Boiler Room		Codes/ Standards	2	Cap Imprvmt Qty:		\$947 Each	\$6,206
D30 HVAC			Total Estimated	l Cost for D20) Plumbin	g	\$5,259	\$947	\$6,206
D3020-01-6C Correct Conversion from Steam Boiler to Hot Water Boiler Required by Converting Boiler from Steam to Hot Water	D3020 Heat Generation	Boiler Room	Convert Steam Boilers to Hot Water (2)	Program Reqmt	2	Cap Imprvmt Qty:		\$10,669 Each	\$69,939
	Work should be performe	-				be performed within be performed within	-		STUDIO JAEI Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	MDF Rooms	Units for Henrietta Johnson MDF Rm & Drew MDF Rm 204A	Functionality	2	Cap Imprvmt Qty:	\$30,075 2	\$5,414 EACH	\$35,489
			Total Estimated	Cost for D30	HVAC		\$89,345	\$16,082	\$105,427
D50 Electrical									
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$449,783 48,100	\$80,961 SQFT	\$530,744
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$10,687 20	\$1,924 EACH	\$12,611
D5035-01-3C Correct Telephone System Control Panel Battery Backup Not Installed by Install Backup System	D5035 Telephone System	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$3,291 1	\$592 EACH	\$3,883
			Total Estimated	Cost for D50	Electrica	al	\$463,761	\$83,477	\$547,238
G20 Site Improvements									
G2040-27-2C Correct Deteriorated Steel Pipe Guard Rails by Demo & Replace	G2040 Site Development	Site - E. 6th Street Side	Steel Pipe Guard Rail Non- Existent. Install new.	Life Safety	2	Cap Imprvmt Qty:	\$35,943 275	\$6,470 LNFT	\$42,413
			Total Estimated	Cost for G20	Site Imp	provements	\$35,943	\$6,470	\$42,413
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe Work should be performe					be performed within be performed within			STUDIO JAED Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Require	ments								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:		\$22,680 QFT	\$148,680
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	2nd Floor	Abandoned toilet rooms and classrooms need to be reconfigured into usable spaces.	Functionality	2	Cap Imprvmt Qty:		\$103,032 QFT	\$675,432
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Restooms	Create accessible toilet rooms at (10) locations.	Accessibility	2	Cap Imprvmt Qty:		\$59,400 QFT	\$389,400
			Total Estimated	Cost for H10	Addition	nal Space Req	\$1,028,400	\$185,112	\$1,213,512

Total Estimated Cost for Drew Educ Supt Ctr \$1,948,066



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Na	me: Drew Edenrity: Compreh	uc Supt Ctr iensive day, March 29, 2	City Schools Asses	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Drew Educ Supt Ctr D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$186,137 88	\$33,505 Each	\$219,642
			Total Estim	ated Cost for D3	0 HVAC		\$186,137	\$33,505	\$219,642
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Toilet Rooms	Quantity includes RCCS standard toilet paper dispensers, paper towel dispensers and soap dispensers	Reqmt	2	RC Criteria Qty:	\$10,235 47	\$1,842 Each	\$12,078
			Total Estim	ated Cost for E2) Furnishiı	ıgs	\$10,235	\$1,842	\$12,078
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Exterior		Program Reqmt	2	RC Criteria Qty:	\$8,902 42	\$1,602 Each	\$10,505
			Total Estim	ated Cost for G2	0 Site Imp	rovements	\$8,902	\$1,602	\$10,505
				Total Estima	ted Cost for	Drew Educ	Supt Ctr		\$242,224
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe			ority 3 : Medium ority 4 : Low		e performed within e performed withir	-		STUDIO JAEI Powered By: CT200

Elbert Palmer Elementary School Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Elbert Palmer ES
Building Type:	Elementary
Building Area (SF):	52,755
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1929, 1990, 2005
Date Assessed:	March 2017
Address:	
1210 Lobdell Street	



		Assessment Costs by Priority									
Correction Category	Prio	rity 1		Priority 2		Priority 3		Priority 4	-	Sub-Total	
Deferred Maintenance	\$	4,849	\$	3,785,763	\$	1,115,100	\$	1,051,381	\$	5,957,092	
Capital Improvements	\$		\$	1,466,451	\$	708,000	\$		\$	2,174,451	
RCCSD Criteria	\$	-	\$	1,005,061	\$	19,663	\$	-	\$	1,024,724	

 Sub-Total by Priority:
 4,849
 6,257,275
 1,842,763
 1,051,381

Total Assessed Cost:\$9,156,267Est. Replacement Cost:\$19,572,105Facility Condition Index:0.47

Legend / Definitions:

Wilmington, DE 19801

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On	ferred Maintenance Only					ne: Elbert Pa ity: Compret	almer ES nensive day, March 29,	City Schools Asses	esment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Elbert Palmer ES B10 Superstructure									
B1011-01-3C Correct New Concrete Exterior Stair Handrail Required by Install New	B1011 Exterior Above Grade Stairs	Exterior Stairs	Existing stone stairs at (4) entrances have no handrails	Codes/ Standards	2	Def Maint Qty:	\$6,404 49	\$1,153 LNFT	\$7,557
B1011-05-1C Correct Deteriorated Stone Tread w Brick Cheek Wall Exterior Stairs by Demo & Replace	B1011 Exterior Above Grade Stairs	Exterior Stairs	Replace with concrete stairs	Damage/ Wear	2	Def Maint Qty:	\$40,003 15	\$7,201 RISR	\$47,204
B20 Exterior Enclosure			Total Estimated	Cost for B1) Superstruc	cture	\$46,408	\$8,353	\$54,761
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Exterior Walls		Damage/ Wear	4	Def Maint Qty:	\$198,953 22,440	\$35,812 SQFT	\$234,765
B2010-07-6C Correct EIFS Exterior Wall Deteriorated By Clean, Prep, & Repaint	B2010 Exterior Walls	Stucco walls		Damage/ Wear	2	Def Maint Qty:	\$11,764 6,000	\$2,118 SQFT	\$13,882
32020-03-12C Correct Deteriorated Wood Frame Exterior Window by Demo & Replace with Aluminum Frame Window	B2020 Exterior Windows	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$583,666 5,100	\$105,060 SQFT	\$688,726
			Total Estimated	Cost for B20) Exterior E	nclosure	\$794,383	\$142,989	\$937,372
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	ed within the next 1	-2 years. Priority 4		Work should be	performed within	n the next 3-5 yea n the next 6-10 yea	ars.	STUDIO JAE Powered By: CT20

Detailed	A	lssessment	Report
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Location Name: Elbert Palmer ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

(Conducted in March 2017)				Page 2 of 11						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
B30 Roofing										
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$47,326 9,500 S	\$8,519 Sqft	\$55,845	
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$551,688 19,000 S	\$99,304 GQFT	\$650,992	
B3020-04-5C Correct Deteriorated Roof Hatch Access Ladder by Demo & Replace	B3020 Roof Openings	Roof Hatch		Damage/ Wear	2	Def Maint Qty:	\$2,214 1 E	\$399 Each	\$2,612	
B3020-04-6C Correct Non Compliant Roof Hatch Access Location by Demo, Infill Opening, and Install New	B3020 Roof Openings	Roof	Install new hatch in alternate location.	Damage/ Wear	2	Def Maint Qty:	\$9,477 1 E	\$1,706 EACH	\$11,183	
B3030-01-4C Correct Missing Roof Drain Cover by Replacing Drain Cover	B3030 Roof Drainage	Roof		Damage/ Wear	2	Def Maint Qty:	\$2,303 4 E	\$414 Each	\$2,717	
B3030-02-4C Correct Gutters Major Deterioration by Demo & Replace	B3030 Roof Drainage	Gutter		Damage/ Wear	4	Def Maint Qty:	\$12,511 620 L	\$2,252 NFT	\$14,763	



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Downspouts		Damage/ Wear	3	Def Maint Qty:	\$4,982 300 1	\$897 LNFT	\$5,878	
33050-02-5C Correct Cast Stone Copings & Cornices Major Deterioration by Install Aluminum Coping over Existing	B3050 Roof Coping Cap	Roof		Damage/ Wear	2	Def Maint Qty:	\$81,486 1,200 1	\$14,667 ENFT	\$96,153	
			Total Estimated	Cost for B30	Roofing		\$711,985	\$128,157	\$840,143	
C10 Interior Construction										
C1010-11-3C Correct Non- Compliant Guardrail by Demo and Replace	C1010 Partitions	Gym Balcony		Codes/ Standards	2	Def Maint Qty:	\$10,485 49]	\$1,887 LNFT	\$12,372	
C1020-01-3C Correct Hollow Metal Interior Door Deterioration by Demo, Replace & Finish Door Frame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$37,992 11 1	\$6,839 Each	\$44,830	
C1020-02-13C Correct Door & Frame Deterioration by Complete Demo & Replace Door, Frame & Hardware, Finish	C1020 Interior Door	Building- wide	(21) classroom doors have transoms.	Damage/ Wear	2	Def Maint Qty:	\$459,358 119 1	\$82,684 Each	\$542,042	
C1030-01-1C Correct Chalkboard or Markerboard Major Deterioration by Demo & Replacement	C1030 Fittings	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$112,080 4,000 \$	\$20,174 SQFT	\$132,254	

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.

(Conducted in March 2017)

Detailed Assessment Report (Conducted in March 2017)					Location Name:Elbert Palmer ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 4 of 11					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
C30 Interior Finishes			Total Estimated	Cost for C10	Interior C	Construction	\$619,914	\$111,585	\$731,499	
C3010-01-5C Correct Plaster Interior Wall Finish Minor Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$118,076 39,000	\$21,254 BLDGSF	\$139,330	
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$24,801 11,000	\$4,464 BLDGSF	\$29,265	
C3020-03-1C Correct Cast in Place Terrazzo Tile Minor Deterioration by Selective Demo, Prep Surface & Replace in Kind	C3020 Floor Finishes	Building- wide	Repair (3) cracks in main lobby and polish terrazzo surfaces at lobbies, corridors and stairwells.	Damage/ Wear	4	Def Maint Qty:	\$142,622 4,000	\$25,672 SQFT	\$168,294	
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$85,944 15,500	\$15,470 SQFT	\$101,414	
C3020-05-2C Correct Resilient Tile Flooring Major Deterioration by Complete Demo of Existing, Prep Surface & Replace Tile	C3020 Floor Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$80,081 11,000	\$14,415 SQFT	\$94,496	
C3020-05-9C Correct Resilient File Flooring Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Kitchen		Damage/ Wear	2	Def Maint Qty:	\$22,193 834	\$3,995 SQFT	\$26,187	
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe					e performed withir e performed within			STUDIO JAED Powered By: CT2000	

Location Name: Elbert Palmer ES Priority: Comprehensive Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$162,915 3,865	\$29,325 Sqyd	\$192,239
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$297,027 43,000	\$53,465 SQFT	\$350,492
			Total Estimated	d Cost for C30	Interior I	Finishes	\$933,659	\$168,059	\$1,101,717
D20 Plumbing									
D2010-10-2C Correct Electric Water Cooler Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	Units are deteriorated as well.	Accessibility	2	Def Maint Qty:	\$22,247 5	\$4,005 EACH	\$26,252
			Total Estimated	d Cost for D20	Plumbing	5	\$22,247	\$4,005	\$26,252
D30 HVAC									
D3020-03-3C Correct Deteriorated or Inefficient Oil Burner by Demo and Replace with Gas Burner	D3020 Heat Generation	Boiler Room	Preferred burner on HB Smith Boiler	Damage/ Wear	2	Def Maint Qty:	\$34,331 1	\$6,180 EACH	\$40,510
D3020-06-3C Correct Breeching Major Deterioration by Demo & Replace (SQFT)	D3020 Heat Generation	Boiler Room		Damage/ Wear	2	Def Maint Qty:	\$1,666 20	\$300 SQFT	\$1,966



Location Name: Elbert Palmer ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3030-01-12C Correct Deteriorated or Inefficient Chiller 115 Tons by Demo & Replace with Air Cooled Chiller	D3030 Refrigeration	Roof		Damage/ Wear	4	Def Maint Qty:	\$153,322 1 EA	\$27,598 ACH	\$180,920
D3040-03-18C Correct Deteriorated or Insufficient Exhaust Fan (1/5 HP) by Demo and Replace	D3040 HVAC Distribution	Exterior	Sidewall, upblast type, centrifugal EF that serves kitchen	Damage/ Wear	2	Def Maint Qty:	\$4,115 1 Ez	\$741 ACH	\$4,856
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Exterior	Associated with AAON unit serving new wing appears damaged due to vandalism	Damage/ Wear	2	Def Maint Qty:	\$927 40 SC	\$167 QFT	\$1,093
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Exterior	Metal clad pipe insulation assocated with AAON unit serving new wing appears damaged due to vandalism	Damage/ Wear	2	Def Maint Qty:	\$1,144 30 L1	\$206 NFT	\$1,350
D3040-15-5C Correct Damaged Exterior HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Roof	Metal clad pipe insulation assocated with roof mounted chiller	Damage/ Wear	2	Def Maint Qty:	\$2,384 30 L1	\$429 NFT	\$2,813
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	2 Chilled water pumps and 2 Hot Water pumps	Damage/ Wear	4	Def Maint Qty:	\$43,512 4 EA	\$7,832 ACH	\$51,344
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Auditorium	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 Ez	\$18,178 ACH	\$119,168

Location Name: Elbert Palmer ES Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves new wing. Unit is on ground and damaged by vandalism	Damage/ Wear	2	Def Maint Qty:	\$50,495 1 E.	\$9,089 Ach	\$59,584
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Old Wing	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 E.	\$18,178 Ach	\$119,168
D3050-08-2C Correct Blower Coil Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$299,031 32 E.	\$53,826 ACH	\$352,857
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Library		Damage/ Wear	4	Def Maint Qty:	\$23,245 2 E.	\$4,184 Ach	\$27,429
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$72,086 7 E.	\$12,975 ACH	\$85,061
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$45,140 8 E.	\$8,125 ACH	\$53,266



(Conducted in March 2017)

Location Name: Elbert Palmer ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Data Aire CU on rooft with inside evaporator/AHU	Damage/ Wear	4	Def Maint Qty:	\$17,805 1	\$3,205 Each	\$21,009
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$1,571 10	\$283 LNFT	\$1,853
D50 Electrical			Total Estimated	Cost for D30	HVAC		\$952,754	\$171,496	\$1,124,250
D5020-16-6C Correct Inappropriate Exit Sign by Removing Sign & Associated Wiring	D5020 Lighting & Branch Wiring	Exterior	<i>Remote heads outside exit doors are missing.</i>	Codes/ Standards	1	Def Maint Qty:	\$4,109 10	\$740 Each	\$4,849

D5020-21-2C Correct Deteriorated Exterior Lighting by Demo & Replace	D5020 Lighting & Branch Wiring	Exterior	Damage/ Wear	2	Def Maint Qty:	\$16,906 15 Ea	\$3,043 ACH	\$19,949
D5035-05-2C Correct Building- Wide Telephone System Major Deterioration by Demo & Replacement	D5035 Telephone System	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$89,314 52,755 SC	\$16,077 QFT	\$105,391

Total Estimated Cost for **D50 Electrical**

\$110,329 \$19,859

\$130,189



Location Name: Elbert Palmer ES

Priority: Comprehensive

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(Conduct

ted in March	2017)
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
E20 Furnishings									
E2010-02-2C Correct Teacher Wardrobe Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$20,386 22	\$3,669 Each	\$24,055
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide	Includes Admin. Casework	Damage/ Wear	2	Def Maint Qty:	\$172,705 187	\$ 31,087 LNFT	\$203,792
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$82,131 5,100	\$14,784 SQFT	\$96,915
E2013-01-1C Correct Auditorium Seating Major Deterioration by Demo & Replacement	E2013 Fixed Seating	Gym Balcony		Damage/ Wear	2	Def Maint Qty:	\$34,339 46	\$6,181 EACH	\$40,520
			Total Estimated	Cost for E20	Furnishir	ıgs	\$309,562	\$55,721	\$365,283
F20 Selective Demolition									
F2020-02-2C Correct Asbestos Boiler Gasketing by Abatement	F2020 Hazardous Components Abatement	Boiler Room	Abate 30 LF of Gasketing. As noted on AHERA	Environ- mental	3	Def Maint Qty:	\$1,250 1	\$225 EACH	\$1,476
F2020-02-3C Correct Asbestos Boiler Insulation and Packing by Abatement	F2020 Hazardous Components Abatement	Boiler Room	Friable material as noted on AHERA Report	Environ- mental	3	Def Maint Qty:	\$11,911 202	\$2,144 SQFT	\$14,055
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform					e performed within e performed withir			STUDIO JAED Powered By: CT2000

Location Name: Elbert Palmer ES Priority: Comprehensive Date Printed: Wednesday, March 29, 2017

(Conducted in March 2017)

CorrectionName

		Page 10 o	of 11	
Reason	Priority	Category	Const. Cost	
F	2	D CM 1	¢110.520	

Soft Cost

Total Cost

F2020-05-1C Correct Asbes Tile by Abatement	stos	F2020 Hazardous Components Abatement	Building- wide	As noted in AHEP	RA Report	Environ- mental	2	Def Maint Qty:	\$118,538 12,657	8 \$21,337 SQFT	\$139,875
F2020-05-5C Correct Asbes Tile with Carpet Overlay by Remove, Abate, & Replace v VCT		F2020 Hazardous Components Abatement	Building- wide	As noted in AHEI	RA Report	Environ- mental	2	Def Maint Qty:	\$72,087 3,865	\$12,976 SQFT	\$85,062
				Total	Estimated C	Cost for F20	Selective	Demolition	\$203,786	\$36,682	\$240,468
G20 Site Improvements	5										
G2030-02-1C Correct Deter Concrete Sidewalk by Demo Replacement		G2030 Pedestrian Paving	Site Perimeter sidewalk			Damage/ Wear	2	Def Maint Qty:	\$53,208 4,000	\$9,577 SQFT	\$62,785
G2030-04-2C Correct Bitun Playground Paving Major Deterioration by Demo and I		G2030 Pedestrian Paving	Grounds / Site			Damage/ Wear	3	Def Maint Qty:	\$259,713 10,000	8 \$46,748 Sqyd	\$306,461
G2040-02-1C Correct Chair Fences Major Deterioration Demo and Replace		G2040 Site Development	Grounds / Site			Damage/ Wear	3	Def Maint Qty:	\$21,566 600	\$3,882 LNFT	\$25,448
G2050-07-2C Correct Plant Deterioration by Remove Pla Shrubs, Regrade & Replant		G2050 Landscaping	Playground			Damage/ Wear	3	Def Maint Qty:	\$8,868 40	\$1,596 Sqyd	\$10,464
				Total	Estimated C	Cost for G20) Site Imp	rovements	\$343,355	\$61,804	\$405,159
Priority Definitions: Priority 1 : Im Priority 2 : Hi		Work should be perfor Work should be perfor		otential life/safety issue. -2 years.	Priority 3 : Priority 4 :			be performed withir be performed within			STUDIO JAED Powered By: CT2000

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.

Subsystem Name Area Name Correction Notes

Detailed Asses (Conducted in March	*			I	Prior	me: Elbert Pa ity: Compreh ed: Wedneso Page 11	ensive day, March 29, 201	7	
CorrectionName	Subsystem Name	Area Name C	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
				Total Estimat	ed Cost for	Elbert Paln	ner ES		\$5,957,092

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. Priority 2 : High Priority 4 : Low Work should be performed within the next 1-2 years. Work should be performed within the next 6-10 years.



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	•			1	Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Elbert Palmer ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 1 of 3				
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Elbert Palmer ES									
C10 Interior Construction									
C1030-10-7C Correct Panel Signage Non Compliant Signage by Demo and Replace (BLDGSF)	C1030 Fittings	Interior Signs		Codes/ Standards	2	Cap Imprvmt Qty:	\$53,283 47,800	\$9,591 BLDGSF	\$62,874
			Total Estimate	ed Cost for C10	Interior	Construction	\$53,283	\$9,591	\$62,874
C30 Interior Finishes									
C3010-10-5C Correct Acoustic Wall Panels Not Present by Install Acoustical Wall Padding	C3010 Wall Finishes	Gym		Codes/ Standards	2	Cap Imprvmt Qty:	\$63,772 3,000	\$11,479 SQFT	\$75,250
			Total Estimate	ed Cost for C30	Interior	Finishes	\$63,772	\$11,479	\$75,250
D30 HVAC									
D3040-11-9C Correct Uninsulated Ductwork by Install New Insulation	D3040 HVAC Distribution	Stage		Energy Conserv	2	Cap Imprvmt Qty:	\$3,660 60	\$659 SQFT	\$4,319
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	MDF		Program Reqmt	2	Cap Imprvmt Qty:		\$2,707 Each	\$17,744
			Total Estimate	ed Cost for D30	HVAC		\$18,698	\$3,366	\$22,063



Location Name: Elbert Palmer ES

Priority: Comprehensive

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(Conducted in March 2017)

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
D50 Electrical									
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$493,312 52,755	\$88,796 SQFT	\$582,108
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty:	\$366,736 54,000	\$66,012 SQFT	\$432,748
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$18,702 35	\$3,366 Each	\$22,069
D5032-06-2C Correct Large Area Clock System Not Installed by New Installation	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$79,855 52,755	\$14,374 SQFT	\$94,229
			Total Estima	ted Cost for D50	Electrica	ป	\$958,605	\$172,549	\$1,131,154
E10 Equipment									
E1090-08-2C Correct Gym Wall Padding None Installed by Install New	E1090 Other Equipment	Gym		Codes/ Standards	2	Cap Imprvmt Qty:	\$2,654 200	\$478 SQFT	\$3,132
			Total Estima	ted Cost for E10	Equipme	ent	\$2,654	\$478	\$3,132



Location Name: Elbert Palmer ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Require	ments								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400 S	\$22,680 QFT	\$148,680
H1020-05-1C Correct Non ADA Toilet by Demo & Reconfigure Space	H1020 Space Reconfiguration	Building- wide	All single-user toilet rooms plus (4) additional toilet rooms.	Accessibility	3	Cap Imprvmt Qty:		\$108,000 QFT	\$708,000
			Total Estimated	l Cost for H10	Additior	al Space Req	\$726,000	\$130,680	\$856,680
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building- wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744 1 L	\$3,554 PSM	\$23,297
			Total Estimated	d Cost for Z10	General	Requirements	\$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost for	r Elbert Palm	er ES		\$2,174,451



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Na	rity: Compreh	Ilmer ES Iensive day, March 29,	0 City Schools Asses	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
<i>Elbert Palmer ES</i> C30 Interior Finishes									
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Building- wide		Program Reqmt	3	RC Criteria Qty:	\$16,664 600	\$2,999 SQFT	\$19,663
D20 Plumbing			Total Estimate	ed Cost for C30	Interior I	inishes	\$16,664	\$2,999	\$19,663
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$29,086 33	\$5,235 EACH	\$34,321
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$20,059 15	\$3,611 EACH	\$23,670
D30 HVAC			Total Estimate	ed Cost for D20) Plumbing	ţ	\$49,145	\$8,846	\$57,991
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$86,723 41	\$15,610 EACH	\$102,333
			Total Estimate	ed Cost for D30	HVAC		\$86,723	\$15,610	\$102,333
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	•				e performed withir e performed within	•		STUDIO JAEI Powered By: CT200

Location Name: Elbert Palmer ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
E10 Equipment									
E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$85,555 1	\$15,400 LPSM	\$100,955
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$64,336 19	\$11,580 Room	\$75,916
			Total Estimated	Cost for E10	Equipme	nt	\$149,891	\$26,980	\$176,872
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$18,075 83	\$3,254 EACH	\$21,329
			Total Estimated	Cost for E20	Furnishi	ngs	\$18,075	\$3,254	\$21,329
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Exterior Sign	26 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$11,022 52	\$1,984 Each	\$13,006
			Total Estimated	Cost for G20	Site Imp	rovements	\$11,022	\$1,984	\$13,006
Priority Definitions: Priority 1 : Immediate	Work should be performed	ed immediately. Po	tential life/safety issue. Priority	3 : Medium	Work should b	be performed within	n the next 3-5 vea	ars. 🥟	
Priority 2 : High	Work should be performe					be performed within			STUDIO JAED Powered By: CT2000

Detailed Assessmer (Conducted in March 2017)	, 				Location Name:Elbert Palmer ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 3 of 3						
CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost			
H10 Additional Space Require	ements										
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library	Program Reqmt	2	RC Criteria Qty:	\$536,890 1,896 S0	\$96,640 QFT	\$633,531			
		Total Esti	imated Cost for H10	Additiona	al Space Req	\$536,890	\$96,640	\$633,531			
			Total Estimated	d Cost for	Elbert Palm	er ES		\$1,024,724			

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. Priority 4 : Low Priority 2 : High Work should be performed within the next 1-2 years. Work should be performed within the next 6-10 years.



DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Sarah Pyle Academy
Building Type:	High School
Building Area (SF):	31,980
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1954, 2005
Date Assessed:	March 2017
Address:	

501 North Lombard Street,

Wilmington, DE 19801



		Assessment Costs by Priority											
Correction Category	Prio	rity 1		Priority 2		Priority 3		Priority 4		Sub-Total			
Deferred Maintenance	\$	-	\$	2,008,129	\$	2,557,318	\$	570,593	\$	5,136,040			
Capital Improvements	\$	2,922	\$	2,004,705	\$		\$	-	\$	2,007,627			
RCCSD Criteria	\$	-	\$	816,667	\$	24,579	\$	-	\$	841,246			
Sub-Total by Priority:	Ś	2,922	Ś	4,829,501	Ś	2,581,897	Ś	570,593					

Total Assessed Cost:7,984,913Est. Replacement Cost:13,521,144Facility Condition Index:0.59

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On	-			Project Name: 2017 DDOE Wilmington City Schools Assess Location Name: Sarah Pyle Academy Priority: Comprehensive Date Printed: Wednesday, March 29, 2017 Page 1 of 12					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Sarah Pyle Academy									
B10 Superstructure B1014-01-2C Correct Deteriorated Exterior Steel Ladder by Demo & Replace	B1014 Exterior Building Access Ladder	Roof		Damage/ Wear	2	Def Maint Qty:	\$7,558 16 L1	\$1,360 NFT	\$8,918
B20 Exterior Enclosure			Total Estimated	l Cost for B1	0 Superstru	icture	\$7,558	\$1,360	\$8,918
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Brick Envelope		Damage/ Wear	2	Def Maint Qty:	\$44,330 5,000 S0	\$7,979 QFT	\$52,309
B2010-03-7C Correct Brick Masonry Exterior Wall Staining by Cleaning Brick	B2010 Exterior Walls	Building- wide	Clean exterior brick and concrete surfaces.	Damage/ Wear	2	Def Maint Qty:	\$26,818 5,500 S0	\$4,827 QFT	\$31,645
B2010-04-2C Correct Common CMU Exterior Wall CMU & Mortar Joint Deterioration by Selective Demolition Replace CMU	B2010 Exterior Walls	Outside Rm. 300A		Damage/ Wear	2	Def Maint Qty:	\$6,382 60 S0	\$1,149 QFT	\$7,531
B2010-13-1C Correct Translucent Exterior Wall Major Deterioration by Demo Existing and Replace in Kind	B2010 Exterior Walls	Gym		Damage/ Wear	2	Def Maint Qty:	\$75,967 300 S	\$13,674 QFT	\$89,641
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-		3 : Medium 4 : Low			n the next 3-5 years. In the next 6-10 years		STUDIO JAEE Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2011-06-6C Correct Stucco Exterior Soffit System Major Deterioration by Demo & Replace in Kind	B2011 Exterior Wall Specialties	Exterior Soffits		Damage/ Wear	3	Def Maint Qty:	\$10,832 1,000	\$1,950 SQFT	\$12,781
B2020-02-1C Correct Aluminum Frame Exterior Windows Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	New windows to be aluminum storefront system with operable vent inserts.	Damage/ Wear	3	Def Maint Qty:	\$384,237 2,500	\$69,163 SQFT	\$453,399
B2020-06-2C Correct Glass Block Exterior Window Major Deterioration by Demo and Install a Translucent Wall System	B2020 Exterior Windows	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$28,332 500	\$5,100 SQFT	\$33,432
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$91,535 22	\$16,476 Each	\$108,011
			Total Estimated	Cost for B20	Exterior	Enclosure	\$668,432	\$120,318	\$788,750
B30 Roofing									
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$32,879 6,600	\$5,918 SQFT	\$38,797



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$467,483 16,100 S0	\$84,147 QFT	\$551,630
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/ Wear	3	Def Maint Qty:	\$5,397 325 LI	\$971 NFT	\$6,368
B3050-02-5C Correct Cast Stone Copings & Cornices Major Deterioration by Install Aluminum Coping over Existing	B3050 Roof Coping Cap	Roof		Damage/ Wear	2	Def Maint Qty:	\$22,069 325 L1	\$3,972 NFT	\$26,041
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia.	Damage/ Wear	3	Def Maint Qty:	\$49,140 950 L1	\$8,845 NFT	\$57,986
B3060-11-2C Correct Concrete Roof Protection Pads Deteriorated or Non-Existent by Remove & Install New	B3060 Roof Specialties	Roof		Damage/ Wear	3	Def Maint Qty:	\$305,849 1,300 EA	\$55,053 ACH	\$360,902
			Total Estim	nated Cost for B30	Roofing		\$882,817	\$158,907	\$1,041,724



Detailed Assessmen (Conducted in March 2017)	t Report	Prior	ocation Name: Sarah Pyle Academy Priority: Comprehensive Date Printed: Wednesday, March 29, 2017 Page 4 of 12						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C10 Interior Construction									
C1020-01-3C Correct Hollow Metal Interior Door Deterioration by Demo, Replace & Finish Door Frame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$55,261 16	\$9,947 Each	\$65,208
C1020-02-30C Correct Deteriorated Wood Interior Door & Frame by Demo & Replace with Wood Door, Hollow Metal Frame, & New Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$295,288 80	\$53,152 EACH	\$348,440
			Total Estimated	Cost for C10	Interior (Construction	\$350,549	\$63,099	\$413,648
C30 Interior Finishes									
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$44,113 17,120	\$7,940 BLDG SF	\$52,053
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$20,884 9,263	\$3,759 BLDGSF	\$24,644
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Classrooms	Patch & repair walls from removal of existing TV Support Brackets (10 Rooms)	Damage/ Wear	2	Def Maint Qty:	\$902 400	\$162 BLDGSF	\$1,064
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-				e performed withir e performed within	-		STUDIO JAE Powered By: CT20

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Gym & Stage		Damage/ Wear	2	Def Maint Qty:	\$34,855 6,286	\$6,274 SQFT	\$41,128
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 30K SF area	Damage/ Wear	2	Def Maint Qty:	\$ 45,222 8,000	\$8,140 LNFT	\$53,361
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$145,060 21,000	\$26,111 SQFT	\$171,170
			Total Estimated	Cost for C30	Interior H	Sinishes	\$291,035	\$52,386	\$343,421
D20 Plumbing D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$24,062 21	\$4,331 EACH	\$28,393
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$9,272 19	\$1,669 EACH	\$10,941
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Gym		Damage/ Wear	2	Def Maint Qty:	\$2,773 1	\$499 EACH	\$3,272



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Damage/ Wear nestic Damage/ Wear stimated Cost for D2 Damage/ Wear not Damage/ & Wear	2 4 0 Plumbir 2 2	Def Maint Qty: Def Maint Qty: Def Maint Qty: Def Maint	\$8,235 1 \$46,601 \$25,241	\$407 EACH \$1,482 EACH \$8,388 \$4,543 EACH	\$2,666 \$9,717 \$54,989 \$29,785
Wear stimated Cost for D2 Damage/ Wear not Damage/	0 Plumbir 2	Qty: ng Def Maint Qty:	1 \$46,601 \$25,241 2	EACH \$8,388 \$4,543 EACH	\$54,989 \$29,785
Damage/ Wear	2	Def Maint Qty:	\$25,241 2	\$4,543 EACH	\$29,785
Wear not Damage/		Qty:	2	EACH	
Wear not Damage/		Qty:	2	EACH	
6	2	Def Maint	\$1.022		
		Qty:	· ·	\$186 Each	\$1,219
Damage/ Wear	3	Def Maint Qty:	\$51,812 11	\$9,326 EACH	\$61,138
<i>iffusers</i> Damage/ Wear	2	Def Maint Qty:	\$4,486 6	\$808 EACH	\$5,294
ij	Wear <i>ffusers</i> Damage/ Wear Priority 3 : Medium	Wear <i>ffusers</i> Damage/ 2 Wear Priority 3 : Medium Work should	Wear Qty: ffusers Damage/ 2 Def Maint Wear Qty: Priority 3 : Medium Work should be performed with	Wear Qty: 11 ffusers Damage/ 2 Def Maint \$4,486 Wear Qty: 6	Wear Qty: 11 EACH ffusers Damage/ Wear 2 Def Maint \$4,486 \$808 Wear Qty: 6 EACH Priority 3 : Medium Work should be performed within the next 3-5 years.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof	Damaged Ductwork at Trane RTU	Damage/ Wear	2	Def Maint Qty:	\$1,853 80 S	\$334 QFT	\$2,187
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Gym		Damage/ Wear	2	Def Maint Qty:	\$1,144 30 L	\$206 NFT	\$1,350
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	CHW Distribution Pumps in Boiler Room	Damage/ Wear	3	Def Maint Qty:	\$21,756 2 E	\$3,916 ACH	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	<i>HWH Distribution Pumps</i> <i>in Boiler Room</i>	Damage/ Wear	3	Def Maint Qty:	\$ 32,634 3 E	\$5,874 ACH	\$38,508
D3040-29-2C Correct Propeller Fan Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Gym		Damage/ Wear	2	Def Maint Qty:	\$2,929 2 E	\$527 ACH	\$3,457
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Trane RTU	Damage/ Wear	4	Def Maint Qty:	\$27,300 1 E	\$4,914 ACH	\$32,214
D3050-01-7C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 10 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON RTU	Damage/ Wear	4	Def Maint Qty:	\$35,258 1 E	\$6,346 ACH	\$41,604



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON RTU	Damage/ Wear	4	Def Maint Qty:	\$50,495 1 E.	\$9,089 Ach	\$59,584
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Trane RTU	Damage/ Wear	3	Def Maint Qty:	\$50,495 1 E.	\$9,089 Ach	\$59,584
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$139,470 12 E.	\$25,105 ACH	\$164,575
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$133,874 13 E.	\$24,097 ACH	\$157,971
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Sanyo Split System	Damage/ Wear	2	Def Maint Qty:	\$35,609 2 E.	\$6,410 ACH	\$42,019
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Existing units are approx. 1+ Ton	Damage/ Wear	2	Def Maint Qty:	\$35,609 2 E.	\$6,410 ACH	\$42,019
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe					•	n the next 3-5 years. I the next 6-10 years		STUDIO JAED Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	MDF Rm	Replace Split System in MDF Rm	Damage/ Wear	2	Def Maint Qty:	\$17,805 1]	\$3,205 Each	\$21,009
D3050-25-2C Correct Minor Fin Tube Radiation Deterioration by Repair	D3050 Terminal & Packaged Units	Auditorium	Service & Repair controls. Select Fin Tube valves are disconnected. Reconnect and confirm proper operation	Damage/ Wear	2	Def Maint Qty:	\$1,130 30]	\$203 LNFT	\$1,334
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$18,848 120 1	\$3,393 LNFT	\$22,240
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units			Damage/ Wear	4	Def Maint Qty:	\$14,813 3]	\$2,666 Each	\$17,479
			Total Estimated	Cost for D30	HVAC		\$703,595	\$126,647	\$830,242
D40 Fire Protection									
D4010-01-4C Correct Deteriorated Wet Pipe Sprinkler System Heads by Demo and Replace	D4010 Sprinklers	Kitchen	Replace sprinkler head and fitting. Head is very corroded.	Damage/ Wear	2	Def Maint Qty:	\$1,805 748 \$	\$325 SQFT	\$2,130
			Total Estimated	Cost for D40	Fire Prot	ection	\$1,805	\$325	\$2,130



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
D50 Electrical									
D5020-28-1C Correct Deteriorated Compact Fluorescent Surface Mtd Fixture by Demo & Replace	D5020 Lighting & Branch Wiring	Janitor Closet		Damage/ Wear	2	Def Maint Qty:	\$998 3	\$180 EACH	\$1,177
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Classroom		Functionality	2	Def Maint Qty:	\$9,567 10	\$1,722 EACH	\$11,290
			Total Es	stimated Cost for D50	Electrical	l	\$10,565	\$1,902	\$12,467
E10 Equipment									
E1020-05-3C Correct Stage Curtains Major Deterioration by Demo and Replace Curtain and Hardware	E1020 Institutional Equipment	Auditorium		Damage/ Wear	2	Def Maint Qty:	\$489,009 1,560	\$88,022 Sqyd	\$577,031
			Total Es	stimated Cost for E10	Equipme	nt	\$489,009	\$88,022	\$577,031
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$249,360 270	\$44,885 LNFT	\$294,245
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Restrooms Bldg-Wide		Damage/ Wear	2	Def Maint Qty:	\$40,261 2,500	\$7,247 SQFT	\$47,507
			Total Es	stimated Cost for E20	Furnishin	ngs	\$289,621	\$52,132	\$341,752
Priority Definitions: Priority 1 : Immediate Priority 2 : High Extended Total Cost: Includes client defined	Work should be performe	ed within the next 1	-2 years.	Priority 4 : Low W	ork should b	e performed within	n the next 6-10 ye	ars.	STUDIO JAED Powered By: CT2000

Detailed As	sessment Report
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(Conducted in March 2017)

Location Name: Sarah Pyle Academy

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
F20 Selective Demolition									
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Stairwells		Environ- mental	2	Def Maint Qty:	\$3,044 325 S0	\$548 QFT	\$3,592
F2020-05-2C Correct Asbestos Tile with VCT Overlay by Remove, Abate Both Floors, & Replace with VCT	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	2	Def Maint Qty:	\$73,673 4,232 So	\$13,261 QFT	\$86,934
F2020-05-3C Correct Asbestos Tile with Carpet Overlay by Remove, Abate Both Floors, & Replace with Medium Grade Carpet Tiles	F2020 Hazardous Components Abatement	Classrooms & Corridors		Environ- mental	2	Def Maint Qty:	\$187,532 7,626 S0	\$33,756 QFT	\$221,287
F2020-13-1C Correct Asbestos Acoustical Wall Panel by Demo & Replace	F2020 Hazardous Components Abatement	Auditorium		Environ- mental	2	Def Maint Qty:	\$155,961 3,500 SO	\$28,073 QFT	\$184,034
F2020-15-1C Correct Asbestos Wiring Insulation By Abatement	F2020 Hazardous Components Abatement	Building Wide	Wiring for stage lights (9). As noted in AHERA report. Length (100') is estimated	Environ- mental	2	Def Maint Qty:	\$2,995 100 L1	\$539 NFT	\$3,535



(Conducted in March 2017)

Location Name: Sarah Pyle Academy Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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(Conducted in March 2017)		Page 12 of 12							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms		Environ- mental	2	Def Maint Qty:	\$44,525 768	\$8,014 SQFT	\$52,539
F2020-31-1C Correct Asbestos Wall Plaster Finish by Abate & Replace	F2020 Hazardous Components Abatement	Auditorium	Abate Plaster Finish and replace with Drywall and Acoustical wall panels.	Environ- mental	2	Def Maint Qty:	\$115,435 3,500	\$20,778 SQFT	\$136,213
			Total Estimated	Cost for F20	Selective	Demolition	\$583,164	\$104,970	\$688,134
G20 Site Improvements									
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Parking Lot		Damage/ Wear	2	Def Maint Qty:	\$7,382 2,000	\$1,329 Sqyd	\$8,710
G2030-05-2C Correct Conc Stairs on Grade Non-Compliant Handrail by Demo & Replace	G2030 Pedestrian Paving	Site-wide		Codes/ Standards	2	Def Maint Qty:	\$7,201 47	\$1,296 LNFT	\$8,498
G2030-05-3C Correct Conc Stairs on Grade Major Deterioration by Demo & Install New	G2030 Pedestrian Paving	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$13,243 18	\$2,384 RISR	\$15,627
			Total Estimated	Cost for G20	Site Impr	rovements	\$27,826	\$5,009	\$32,834
				Total Estimate	ed Cost for	Sarah Pyle /	Academy		\$5,136,040



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	L	Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Sarah Pyle AcademyPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 1 of 3							
CorrectionName	Subsystem Name	Area Name	Correction	Notes Reason	Priority	Category	Const. Cost	soft Cost	Total Cost
Sarah Pyle Academy D20 Plumbing									
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution			Codes/ Standards	2	Cap Imprvmt Qty:	\$5,259 1	\$947 EACH	\$6,206
				Total Estimated Cost for D20	Plumbin	g	\$5,259	\$947	\$6,206
D30 HVAC									
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #1	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1	\$8,462 Each	\$55,471
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #2	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1	\$8,462 EACH	\$55,471
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #3	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1	\$8,462 Each	\$55,471
				Total Estimated Cost for D30	HVAC		\$141,028	\$25,385	\$166,413
Priority Definitions: Priority 1 : Immediate Priority 2 : High Extended Total Cost: Includes client defined a	Work should be performe	ed within the next 1	-2 years.	Priority 4 : Low V	Vork should	be performed within be performed within	the next 6-10 yea	ars.	STUDIO JAEE Powered By: CT200

Location Name: Sarah Pyle Academy

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D50 Electrical									
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$299,045 31,980	\$53,828 SQFT	\$352,873
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty:	\$67,914 10,000 \$	\$12,225 SQFT	\$80,139
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen		Codes/ Standards	1	Cap Imprvmt Qty:	\$2,476 12 1	\$446 Each	\$2,922
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$26,717 50 1	\$4,809 Each	\$31,527
D5032-02-1C Correct Master Clock System Not Installed by New Installation	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$494,871 31,980 1	\$89,077 BLDG SF	\$583,948
			Total Estimated	Cost for D50	Electrica	ıl	\$891,024	\$160,384	\$1,051,408
H10 Additional Space Require	nents								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400 \$	\$22,680 SQFT	\$148,680



 Location Name:
 Sarah Pyle Academy

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Locker Room	Abandoned locker rooms contain unused benches, lockers, showers. Demo & convert space.	Functionality	2	Cap Imprvmt Qty:	\$122,324 577 \$	\$22,018 SQFT	\$144,342
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Restroom	Create accessible toilet rooms at (10) locations.	Accessibility	2	Cap Imprvmt Qty:	\$ 396,000 720 \$	\$71,280 SQFT	\$467,280
			Total Estimated	Cost for H10	Addition	al Space Deg	\$614 324	\$115,978	\$760,302
					Auuno	iai Space Req	\$044,524	\$113,770	\$700,502
Z10 General Requirements					Autitio	iai Space Req	9044, 324	\$113,376	\$700,502
Z10 General Requirements Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744	\$3,554 LPSM	\$23,297
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With	& Consultant	0	Coordination and short circuit study to determine PPE levels at electrical	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744 1 I	\$3,554	



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Nai Prior	me: Sarah Py ity: Compreh	rle Academy lensive day, March 29, 2	City Schools Asses	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Sarah Pyle Academy C30 Interior Finishes									
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Building- wide		Program Reqmt	3	RC Criteria Qty:	\$ 20,829 750 \$	\$3,749 SQFT	\$24,579
			Total Estimate	d Cost for C3	0 Interior F	inishes	\$20,829	\$3,749	\$24,579
D20 Plumbing									
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$6,224 5 F	\$1,120 Each	\$7,344
			Total Estimate	d Cost for D2	0 Plumbing		\$6,224	\$1,120	\$7,344
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide	HVAC Control System Occupancy Sensor Not Installed	Energy Conserv	2	RC Criteria Qty:	\$118,451 56 F	\$21,321 Each	\$139,772
			Total Estimate	d Cost for D3	0 HVAC		\$118,451	\$21,321	\$139,772



(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E10 Equipment									
E1020-01-2C Correct Additional MS Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Based on student capacity, treated as MS. Coordinate with reconfiguration / renovation of existing	Program Reqmt	2	RC Criteria Qty:	\$94,769 1 I	\$17,058 .PSM	\$111,828
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$8,895 1 E	\$1,601 EACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$30,475 9 F	\$5,485 ROOM	\$35,960
			Total Estimated	Cost for E10	Equipme	nt	\$134,139	\$24,145	\$158,284
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$13,066 60 E	\$2,352 EACH	\$15,418
			Total Estimated	Cost for E20	Furnishi	ngs	\$13,066	\$2,352	\$15,418



G20 Site Improvements G2042-01-5C Correct Exterior G2042-01-5C Correct Exterior G2042 Exterior				Location Name:Sarah Pyle AcademyPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 3 of 3					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters		0	16 letters in 2 locations.	Program Reqmt	2	RC Criteria Qty:	\$6,783 32 E.	\$1,221 ACH	\$8,004
			Total Estimated	d Cost for G20	Site Impr	ovements	\$6,783	\$1,221	\$8,004
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$413,428 1,460 S0	\$74,417 QFT	\$487,845
			Total Estimated	d Cost for H10	Addition	al Space Req	\$413,428	\$74,417	\$487,845
				Total Estimate	ed Cost for	Sarah Pyle A	Academy		\$841,246



Frederick Douglass Stubbs Elementary School Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Stubbs ES
Building Type:	Elementary
Building Area (SF):	89,247
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1954
Date Assessed:	March 2017
Address:	
1100 North Pine Stree	t

Wilmington, DE 19801



		Assessment Costs by Priority										
Correction Category	Prio	rity 1		Priority 2		Priority 3		Priority 4		Sub-Total		
Deferred Maintenance	\$	8,947	\$	6,939,361	\$	1,852,308	\$	5,470,087	\$	14,270,703		
Capital Improvements	\$	60,653	\$	4,289,211	\$	256,359	\$		\$	4,606,223		
RCCSD Criteria	\$	-	\$	1,384,614	\$	-	\$	-	\$	1,384,614		

Sub-Total by Priority: \$ 69,600 \$ 12,613,185 \$ 2,108,667 \$ 5,470,087

Total Assessed Cost:\$ 20,261,539Est. Replacement Cost:\$ 33,110,637Facility Condition Index:0.61

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen	et Report		Location Na	me: Stubbs E					
(Conducted in March 2017)			· ·	rehensive esday, March 29, 2017					
Deferred Maintenance Or	ıly					Page 1 c	of 17		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Stubbs ES									
B10 Superstructure									
B1011-01-4C Correct Deteriorated Concrete Exterior Stair by Demo and Replace	B1011 Exterior Above Grade Stairs	Stairs to Elevated Sidewalk	(3) at rear from elevated concrete sidewalk	Damage/ Wear	2	Def Maint Qty:	\$53,016 140 Se	\$9,543 QFT	\$62,558
B1011-01-5C Correct Concrete Exterior Aluminum Stair Handrail Major Deterioration by Demo & Replace in Kind	B1011 Exterior Above Grade Stairs	Elevated Sidewalk	Includes handrail/guardrail at rear elevated sidewalk, stairs and ramp.	Damage/ Wear	2	Def Maint Qty:	\$139,713 470 L	\$25,148 NFT	\$164,861
B1012-01-8C Correct Concrete Interior Ramp Handrail Major Deterioration by Demo & Replace	B1012 Interior Ramps	Boiler Room	l	Damage/ Wear	2	Def Maint Qty:	\$4,038 40 L	\$727 NFT	\$4,764
			Total Estimated	Cost for B1	0 Superstru	icture	\$196,766	\$35,418	\$232,184
B20 Exterior Enclosure									
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Brick Screen Wall	Screen wall at 11th Street by parking lot	Damage/ Wear	2	Def Maint Qty:	\$4,433 500 Se	\$798 QFT	\$5,231
B2010-09-1C Correct Deteriorated Paint on Stucco by Prepping and Repainting	B2010 Exterior Walls	Foundation walls and soffits		Damage/ Wear	2	Def Maint Qty:	\$22,754 7,000 Se	\$4,096 QFT	\$26,850
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-		3 : Medium 4 : Low			n the next 3-5 years. 1 the next 6-10 years	J	STUDIO JAEI Powered By: CT200

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Location Name: Stubbs ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2011-05-1C Correct Exterior Cast-In-Place Cantilevered Balcony Major Deterioration by Demo & Replace Including Guardrails	B2011 Exterior Wall Specialties	Concrete Elevated Sidewalk	Exterior elevated concrete walkway on footings	Damage/ Wear	2	Def Maint Qty:	\$186,146 1,154 SQ	\$33,506 QFT	\$219,652
B2011-05-1C Correct Exterior Cast-In-Place Cantilevered Balcony Major Deterioration by Demo & Replace Including Guardrails	B2011 Exterior Wall Specialties	Faculty Room Balcony		Damage/ Wear	3	Def Maint Qty:	\$5,807 36 SQ	\$1,045 QFT	\$6,852
B2020-02-1C Correct Aluminum Frame Exterior Windows Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Exterior		Damage/ Wear	4	Def Maint Qty:	\$1,229,558 8,000 SQ	\$221,320 QFT	\$1,450,878
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Exterior	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	4	Def Maint Qty:	\$132,347 600 SQ	\$23,822 QFT	\$156,169
B2030-01-1C Correct Aluminum Storefront Exterior Door Frame Deterioration by Demo & Replace Door, Frame & Hardware	B2030 Exterior Doors	Exterior		Damage/ Wear	4	Def Maint Qty:	\$113,633 17 EA	\$20,454 ACH	\$134,087
B2030-05-9C Correct Hollow Metal Exterior Door & Frame Deterioration by Demo Replace & Finish Dr/Frame Hdwr	B2030 Exterior Doors	Exterior		Damage/ Wear	2	Def Maint Qty:	\$39,352 14 EA	\$7,083 ACH	\$46,436

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: Comparison of the performed within the next 6-10 years.

(Conducted in March 2017)

Location Name: Stubbs ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2030-09-3C Correct Overhead Exterior Door Deterioration by Demo & Replace Door	B2030 Exterior Doors	Exterior		Damage/ Wear	2	Def Maint Qty:	\$12,992 2 E	\$2,339 EACH	\$15,331
			Total Esti	mated Cost for B20	Exterior l	Enclosure	\$1,747,022	\$314,464	\$2,061,486
B30 Roofing									
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,248,557 43,000 S	\$224,740 SQFT	\$1,473,297
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	2	Def Maint Qty:	\$147,480 40 E	\$26,546 EACH	\$174,026
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia	Damage/ Wear	2	Def Maint Qty:	\$103,453 2,000 I	\$18,622 .NFT	\$122,075
			Total Esti	mated Cost for B30	Roofing		\$1,499,489	\$269,908	\$1,769,397
C10 Interior Construction									
C1011-02-3C Correct Operable Partition Major Deterioration by Demo & Infill with CMU	C1011 Operable Partitions	Room 101/102		Damage/ Wear	3	Def Maint Qty:	\$8,711 250 S	\$1,568 GQFT	\$10,279
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe	-	-	-			n the next 3-5 years n the next 6-10 year		STUDIO JAED Powered By: CT2000

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sReasonPriorityCategoryConst. CostSoft CostTotal Crowed litesCodes/ Standards2Def Maint Qty:\$334,149\$60,147 2,500\$394, 2,500Damage/ Wear3Def Maint Qty:\$103,614 30\$18,651 EACH\$122, 30Damage/ Wear3Def Maint Qty:\$103,614 30\$18,651 EACH\$122, 30Damage/ Wear3Def Maint Qty:\$463,218 120\$83,379 EACH\$546, 20Damage/ Wear2Def Maint Qty:\$45,842 13\$8,252 EACH\$54, 30
Standards Qty: 2,500 SQFT Damage/ Wear 3 Def Maint \$103,614 \$18,651 \$122, Qty: Damage/ Wear 3 Def Maint \$463,218 \$83,379 \$546, Qty: Damage/ Wear 2 Def Maint \$45,842 \$8,252 \$54, Wear
Wear Qty: 30 EACH Damage/ Wear 3 Def Maint \$463,218 \$83,379 \$546, Qty: Damage/ Wear 2 Def Maint \$45,842 \$8,252 \$54, Wear
Wear Qty: 120 EACH Damage/ 2 Def Maint \$45,842 \$8,252 \$54,
Woor
<i>et room</i> Damage/ 2 Def Maint \$36,600 \$6,588 \$43, Wear Qty: 300 SQFT
al Estimated Cost for C10 Interior Construction \$992,135 \$178,584 \$1,170,
Damage/ 3 Def Maint \$65,306 \$11,755 \$77, Wear Qty: 308 LNFT

(Conducted in March 2017)

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Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C2020-11-1C Correct Deteriorated Safety Risers & Treads by Demo & Replace	C2020 Stair Finishes	Stairs		Damage/ Wear	2	Def Maint Qty:	\$4,087 93 LM	\$736 NFT	\$4,823
			Total Estimated	Cost for C20	Stairs		\$69,394	\$12,491	\$81,884
C30 Interior Finishes									
C3010-02-7C Correct Drywall Interior Wall Finish Major Deterioration by Patch, Prep, & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	First paint cycle in basement	Damage/ Wear	2	Def Maint Qty:	\$175,212 34,000 BI	\$31,538 LDG SF	\$206,750
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	2nd paint cycle building- wide	Damage/ Wear	4	Def Maint Qty:	\$247,363 96,000 BI	\$44,525 LDG SF	\$291,889
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	First paint cycle 2nd and 3rd floors.	Damage/ Wear	2	Def Maint Qty:	\$159,755 62,000 BI	\$28,756 LDG SF	\$188,511
C3010-04-2C Correct Ceramic Tile Interior Wall Finish Major Deterioration by Complete Demo Existing Prep Surface & Replace In Kind	C3010 Wall Finishes	Toilet rooms		Damage/ Wear	2	Def Maint Qty:	\$360,822 16,000 SQ	\$64,948 QFT	\$425,770
C3020-04-2C Correct Hardwood Flooring Major Deterioration by Demo Existing & Replace In Kind	C3020 Floor Finishes	Gym		Damage/ Wear	2	Def Maint Qty:	\$119,469 6,700 SC	\$21,504 QFT	\$140,973

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Location Name: Stubbs ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C3020-05-2C Correct Resilient Tile Flooring Major Deterioration by Complete Demo of Existing, Prep Surface & Replace Tile	C3020 Floor Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$216,219 29,700 SC	\$38,919 QFT	\$255,138
C3020-06-2C Correct Resilient Sheet Flooring Deterioration by Installing Underlayment & New Flooring	C3020 Floor Finishes	Cafeteria		Damage/ Wear	2	Def Maint Qty:	\$43,569 2,500 SC	\$7,842 QFT	\$51,412
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$231,832 5,500 SC	\$41,730 QYD	\$273,562
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT)	Damage/ Wear	2	Def Maint Qty:	\$28,264 5,000 LM	\$5,087 NFT	\$33,351
C3020-19-3C Correct Deteriorated Epoxy Poured Floor By Demo and Replace Epoxy Floor	C3020 Floor Finishes	Toilet rooms		Damage/ Wear	3	Def Maint Qty:	\$16,313 800 SC	\$2,936 QFT	\$19,249
C3030-02-2C Correct Interior Plaster Ceiling Finish Major Deterioration by Demo, Replace & Finish	C3030 Ceiling Finishes	Basement		Damage/ Wear	2	Def Maint Qty:	\$46,631 2,000 SC	\$8,394 QFT	\$55,025
C3030-05-2C Correct Interior Ceiling Finish Major Tile Deterioration by Complete Tile Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$375,788 62,000 SC	\$67,642 QFT	\$443,430
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be performe Work should be performe						n the next 3-5 years. I the next 6-10 years.		STUDIO JAEL Powered By: CT200

	_			Location I				
Detailed Assessmen	t Report				-	Comprehe		
(Conducted in March 2017)					inted:	vvednesd Page 7 o	ay, March 29, 2017 f 17	
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason Priori	ty C	ategory	Const. Cost	Soft Cost

			Total Estimated Cost for C30	Interior	Finishes	\$2,021,238	\$363,823	\$2,385,061
D20 Plumbing								
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Bsmt Maint Bathroom	Damage/ Wear	2	Def Maint Qty:	\$2,292 2	\$412 EACH	\$2,704
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$2,292 2	\$412 EACH	\$2,704
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$976 2	\$176 EACH	\$1,152
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$4,148 3	\$747 EACH	\$4,895
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Bsmt Maint Bathroom	Damage/ Wear	2	Def Maint Qty:	\$2,888	\$520 EACH	\$3,408
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Gym	Damage/ Wear	2	Def Maint Qty:	\$2,773 1	\$499 Each	\$3,272

Total Cost



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CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	2nd Floor Corridor	Damage/ Wear	2	Def Maint Qty:	\$4,449 1 E.	\$801 ACH	\$5,250	
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Cafeteria	Damage/ Wear	2	Def Maint Qty:	\$8,899 2 E	\$1,602 ACH	\$10,501	
D2010-15-1C Correct Deteriorated Cuspidor by Demo & Replace with a Fully Recessed, Wall Mounted, Non-Refrigerated Unit	D2010 Plumbing Fixtures	Gym	Damage/ Wear	2	Def Maint Qty:	\$2,259 1 E	\$407 ACH	\$2,666	
D2020-04-2C Correct Plumbing Pump Major Deterioration by Demo & Replace Pump	D2020 Domestic Water Distribution	Boiler Room	Damage/ Wear	4	Def Maint Qty:	\$3,170 1 E.	\$571 ACH	\$3,740	
D2020-08-19C Correct Gas Fired Domestic Water Heater (80 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler Room	Damage/ Wear	4	Def Maint Qty:	\$8,235 1 E	\$1,482 ACH	\$9,717	

			Total Estimated Cost for	or D20 Pl	umbin	g	\$42,380	\$7,628	\$50,009
D30 HVAC									
D3010-02-4C Correct Gas Piping I Rusted by Surface Prep and Repaint S	D3010 Energy Supply	Exterior		nage/ /ear	2	Def Maint Qty:	\$8,447 30 L1	\$1,521 NFT	\$9,968



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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3040-02-11C Corre Major Deterioration o by Demo & Replace		D3040 HVAC Distribution	Auditorium	Replace exist heat only AHUs with new that include DX coils in them to be paired with roof mounted condensing units.	Damage/ Wear	2	Def Maint Qty:	\$47,804 2	\$8,605 Each	\$56,409
D3040-02-11C Corre Major Deterioration o by Demo & Replace		D3040 HVAC Distribution	Gym		Damage/ Wear	2	Def Maint Qty:	\$47,804 2	\$8,605 Each	\$56,409
D3040-03-18C Corre Deteriorated or Insuff Fan (1/5 HP) by Demo	icient Exhaust	D3040 HVAC Distribution	Gym		Damage/ Wear	3	Def Maint Qty:	\$4,115 1	\$741 EACH	\$4,856
D3040-03-1C Correc or Insufficient Exhaus HP) by Demo and Rep	st Fan (1/8	D3040 HVAC Distribution	Basement	Propellor EF	Damage/ Wear	2	Def Maint Qty:	\$3,812 1	\$686 EACH	\$4,498
D3040-03-1C Correc or Insufficient Exhaus HP) by Demo and Rep	st Fan (1/8	D3040 HVAC Distribution	Building Wide	Ceiling EF	Damage/ Wear	2	Def Maint Qty:	\$3,812 1	\$686 EACH	\$4,498
D3040-04-3C Correc Roof Exhauster Major by Demo & Replace	U	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$98,914 21	\$17,805 EACH	\$116,719
D3040-06-1C Correc or Non-Compliant Kit by Demo & Replace		D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$51,444 1	\$9,260 EACH	\$60,704

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-07-2C Correct Insufficient or Deteriorated Gas Fired Air Make- Up Unit by Demo & Replace	D3040 HVAC Distribution	Roof	Greenheck 1.5 HP	Damage/ Wear	3	Def Maint Qty:	\$72,970 1 EA	\$13,135 ACH	\$86,105
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Cafeteria	Return Louver in wall	Damage/ Wear	2	Def Maint Qty:	\$1,495 2 EA	\$269 ACH	\$1,765
D3040-11-14C Correct Exterior Uninsulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof	Connected to Kitchen Hood and Roof Mounted Kitchen Hood EF	Damage/ Wear	2	Def Maint Qty:	\$4,253 140 SC	\$765 QFT	\$5,018
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$10,425 450 SC	\$1,876 QFT	\$12,301
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Basement		Damage/ Wear	3	Def Maint Qty:	\$10,878 1 EA	\$1,958 ACH	\$12,836
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	For main dual temp pumps	Damage/ Wear	4	Def Maint Qty:	\$43,512 4 EA	\$7,832 ACH	\$51,344
D3040-25-2C Correct Wall Louver Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,446 2 EA	\$260 ACH	\$1,706



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-01-4C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 2 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Nurse's Office	Damage/ Wear	2	Def Maint Qty:	\$20,655 1 E	\$3,718 Ach	\$24,373
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Main Office Areas	Damage/ Wear	2	Def Maint Qty:	\$27,300 1 E	\$4,914 Ach	\$32,214
D3050-11-11C Correct Vertical Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$709,676 31 E	\$127,742 ACH	\$837,418
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Bsmt Maint Bathroom		Damage/ Wear	2	Def Maint Qty:	\$5,643 1 E.	\$1,016 ACH	\$6,658
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Asst. Principal		Damage/ Wear	4	Def Maint Qty:	\$9,130 1 E	\$1,643 ACH	\$10,773
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Exterior	Mitsubishi unit	Damage/ Wear	2	Def Maint Qty:	\$9,130 1 E.	\$1,643 ACH	\$10,773



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Office (Romano)		Damage/ Wear	4	Def Maint Qty:	\$9,130 1 E	\$1,643 Each	\$10,773
D3050-17-7C Correct Air to Air Single System Heat Pump Major Deterioration of 5 Ton Unit by Demo & Replace Unit	D3050 Terminal & Packaged Units	Library	Vertical Unit Ventilators	Damage/ Wear	2	Def Maint Qty:	\$45,652 2 E	\$8,217 Each	\$53,869
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	IDF 1A		Damage/ Wear	2	Def Maint Qty:	\$17,805 1 E	\$3,205 Each	\$21,009
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	IDF 2A		Damage/ Wear	2	Def Maint Qty:	\$17,805 1 E	\$3,205 Each	\$21,009
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,112 4 E	\$3,080 Each	\$20,192
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Former Boys Lkr Rm		Damage/ Wear	2	Def Maint Qty:	\$4,278 1 E	\$770 Each	\$5,048

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: Description of the next 6-10 years.

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CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-23-4C Correct Steam & Hot Water Cabinet Heater Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$29,811 4 E	\$5,366 ACH	\$35,177
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$41,465 264 L	\$7,464 NFT	\$48,929
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide Classrooms	Damage/ Wear	3	Def Maint Qty:	\$97,380 620 L	\$17,528 NFT	\$114,908
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Gym	Damage/ Wear	2	Def Maint Qty:	\$32,512 207 L	\$5,852 NFT	\$38,364
D3050-26-4C Correct Steam and Hot Water Baseboard Radiation Deteriorated Cover by Demo & Install New Cover	D3050 Terminal & Packaged Units	Girls Toilet Adj. Gym & Nurse	Damage/ Wear	2	Def Maint Qty:	\$3,803 45 L	\$685 NFT	\$4,488
D3050-27-2C Correct Electric Baseboard Heat Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Former Cust Office Bsmt	Damage/ Wear	2	Def Maint Qty:	\$1,758 20 L	\$316 NFT	\$2,075
D3050-27-2C Correct Electric Baseboard Heat Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Main Office	Damage/ Wear	3	Def Maint Qty:	\$1,758 20 L	\$316 NFT	\$2,075

 Priority Definitions:
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 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$4,938 1 E	\$889 ACH	\$5,826
			Total Estimated	d Cost for D30	HVAC		\$1,517,870	\$273,217	\$1,791,086
D50 Electrical									
D5020-16-4C Upgrade Exit Signs By Demo And Replace	D5020 Lighting & Branch Wiring	Building Wide		Codes/ Standards	1	Def Maint Qty:	\$7,582 25 E	\$1,365 ACH	\$8,947
D5032-06-1C Correct Master Clock, Room Clocks, & System Wiring by Demo & Replace	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Def Maint Qty:	\$158,101 89,247 Se	\$28,458 QFT	\$186,559
			Total Estimated	d Cost for D50	Electrical	l	\$165,683	\$29,823	\$195,506
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$1,385,334 1,500 L	\$249,360 NFT	\$1,634,694
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$128,834 8,000 Se	\$23,190 QFT	\$152,024



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E2020 Movable Furnishings Furnishings F2020 Hazardous Components Abatement F2020 Hazardous Components Abatement	Cafeteria Mech Room Building- wide	Total Estimated Inaccessible area as noted on AHERA Report As noted in AHERA Report	Environ- mental		Def Maint Qty: Def Maint	\$862,249 2,530 \$2,376,417 \$7,754 300 \$766,675	SEAT \$427,755 \$1,396 LNFT	\$1,017,454 \$2,804,172 \$9,150 \$904,676
Hazardous Components Abatement F2020 Hazardous Components	Building-	Inaccessible area as noted on AHERA Report	Environ- mental Environ-	3	Def Maint Qty: Def Maint	\$7,754 300	\$1,396 LNFT	\$9,150
Hazardous Components Abatement F2020 Hazardous Components	Building-	on AHERA Report	mental Environ-	_	Qty: Def Maint	300	LNFT	
Hazardous Components Abatement F2020 Hazardous Components	Building-	on AHERA Report	mental Environ-	_	Qty: Def Maint	300	LNFT	
Hazardous Components	0	As noted in AHERA Report		2		\$766,675	5 \$138,001	\$904,676
					Qty:	44,040	SQFT	
F2020 Hazardous Components Abatement	Building Wide	As noted on AHERA	Environ- mental	3	Def Maint Qty:	\$2,251 30	\$405 EACH	\$2,657
F2020 Hazardous Components Abatement	Building- wide	As noted in AHERA Report. Remove chalkboard and replace with white board.	Environ- mental	2	Def Maint Qty:	\$41,742 720	\$7,514 SQFT	\$49,256
		Total Estimated	l Cost for F20	Selective	Demolition	\$818,422	\$147,316	\$965,738
Co	mponents	zardous wide mponents	zardous wide <i>Report. Remove</i> mponents <i>chalkboard and replace</i> watement <i>with white board.</i> Total Estimated	zardouswideReport. Removementalimponentschalkboard and replacepatementwith white board.	zardous wide Report. Remove mental imponents chalkboard and replace mental patement with white board.	zardous wide <i>Report. Remove</i> mental Qty: mponents <i>chalkboard and replace</i>	zardouswideReport. RemovementalQty:720mponentschalkboard and replacewith white board.720	zardous wide <i>Report. Remove</i> mental Qty: 720 SQFT mponents <i>chalkboard and replace</i> with white board. Total Estimated Cost for F20 Selective Demolition \$818,422 \$147,316

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G20 Site Improvements									
G2010-04-1C Correct Deteriorated Roadway Curb by Demo and Replace	G2010 Roadways	Site	Street curbs and planting beds	Damage/ Wear	2	Def Maint Qty:	\$54,154 900 L	\$9,748 NFT	\$63,901
G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site		Damage/ Wear	2	Def Maint Qty:	\$116,413 3,333 S	\$20,954 QYD	\$137,368
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Site		Damage/ Wear	2	Def Maint Qty:	\$12,301 3,333 S	\$2,214 QYD	\$14,516
G2020-02-2C Correct Concrete Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site		Damage/ Wear	2	Def Maint Qty:	\$127,650 555 S	\$22,977 QYD	\$150,627
G2020-05-1C Correct Parking Bumpers Major Deterioration by Demo and Replace	G2020 Parking Lots	Exterior		Damage/ Wear	2	Def Maint Qty:	\$14,981 82 E	\$2,697 ACH	\$17,678
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site		Damage/ Wear	2	Def Maint Qty:	\$83,537 6,280 S	\$15,037 QFT	\$98,573
G2030-05-3C Correct Conc Stairs on Grade Major Deterioration by Demo & Install New	G2030 Pedestrian Paving	Main Entrances	(2) Main entrances. Stair width = 15'-6" each	Damage/ Wear	2	Def Maint Qty:	\$4,414 6 R	\$795 ISR	\$5,209

 Priority Definitions:
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 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

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CorrectionName	Subsystem Name	Area Name Cor	rrection Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2030-06-3C Correct Conc Ramp on Grade Non-Compliant by Demo Existing & Install New	G2030 Pedestrian Paving	Ramp to Elevated Sidwalk		Codes/ Standards	2	Def Maint Qty:	\$24,996 60 S0	\$4,499 QFT	\$29,495
G2040-02-1C Correct Chain Link Fences Major Deterioration by Demo and Replace	G2040 Site Development	Site		Damage/ Wear	2	Def Maint Qty:	\$25,160 700 L1	\$4,529 NFT	\$29,689
G2040-04-3C Correct Exterior Iron Gate Major Deterioration by Demo & Replace	G2040 Site Development	Exterior		Damage/ Wear	2	Def Maint Qty:	\$16,011 400 Se	\$2,882 QFT	\$18,893
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Exterior		Damage/ Wear	2	Def Maint Qty:	\$167,380 755 S0	\$30,128 QYD	\$197,509
			Total Estimated	Cost for G20	Site Impr	ovements	\$646,998	\$116,460	\$763,458
				Total Estimate	d Cost for	Stubbs ES			\$14,270,703



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CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
<i>Stubbs ES</i> B10 Superstructure								
B1012-01-1C Correct New Concrete Interior Ramp Required by Install New	B1012 Interior Ramps	Boiler Room Boiler Room	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,250 150	\$3,465 SQFT	\$22,715
B1012-01-7C Correct New Concrete Interior Ramp Non- Existent Handrail by Install Handrail	B1012 Interior Ramps	Boiler Room	Codes/ Standards	2	Cap Imprvmt Qty:	\$4,114 50	\$740 LNFT	\$4,854
C10 Interior Construction		Tota	l Estimated Cost for B10	Superstr	ucture	\$23,364	\$4,205	\$27,569
C1030-10-7C Correct Panel Signage Non Compliant Signage by Demo and Replace (BLDGSF)	C1030 Fittings	Building- wide	Codes/ Standards	2	Cap Imprvmt Qty:	\$69,111 62,000	\$12,440 BLDGSF	\$81,551
D20 Plumbing		Tota	Estimated Cost for C10	Interior	Construction	\$69,111	\$12,440	\$81,551
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution	Boiler Room	Codes/ Standards	2	Cap Imprvmt Qty:	\$5,259 1	\$947 EACH	\$6,206
		Tota	l Estimated Cost for D20	Plumbin	g	\$5,259	\$947	\$6,206
		ed immediately. Potential life/safety issue. ed within the next 1-2 years.	-		be performed within be performed within	-	4 1	STUDIO JAEL Powered By: CT200

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orrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost Soft Cost	Total Cost
30 HVAC								
	D3030 Refrigeration	Boiler Room	Chiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced.	Program Reqmt	2	Cap Imprvmt Qty:	\$454,563 \$81,821 58,000 SQFT	\$536,385
	D3030 Refrigeration	Roof	Work to coincide with chiller replacement in the boiler room.	Damage/ Wear	2	Cap Imprvmt Qty:	\$129,045 \$23,228 1 EACH	\$152,273
	D3030 Refrigeration	Roof	To be provided	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 \$5,223 2 EACH	\$34,239
	D3030 Refrigeration	Roof	To be provided with replacement AHUs in the Auditorium	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 \$5,223 2 EACH	\$34,239
	D3040 HVAC Distribution	Boiler Room		Energy Conserv	2	Cap Imprvmt Qty:	\$1,371 \$247 30 LNFT	\$1,618
ooling Fan Coil Unit Not Installed	D3050 Terminal & Packaged Units	Hallway	<i>To provide for cooling in the Corridors</i>	Program Reqmt	2	Cap Imprvmt Qty:	\$309,954 \$55,792 15 EACH	\$365,746

Detailed Assessmen (Conducted in March 2017)	t Report			Lo	Prio	me: Stubbs ES rity: Comprehe ted: Wednesda Page 3 of	17		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D50 Electrical			Total Estimated	l Cost for D30	HVAC		\$952,967	\$171,534	\$1,124,501
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide	Additional panels are required to power additional outlets through out school	Functionality	3	Cap Imprvmt Qty:	\$161,517 6 E	\$29,073 ACH	\$190,589
D5010-13-2C Correct Improperly Sized Switchboard by Demo & Replace with 1200 Amp Switchboard & 20 Breakers	D5010 Electrical Service & Distribution	Boiler Room	Replace 1200 amp,208/120v switchboard with main service disconnect & 18 extg feeder breakers & add (6) new amp feeder breakers	Functionality	3	Cap Imprvmt Qty:	\$55,737 1 E	\$10,033 ACH	\$65,770
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$834,549 89,247 S	\$150,219 QFT	\$984,767
D5020-16-5C Correct Insufficient Exit Signs by Install New	D5020 Lighting & Branch Wiring	Building Wide		Life Safety	1	Cap Imprvmt Qty:	\$17,638 20 E	\$3,175 ACH	\$20,813
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classrooms & Library		Functionality	2	Cap Imprvmt Qty:	\$203,742 30,000 Se	\$36,674 QFT	\$240,416
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$26,717 50 E	\$4,809 ACH	\$31,527

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.



(Conducted in March 2017)

Location Name: Stubbs ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Classroom		Life Safety	1	Cap Imprvmt Qty:	\$33,763 26	\$6,077 Each	\$39,840
D5031-04-1C Correct Security System Motion Detector Not Installed by Install New System & Components (Bldg SF)	D5031 Security Access & Surveillance	Building Wide	Intrusion System - motion sensors are required in office, hallways, kitchen, library and computer rm.	Security	2	Cap Imprvmt Qty:	\$52,861 89,247	\$9,515 BLDGSF	\$62,376
D5035-01-3C Correct Telephone System Control Panel Battery Backup Not Installed by Install Backup System	D5035 Telephone System	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$3,291 1	\$592 Each	\$3,883
			Total Estimated	l Cost for D50	Electric	al	\$1,389,814	\$250,167	\$1,639,981
H10 Additional Space Require	ments								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400	\$22,680 SQFT	\$148,680
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Basement	Basement toilet rooms (abandoned)	Functionality	2	Cap Imprvmt Qty:	\$137,800 650	\$24,804 SQFT	\$162,604

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.



(Conducted in March 2017)

Location Name: Stubbs ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H1020-01-1C Correct Gener Space Upgrade by Demo & Reconfigure Space	al H1020 Space Reconfiguration	Basement	Correct abandoned locker room by remove lockers, concrete locker bases, cmu walls, ceramic tile floor & wall finishes, plaster ceiling finishes, patch surfaces, paint walls and ceiling. Seal concrete floor for future storage space.	Functionality	2	Cap Imprvmt Qty:	\$309,520 1,460 S	\$55,714 QFT	\$365,234
H1020-05-1C Correct Non A Toilet by Demo & Reconfigu Space		Classroom Toilets	Convert (1 of 2) existing toilet rooms in each of (13) first floor classrooms to an accessible toilet room (13 total toilet rooms at 38 SF each)	Accessibility	2	Cap Imprvmt Qty:	\$375,000 500 S	\$67,500 QFT	\$442,500
H1020-05-2C Correct New A Compliant Toilet Room Requ by Demo and Reconfiguring Existing General Space	1	3rd Floor Group Toilets	Group toilet rooms are currently non-compliant.	Accessibility	2	Cap Imprvmt Qty:	\$495,000 900 S	\$89,100 QFT	\$584,100
			Total Estimated	Cost for H10	Additio	nal Space ReqS	\$1,443,320	\$259,798	\$1,703,118
Z10 General Requirement	nts								
Z1040-01-1C Correct AE Investigation Consultant Serv Required by Contracting Wit Appropriate AE Professional	h Services	Building Wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744 1 L	\$3,554 PSM	\$23,297
			Total Estimated	Cost for Z10	General	Requirements	\$19,744	\$3,554	\$23,297
Priority Definitions: Priority 1 : Im Priority 2 : Hig						be performed within be performed within			STUDIO JAED Powered By: CT2000
Extended Total Cost: Includes clien	t defined allowances of 5% Subcon	tractor 10% GC 1	0% Contingency, and 18% Soft Costs.	January 2017 R S	Means esti	mates regionalized for	or Wilmington DF		·

Detailed Asses (Conducted in March	*		I	Prior	ne: Stubbs E ity: Compref ed: Wedneso Page 6 c	nensive day, March 29, 201	7	
CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
			Total Estimat	ed Cost for	Stubbs ES			\$4,606,223

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. STUDIO JAED Powered By: CT2000 Priority 4 : Low Priority 2 : High Work should be performed within the next 1-2 years. Work should be performed within the next 6-10 years.



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	nt Report				Location Na	ame: Stubbs E prity: Compreh	S lensive day, March 29, 2	City Schools Asses	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
S <i>tubbs ES</i> D20 Plumbing									
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$62,853 47 I	\$11,314 Each	\$74,167
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$7,469 6 I	\$1,344 Each	\$8,813
D30 HVAC			Total Estima	ted Cost for D20) Plumbing	Ş	\$70,322	\$12,658	\$82,979
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$126,912 60 I	\$22,844 EACH	\$149,756
E10 Equipment			Total Estima	ted Cost for D30	HVAC		\$126,912	\$22,844	\$149,756
E10 Equipment E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$85,555 1 I	\$15,400 LPSM	\$100,955
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform						n the next 3-5 years the next 6-10 year		STUDIO JAEE Powered By: CT200

(Conducted in March 2017)

Location Name: Stubbs ES

Priority: Comprehensive

Date Printed: Wednesday, March 29, 2017

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(Conducted in March 2017)						Page 2 of	3		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	soft Cost	Total Cost
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$8,895 1	\$1,601 EACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classrooms		Program Reqmt	2	RC Criteria Qty:	\$88,038 26	\$15,847 Room	\$103,885
			Total Estimated	Cost for E10	Equipme	ent	\$182,489	\$32,848	\$215,337
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$18,946 87	\$3,410 EACH	\$22,357
			Total Estimated	Cost for E20	Furnishi	ngs	\$18,946	\$3,410	\$22,357
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Main Entrance	24 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$10,174 48	\$1,831 Each	\$12,005
			Total Estimated	Cost for G20	Site Imp	rovements	\$10,174	\$1,831	\$12,005



Detailed Assessmen (Conducted in March 2017)	Location Name:Stubbs ESPriority:ComprehensiveDate Printed:Wednesday, March 29, 2017Page 3 of 3							
CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Require	ements							
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library	Program Reqmt	2	RC Criteria Qty:	\$764,559 2,700 S	\$137,621 QFT	\$902,180
		Total Est	mated Cost for H10	Additiona	l Space Req	\$764,559	\$137,621	\$902,180
			Total Estimate	d Cost for	Stubbs ES			\$1,384,614

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: Description of the performed within the next 6-10 years.





2500 Wrangle Hill Road, Suite 110 Bear, Delaware 19701 p: 302.832.1652 www.studiojaed.com

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Bancroft ES
Building Type:	Elementary
Building Area (SF):	160,176
Number of Floors:	Basement + 3
Constr./Renov. Yrs:	1926, 1967, 2005
Date Assessed:	March 2017
Address:	

700 North Lombard Street

Wilmington, DE 19801



		Assessment Costs by Priority								
Correction Category	Pri	ority 1		Priority 2		Priority 3		Priority 4		Sub-Total
Deferred Maintenance	\$		\$	12,889,538	\$	2,422,462	\$	3,401,490	\$	18,713,490
Capital Improvements	\$		\$	12,728,366	\$		\$		\$	12,728,366
RCCSD Criteria	\$	-	\$	1,791,161	\$		\$	102,346	\$	1,893,507

Sub-Total by Priority: \$ - \$ 27,409,065 \$ 2,422,462 \$ 3,503,836

Total Assessed Cost:\$33,335,363Est. Replacement Cost:\$59,425,296Facility Condition Index:0.56

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



2017 DDOE Will Bancroft ES Comprehensive Tuesday, April 1 Page 1 of 15		essment
tegory Con	onst. Cost Soft Cost	Total Cost
f Maint \$2 Qty:	\$23,618 \$4,251 50 LNFT	\$27,869
re \$23	23,618 \$4,251	\$27,869
	\$88,660 \$15,959 0,000 SQFT	\$104,619
f Maint \$0 Qty:	\$6,361 \$1,145 3 EACH	\$7,506
	,692,271 \$304,609 7,672 SQFT	\$1,996,879
_	\$90,273 \$16,249 572 SQFT	\$106,523
formed	within the	within the next 3-5 years.

(Conducted in March 2017)

Location Name: Bancroft ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name Corre	ction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost		
B2030-01-2C Correct Aluminum Storefront Exterior Door Deterioration by Demo & Replace Door, Frame & Hardware	B2030 Exterior Doors	Exterior		Damage/ Wear	3	Def Maint Qty:	\$106,949 16 EA	\$19,251 ACH	\$126,200		
B2030-05-2C Correct Hollow Metal Exterior Door Frame Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Exterior		Damage/ Wear	2	Def Maint Qty:	\$16,643 4 EA	\$2,996 ACH	\$19,638		
			Total Estin	nated Cost for B20	Exterior	Enclosure	\$2,001,157	\$360,208	\$2,361,365		
B30 Roofing											
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,945,425 67,000 SC	\$350,177 QFT	\$2,295,602		
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	2	Def Maint Qty:	\$195,410 53 EA	\$35,174 ACH	\$230,584		
B3050-02-5C Correct Cast Stone Copings & Cornices Major Deterioration by Install Aluminum Coping over Existing	B3050 Roof Coping Cap	Roof		Damage/ Wear	2	Def Maint Qty:	\$176,552 2,600 L1	\$31,779 NFT	\$208,332		
Priority Definitions: Priority 1 : Immediate Priority 2 : High	-	ed immediately. Potential lif	-	-			in the next 3-5 years		STUDIO JAE Powered By: CT20		

Location Name: Bancroft ES

Priority: Comprehensive

Date Printed: Tuesday, April 11, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B3050-03-3C Correct Copper Roof Coping Cap Major Deterioration by Demo & Replace with Aluminum Coping		Roof		Damage/ Wear	2	Def Maint Qty:	\$ 73,499 1,600	\$13,230 LNFT	\$86,728
B3051-04-1C Correct Copper Roof Exp/Control Joint Cover Major Deterioration by Demo & Replace with EPDM Cover	B3051 Roof Exp or Control Joint Covers	Roof		Codes/ Standards	2	Def Maint Qty:	\$21,773 500	\$3,919 LNFT	\$25,692
			Total I	Estimated Cost for B30	Roofing	:	\$2,412,659	\$434,279	\$2,846,938
C10 Interior Construction									
C1011-02-3C Correct Operable Partition Major Deterioration by Demo & Infill with CMU	C1011 Operable Partitions	Classrooms 113-115		Damage/ Wear	2	Def Maint Qty:	\$16,725 480	\$3,010 SQFT	\$19,735
C1020-01-4C Correct Hollow Metal Interior Door Hardware Deterioration by Demo & Replace Hardware and Refinish Door	C1020 Interior Door	Interior		Damage/ Wear	4	Def Maint Qty:	\$200,177 221	\$36,032 EACH	\$236,209
C1030-03-1C Correct Toilet Compartments Major Deterioration by Demo & Replacement	C1030 Fittings	Building- wide		Accessibility	2	Def Maint Qty:	\$165,736 47	\$29,833 EACH	\$195,569
C1030-06-6C Correct Deteriorated or Broken Mirror by Demo & Replace	C1030 Fittings	Toilet Rooms	Mirrors	Damage/ Wear	2	Def Maint Qty:	\$6,588 54	\$1,186 SQFT	\$7,774
			Total I	Estimated Cost for C10	Interior (Construction	\$389,226	\$70,061	\$459,287
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	-		be performed within the performance of	-		STUDIO JAED Powered By: CT2000

Detailed A (Conducted in 1		t Report			Location Name:Bancroft ESPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 4 of 15						
CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
C30 Interior Fir	nishes										
C3010-01-5C Content Interior Wall Finis Deterioration by P (BLDG SF)	sh Minor	C3010 Wall Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$490,940 162,155 BL	\$88,369 .DGSF	\$579,310	
C3010-01-5C Con Interior Wall Finis Deterioration by P BLDG SF)	sh Minor	C3010 Wall Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$490,940 162,155 BL	\$88,369 .DGSF	\$579,310	
C3010-04-2C Con Interior Wall Finis Deterioration by C Existing Prep Surf Kind	Complete Demo	C3010 Wall Finishes	Toilet Rooms		Damage/ Wear	4	Def Maint Qty:	\$25,190 1,117 SQ	\$4,534)FT	\$29,724	
C3020-04-1C Cor Flooring Deteriora Prep & Refinish		C3020 Floor Finishes	Classrooms Front 2nd & 3rd	Classrooms (requires patching)	Damage/ Wear	2	Def Maint Qty:	\$110,896 20,000 SQ	\$19,961 PFT	\$130,857	
C3020-04-1C Cos Flooring Deteriora Prep & Refinish		C3020 Floor Finishes	Gym & Stage	Gym (refinish only)	Damage/ Wear	2	Def Maint Qty:	\$70,419 12,700 SQ	\$12,675 PFT	\$83,094	
C3020-05-1C Co File Flooring Min by Demo Existing Replace Tile	or Deterioration	C3020 Floor Finishes	Classrooms		Damage/ Wear	4	Def Maint Qty:	\$45,012 6,300 SQ	\$8,102 9FT	\$53,114	
Priority Definitions:	Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	•		•	in the next 3-5 years. in the next 6-10 years	s.	STUDIO JAED Powered By: CT200	

(Conducted in March 2017)

Location Name: Bancroft ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name Correc	ction Notes Reason	n Priori	y Category	Const. Cost	Soft Cost	Total Cost
C3020-05-2C Correct Resilient Tile Flooring Major Deterioration by Complete Demo of Existing, Prep Surface & Replace Tile	C3020 Floor Finishes	1st Floor Corridors & Cafeteria	Damag Wear	e/ 2	Def Maint Qty:	\$92,020 12,640	\$16,564 SQFT	\$108,584
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Admin. & Faculty Areas	Damag Wear	e/ 2	Def Maint Qty:	\$18,715 444	\$3,369 Sqyd	\$22,084
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Auditorium & Library	Damag Wear	e/ 3	Def Maint Qty:	\$25,754 611	\$4,636 Sqyd	\$30,390
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Damag Wear	e/ 2	Def Maint Qty:	\$84,791 15,000	\$15,262 LNFT	\$100,053
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide	Damag Wear	e/ 2	Def Maint Qty:	\$1,120,102 162,155	\$201,618 SQFT	\$1,321,720
			Total Estimated Cost for	C30 Interio	r Finishes	\$2,574,780	\$463,460	\$3,038,240
D20 Plumbing								
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	Damag Wear		Def Maint Qty:	\$8,296 6	\$1,493 EACH	\$9,789
Priority Definitions: Priority 1 : Immediate Priority 2 : High	-	ed immediately. Potential lif ed within the next 1-2 years	e/safety issue. Priority 3 : Medium Priority 4 : Low		Id be performed wit	-		STUDIO JAEL Powered By: CT200

(Conducted in March 2017)

Location Name: Bancroft ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D2010-05-1C Correct Lab Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$17,273 11	\$3,109 EACH	\$20,382
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Gym Offices		Damage/ Wear	3	Def Maint Qty:	\$5,776 2	\$1,040 EACH	\$6,816
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$8,318 3	\$1,497 EACH	\$9,816
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$4,449 1	\$801 EACH	\$5,250
D2010-15-1C Correct Deteriorated Cuspidor by Demo & Replace with a Fully Recessed, Wall Mounted, Non-Refrigerated Unit	D2010 Plumbing Fixtures	Gym		Damage/ Wear	2	Def Maint Qty:	\$2,259 1	\$407 EACH	\$2,666
D2010-17-1C Correct Kitchen Sink Major Deterioration by Demo & Replace	D2010 Plumbing Fixtures	Kitchen	Rinse Sink	Damage/ Wear	2	Def Maint Qty:	\$2,644 1	\$476 EACH	\$3,120
D2020-09-6C Correct Gas Fired Domestic Water Boiler Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler Room		Damage/ Wear	3	Def Maint Qty:	\$11,104 1	\$1,999 Each	\$13,102

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

(Conducted in March 2017)

Location Name: Bancroft ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2030-01-3C Correct Deteriorated Sanitary Waste Pipe & Fittings by Demo & Replace Pipe & Fittings, Greater Than 4"	D2030 Sanitary Waste	3rd Floor Girls Grp Toilet Room	Staff reports cracked waste pipe serving this area. Quantity is assumed.	Functionality	2	Def Maint Qty:	\$2,523 20 L	\$454 .NFT	\$2,977
			Total Estimated	d Cost for D20	Plumbing	5	\$62,643	\$11,276	\$73,918
D30 HVAC									
D3020-01-12C Correct Major Steam Boiler Deterioration (4000 MBH) by Demo and Replace Boiler and Burner	D3020 Heat Generation	Boiler Room	Boiler #1 - Replace with Hot Water Boiler	Damage/ Wear	2	Def Maint Qty:	\$207,176 1 E	\$37,292 CACH	\$244,468
D3020-11-4C Correct Steam Condensate Tank/Pump No Longer Required by Demo	D3020 Heat Generation	Boiler Room	I	Damage/ Wear	2	Def Maint Qty:	\$3,383 2 E	\$609 EACH	\$3,992
D3030-08-3C Correct Major Deterioration of Fluid Cooler 150 Ton by Demo & Replace	D3030 Refrigeration	Roof		Damage/ Wear	2	Def Maint Qty:	\$192,796 1 E	\$34,703 EACH	\$227,499
D3040-01-1C Correct Deteriorated Supply Fan (1.5 HP) by Demo and Replace	D3040 HVAC Distribution	2nd Floor Equipment Room	American Standard	Damage/ Wear	2	Def Maint Qty:	\$11,281 2 E	\$2,031 EACH	\$13,312
D3040-02-38C Correct Heating Only AHU 3000 CFM Major Deterioration by Demo & Replace	D3040 HVAC Distribution	2nd Floor Equipment Room		Damage/ Wear	3	Def Maint Qty:	\$188,847 3 E	\$33,992 CACH	\$222,839



Location Name: Bancroft ES

Priority: Comprehensive

Date Printed: Tuesday, April 11, 2017

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D3040-03-2C Correct Deterior or Insufficient Exhaust Fan (1 HP) by Demo and Replace D3040-04-3C Correct Centric Roof Exhauster Major Deterior by Demo & Replace D3040-10-12C Correct Wall Louver in Poor Condition by & & Replace D3040-10-12C Correct Wall Louver in Poor Condition by & & Replace	/2Distributionfugal prationD3040 HVAC DistributionDemoD3040 HVAC DistributionD3040 HVACD3040 HVAC	Roof Roof Building Wide Roof	Relief louvers throughout building	Damage/ Wear Damage/ Wear Damage/ Wear	4 2 3	Def Maint Qty: Def Maint Qty: Def Maint	\$11,973 2 \$37,682 8 \$81,215	\$2,155 EACH \$6,783 EACH \$14,619	\$14,128 \$44,464
Roof Exhauster Major Deterio by Demo & Replace D3040-10-12C Correct Wall Louver in Poor Condition by & Replace D3040-10-12C Correct Wall Louver in Poor Condition by	Distribution Demo D3040 HVAC Demo Distribution D3040 HVAC	Building Wide		Wear Damage/		Qty:	8	EACH	
Louver in Poor Condition by & Replace D3040-10-12C Correct Wall Louver in Poor Condition by	Demo Distribution D3040 HVAC	Wide		-	3	Def Maint	\$81,215	\$14,610	¢05 924
Louver in Poor Condition by		Roof				Qty:	65	EACH	\$95,834
		1/001		Damage/ Wear	3	Def Maint Qty:	\$7,497 6	\$1,349 EACH	\$8,846
D3040-11-12C Correct AHU Ductwork Poor Condition Insulation and Finish by Rem Insulation and Reinsulate	Distribution	2nd Floor Mechanical Room		Damage/ Wear	2	Def Maint Qty:	\$2,347 240	\$423 SQFT	\$2,770
D3040-11-12C Correct AHU Ductwork Poor Condition Insulation and Finish by Rem Insulation and Reinsulate	Distribution	2nd Floor Storage Room		Damage/ Wear	2	Def Maint Qty:	\$1,174 120	\$211 SQFT	\$1,385
D3040-11-17C Correct Exter Insulated Ductwork Major Deterioration by Demo & Rep	Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$51,891 2,240	\$9,340 SQFT	\$61,232

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	3	Def Maint Qty:	\$111,196 4,800 S	\$20,015 QFT	\$131,211
D3040-11-2C Correct Ductwork & Insulation Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	2nd Floor Storage Room		Damage/ Wear	2	Def Maint Qty:	\$1,399 6 Li	\$252 NFT	\$1,651
D3040-11-6C Correct Ductwork & Insulation Dust Accumulation in Ductwork by Cleaning Ductwork (Large Area)	D3040 HVAC Distribution	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$ 122,038 160,176 Se	\$21,967 QFT	\$144,005
D3040-13-1C Correct Roof Mounted Gravity Vent Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof	Louvered penthouse type	Damage/ Wear	3	Def Maint Qty:	\$20,482 8 E.	\$3,687 ACH	\$24,169
D3040-15-5C Correct Damaged Exterior HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$ 4,768 60 L1	\$858 NFT	\$5,626
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	Chilled Water Pumps	Damage/ Wear	2	Def Maint Qty:	\$21,756 2 E.	\$3,916 ACH	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	Hot water pumps	Damage/ Wear	3	Def Maint Qty:	\$21,756 2 E.	\$3,916 ACH	\$25,672



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Roof	Chilled water pumps associated with roof mounted Carrier Chillers	Damage/ Wear	3	Def Maint Qty:	\$43,512 4 EA	\$7,832 ACH	\$51,344
D3040-18-5C Correct Deteriorated or Inadequate Cooling Tower Condenser Water Pump (10 HP) by Demo & Replace Pump	D3040 HVAC Distribution	Boiler Room		Damage/ Wear	3	Def Maint Qty:	\$65,388 2 EA	\$11,770 ACH	\$77,158
D3040-32-1C Correct Major Deterioration of Humidifier by Remove and Replace	D3040 HVAC Distribution	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$48,043 3 EA	\$8,648 ACH	\$56,691
D3050-01-14C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 40 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON units	Damage/ Wear	3	Def Maint Qty:	\$342,544 2 EA	\$61,658 ACH	\$404,201
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON Units	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 EA	\$18,178 ACH	\$119,168
D3050-11-11C Correct Vertical Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$847,033 37 EA	\$152,466 ACH	\$999,499



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost		
D3050-11-11C Correct Vertical Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$297,606 13 E4	\$53,569 ACH	\$351,175		
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Gym Storage Rooms	Serve Classrooms behind Gym	Damage/ Wear	3	Def Maint Qty:	\$20,596 2 EA	\$3,707 ACH	\$24,303		
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$84,638 15 E4	\$15,235 ACH	\$99,873		
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	York unit	Damage/ Wear	3	Def Maint Qty:	\$9,130 1 E4	\$1,643 ACH	\$10,773		
D3050-16-6C Correct Air to Air Split System Heat Pump Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Unknown MFGR	Damage/ Wear	2	Def Maint Qty:	\$38,053 1 Ez	\$6,850 ACH	\$44,903		
D3050-16-6C Correct Air to Air Split System Heat Pump Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	York units	Damage/ Wear	2	Def Maint Qty:	\$114,160 3 E	\$20,549 ACH	\$134,709		



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$1 29,106 822 L	\$23,239 NFT	\$152,346
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$227,127 46 E	\$40,883 ACH	\$268,009
			Total Estimated	d Cost for D30	HVAC		\$3,468,582	\$624,345	\$4,092,927
D50 Electrical									
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	(6) panels with 225 amp bus and 42 breakers.	Functionality	3	Def Maint Qty:	\$93,435 6 E	\$16,818 ACH	\$110,253
D5010-13-6C Correct 3000 Amp Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Boiler Room	3000 amp switchboard with (15) 255 amp breakrs, (1) 800 amp breaker, (2) 400 amp breakers, and additional (6) 225 amp breakers.	Functionality	3	Def Maint Qty:	\$105,913 1 E	\$19,064 ACH	\$124,977
D5020-16-6C Correct Inappropriate Exit Sign by Removing Sign & Associated Wiring	D5020 Lighting & Branch Wiring	Exterior	Remote head at exit doors are missing	Life Safety	2	Def Maint Qty:	\$3,698 9 E	\$666 ACH	\$4,364



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5033-05-1C Correct Building Wire Intercom System Major Deterioration by Demo & Replace System	D5033 Intercom Systems	Building Wide	Needs new PA system and required wiring	Damage/ Wear	2	Def Maint Qty:	\$112,860 160,176 S	\$20,315 QFT	\$133,175
D5035-05-2C Correct Building- Wide Telephone System Major Deterioration by Demo & Replacement	D5035 Telephone System	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$271,178 160,176 S	\$48,812 QFT	\$319,990
			Total Estimated	d Cost for D5 () Electrica	1	\$587,084	\$105,675	\$692,759
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Classrooms		Damage/ Wear	2	Def Maint Qty:	\$1,570,046 1,700 L	\$282,608 NFT	\$1,852,654
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$123,551 7,672 S	\$22,239 QFT	\$145,791
			Total Estimated	d Cost for E20) Furnishir	ngs	\$1,693,597	\$304,847	\$1,998,444
F20 Selective Demolition									
F2020-04-1C Correct Asbestos Pipe Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	Includes 134 Fittings and 20 LNFT of pipe insulation as noted in AHERA report	Environ- mental	2	Def Maint Qty:	\$2,878 154 L	\$518 NFT	\$3,396
Priority Definitions: Priority 1 : Immediate	Work should be perform	ned immediately. P	otential life/safety issue. Priority	3 : Medium	Work should I	be performed with	in the next 3-5 year	s. 🗗	
	•					-	in the next 6-10 yea	•	STUDIO JAE

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bestos bestos ard Major Replace	Subsystem Name F2020 Hazardous Components Abatement F2020	Area Name Building- wide	Correction Notes As noted in AHERA Report	Reason Environ- mental	Priority 2	Category Def Maint Qty:	Const. Cos \$578,257 61,744	\$104,086	Total Cost \$682,344
bestos ard Major	Hazardous Components Abatement F2020		As noted in AHERA Report		2				\$682,344
ard Major						Qty.	01,744	SQFT	
	Hazardous Components Abatement	Building- wide	As noted in AHERA Report. Remove chalkboard and replace with white board.	Environ- mental	2	Def Maint Qty:	\$231,900 4,000	\$41,742 SQFT	\$273,642
bestos Abate & cing	F2020 Hazardous Components Abatement	Building- wide	As noted in AHERA Report	Environ- mental	2	Def Maint Qty:	\$ 85,226 1,750	\$15,341 LNFT	\$100,567
bestos y Abate & ntertop	F2020 Hazardous Components Abatement	Building- wide	As noted in AHERA Report	Environ- mental	2	Def Maint Qty:	\$58,125 480	\$10,463 SQFT	\$68,588
			Total Estimated (Cost for F20	Selective	Demolition	\$956,387	\$172,150	\$1,128,537
n ts urking Lot striping	G2020 Parking Lots	Site		Damage/ Wear	4	Def Maint Qty:	\$36,908 10,000	\$6,643 SQYD	\$43,551
rking Lot by Demo	G2020 Parking Lots	Site	Concrete curbs at perimeter planting beds.	Damage/ Wear	2	Def Maint Qty:	\$30,272 800	\$5,449 LNFT	\$35,722
	Abate & cing bestos / Abate & ntertop hts rking Lot striping rking Lot	Abate & cingHazardous Components Abatementbestos v Abate & v Abate & tertopF2020 Hazardous Components AbatementhtsF2020 Hazardous Components AbatementhtsG2020 Parking Lotsrking Lot stripingG2020 Parking Lots	Abate & Hazardous Components Abatement wide bestos / Abate & Hazardous (Abate & Hazardous Components Abatement) Building-wide bestos / Abate & Hazardous (Components Abatement) Building-wide hts Components (Components Abatement) hts Site rking Lot G2020 Parking Site rking Lot G2020 Parking Site	Abate & Hazardous wide cing Components Abate & Abatement bestos F2020 V Abate & Hazardous Components wide Abate & Hazardous Components wide Abate & Hazardous Components wide Abate ment Total Estimated Inters Total Estimated rking Lot G2020 Parking Site rking Lot G2020 Parking Site rking Lot G2020 Parking Site	Abate & Hazardous wide mental cing Components Abatement mental bestos F2020 Building- As noted in AHERA Report Environ- v Abate & Hazardous Wide Mide mental mental v Abate & Hazardous Building- As noted in AHERA Report Environ- v Abate & Hazardous Components Mide Mental Abatement Components Abatement Mental Total Estimated Cost for F20 nts Site Damage/ rking Lot G2020 Parking Site Damage/ rking Lot G2020 Parking Site Concrete curbs at Damage/	Abate & Hazardous wide mental cing Components Abatement mental bestos F2020 Building- As noted in AHERA Report Environ- 2 v Abate & Hazardous Wide wide mental 2 v Abate & Hazardous Components wide Mental 2 v Abate & Hazardous Components Mide Mental 2 retrop Components Abatement Vide Mental 2 Total Estimated Cost for F20 Selective 1 nts Damage/ 4 rking Lot G2020 Parking Site Damage/ 4 Wear 4 rking Lot G2020 Parking Site Concrete curbs at Damage/ 2 2	Abate & Hazardous components Abatement wide mental Qty: bestos Abatement F2020 Building- wide As noted in AHERA Report mental Environ- mental 2 Def Maint Qty: Abate & Abatement Wide As noted in AHERA Report mental Environ- mental 2 Def Maint Qty: V Abate & Abatement Wide Total Estimated Cost for F20 Selective Demolition Qty: ts Total Estimated Cost for F20 Selective Demolition Mean Qty: rking Lot G2020 Parking Site Damage/ Qty: 4 Def Maint Qty: rking Lot G2020 Parking Site Concrete curbs at parimeter planting bedge Damage/ 2 2 Def Maint Qty:	Abate & Hazardous components Abatement wide mental Qty: 1,750 bestos / Abate & Hazardous (Abatement) F2020 Building-wide As noted in AHERA Report Environmental 2 Def Maint \$58,125 \$58,125 / Abate & Hazardous (Components Abatement) Building-wide As noted in AHERA Report Environmental 2 Def Maint \$58,125 \$480 Total Estimated Cost for F20 Selective Demolition \$956,387 tts Total Estimated Cost for F20 Selective Demolition \$956,387 tts Damage/ 4 Def Maint \$36,908 stripping Cots Site Damage/ Wear 4 Def Maint \$36,908 trking Lot G2020 Parking Site Concrete curbs at partition bods Damage/ 2 Def Maint \$30,272 trking Lot G2020 Parking Site Concrete curbs at partition bods Damage/ 2 Def Maint \$30,272	Abate & tingHazardous Components AbatementwidementalQty:1,750LNFTbestos Abate & thertopF2020 Hazardous Components AbatementBuilding- wideAs noted in AHERA Report mentalEnviron- mental2Def Maint Qty:\$58,125\$10,463 ylogV Abate & thertopF2020 Hazardous Components AbatementBuilding- wideAs noted in AHERA Report mentalEnviron- mental2Def Maint ylog\$58,125\$10,463 ylogTotal Estimated Cost for F20Selective Demolition\$956,387\$172,150htsTotal Estimated Cost for F20Selective Demolition\$956,387\$172,150htsSteDamage/ Wear4Def Maint Qty:\$36,908 10,000\$6,643 QyDrking Lot hv DerseG2020 Parking LotsSiteConcrete curbs at nomination planting hedgeDamage/ Wear2Def Maint \$30,272\$5,449

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	Soft Cost	Total Cost
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site	Perimeter of building. grade to provide accessible entrances o openings.	Wear	3	Def Maint Qty:	\$199,530 15,000	\$35,915 SQFT	\$235,445
G2040-28-3C Correct Loading Dock Major Deterioration by Complete Demo & Replace Including Stairs	G2040 Site Development	Site		Damage/ Wear	2	Def Maint Qty:	\$4,348 120	\$783 SQFT	\$5,131
G2041-04-1C Correct Playground Equipment Major Deterioration by Demo & Replace	G2041 Athletic & Recreational Equipment	Site		Damage/ Wear	4	Def Maint Qty:	\$289,875 5,000	\$52,178 SQFT	\$342,053
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Site		Damage/ Wear	2	Def Maint Qty:	\$1,108,480 5,000) \$199,526 SQYD	\$1,308,006
			Total Esti	mated Cost for G20	Site Imp	rovements	\$1,669,413	\$300,494	\$1,969,907
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and sho circuit study to find ou PPE lavels at electric equipment	ut Standards	2	Def Maint Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
			Total Esti	mated Cost for Z10	General 1	Requirements	\$ \$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost for	Bancroft ES			\$18,713,490
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	-		be performed with be performed with			STUDIO JAED Powered By: CT2000

Detailed Assessmen (Conducted in March 2017)	Location F	Name: Priority:	Bancroft Compreh	2017 DDOE Wilmington City Schools Assessment Bancroft ES Comprehensive Tuesday, April 11, 2017					
Capital Improvement Only	Ŷ					Page 1 o	of 4		
CorrectionName	Subsystem Name	Area Name	Correction Notes Reason	Priori	ty C	ategory	Const. Cos	t Soft Cost	Total Cost
Bancroft ES									
C10 Interior Construction									
C1030-01-4C Correct Chalkboard Major Deterioration by Remove Existing and Install Markerboards/Tack	C1030 Fittings	Classrooms	Damage Wear	2	Cap	Imprvmt Qty:		\$16,341 SQFT	\$107,126
C1030-10-7C Correct Panel Signage Non Compliant Signage by Demo and Replace (BLDGSF)	C1030 Fittings	Building- wide	Codes/ Standard	s 2	Cap	Imprvmt Qty:		\$32,536 BLDGSF	\$213,290
			Total Estimated Cost for C	10 Interio	or Con	struction	\$271,539	\$48,877	\$320,416
D20 Plumbing									
D2010-02-7C Correct Lavatory None Installed by Installing New Lavatory	D2010 Plumbing Fixtures	2nd Floor Boys Grp Toilet	Functiona	ity 2	Cap	Imprvmt Qty:	\$1,020 1	\$184 EACH	\$1,203
			Total Estimated Cost for D	20 Plumb	ing		\$1,020	\$184	\$1,203
D30 HVAC									
D3020-01-6C Correct Conversion from Steam Boiler to Hot Water Boiler Required by Converting Boiler from Steam to Hot Water	D3020 Heat Generation	Boiler	Progran Reqmt	2	Cap	Imprvmt Qty:	\$ 59,270 2	\$10,669 EACH	\$69,939



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-02-43C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace With Packaged Split System Heat Pump	D3040 HVAC Distribution	Main Office		Program Reqmt	2	Cap Imprvmt Qty:	\$36,161 1 E	\$6,509 ACH	\$42,670
D3040-02-44C Correct AHU Steam Coil by Demo & Replace with HW Coil	D3040 HVAC Distribution	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$62,327 8 E	\$11,219 ACH	\$73,545
D3040-14-15C Correct Uninsulated HVAC Pipes by Install Insulation	D3040 HVAC Distribution	2nd Floor Storage Room		Energy Conserv	2	Cap Imprvmt Qty:	\$914 40 L	\$165 NFT	\$1,079
D3040-14-19C Correct Bldg-Wide Deteriorated or Inadequate HVAC Pipe, Valves, Fittings & Insulation by Demo & Replace (2"-4")	D3040 HVAC Distribution	Building Wide	<i>To accommodate conversion from Steam to HW</i>	Program Reqmt	2	Cap Imprvmt Qty:		\$538,302 LDG SF	\$3,528,868
D3040-16-4C Correct Circulating Pump Insufficient Quantity (or Not Installed) by New Installation	D3040 HVAC Distribution	Building Wide	To accommodate conversion from Steam to HW	Program Reqmt	2	Cap Imprvmt Qty:	\$146,934 4 E	\$26,448 ACH	\$173,383
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	Building Wide	For MDF and IDFs	Program Reqmt	2	Cap Imprvmt Qty:	\$60,150 4 E	\$10,827 ACH	\$70,977
			Total Estimated	Cost for D30	HVAC	:	\$3,356,323	\$604,138	\$3,960,461



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D50 Electrical										
D5010-12-4C Correct Insu Quantity of Electrical Panel by Installing Additional Par Boards	l Boards	D5010 Electrical Service & Distribution	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$215,355 8	\$38,764 EACH	\$254,119
D5020-15-7C Correct Fluo Lighting By Demo & Repla LED Lighting		D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:		5 \$269,605 SQFT	\$1,767,411
D5021-01-1C Correct Insu Quantity Receptacles by Ins Additional Units		D5021 Branch Wiring	Classroom		Functionality	y 2	Cap Imprvmt Qty:	\$353,153 52,000	\$63,568 SQFT	\$416,720
D5030-05-1C Correct Fire Horn/Strobe Not Installed b Installing		D5030 Fire Alarm System	Classroom	Strobes are not installed. Recommend to complete asap but not required until renov or notice from annual inspection.	Life Safety	2	Cap Imprvmt Qty:	\$70,123 54	\$12,622 EACH	\$82,745
D5090-06-1C Correct Inad Kiln Power Supply By Add Dedicated Power Outlet	1	D5090 Other Electrical Systems	Classroom		Functionality	y 2	Cap Imprvmt Qty:	\$4,230 1	\$761 EACH	\$4,992
D5090-13-1C Correct Day Harvesting Controls Not Ins by New Installation		D5090 Other Electrical Systems	Building Wide	Motion sensors in classrooms	Energy Conserv	2	Cap Imprvmt Qty:	\$326,600 54	\$58,788 SQFT	\$385,388
				Total Estimated	l Cost for D50	Electric	cal	\$2,467,267	\$444,108	\$2,911,375
Priority Definitions: Priority 1 : In Priority 2 : H		Work should be perforn Work should be perforn	-		3 : Medium 4 : Low		ld be performed withi Id be performed withi			STUDIO JAED Powered By: CT2000

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Detailed Assessmen	Detailed Assessment Report						Priority: Comprehensive							
(Conducted in March 2017)	Conducted in March 2017)					Date Printed: Tuesday, April 11, 2017 Page 4 of 4								
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost					
H10 Additional Space Require	ments													
H1020-01-2C Correct General Space Entrance not ADA Jamb	H1020 Space Reconfiguration	Auditorium Stage	200 SF area needs reconfigured at (2)	Accessibility	2	Cap Imprvmt	\$20,604 2 E	\$3,709 ACH	\$24,312					
Clearance Compliant by Demo & Reconfigure Space Entrance	C	C	approaches to stage for jamb clearance.			Qty:	2 E/	АСП						
H1020-05-1C Correct Non ADA	H1020 Space	Building-		Accessibility	2	Cap Imprvmt	\$4,500,000	\$810,000	\$5,310,000					
Toilet by Demo & Reconfigure Space	Reconfiguration	wide				Qty:	6,000 SC	QFT						
H1020-10-1C Correct Entrance	H1020 Space	Main	Secure Entrance	Security	2	Cap Imprvmt	\$170,000	\$30,600	\$200,600					
Space Reconfiguration Required by Demo & Reconfigure Space	Reconfiguration	Entrance				Qty:	400 SC	QFT						

Total Estimated Cost for H10 Additional Space Reg\$4,690,604 \$844,309 \$5,534,912

Total Estimated Cost for Bancroft ES

\$12,728,366



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Na	me: Bancroft prity: Compreh	ES ensive April 11, 2017	City Schools Asses	sment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Bancroft ES									
C30 Interior Finishes C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Toilet Rooms		Program Reqmt	4	RC Criteria Qty:	\$86,734 3,123 S	\$15,612 QFT	\$102,346
D20 Plumbing			Total Estim	ated Cost for C30	Interior 1	Finishes	\$86,734	\$15,612	\$102,346
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$51,120 58 E	\$9,202 EACH	\$60,322
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$ 69,539 52 E	\$12,517 EACH	\$82,057
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$ 37,343 30 E	\$6,722 EACH	\$44,064
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New		Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1 E	\$9,761 EACH	\$63,990
			Total Estim	ated Cost for D20	Plumbing	5	\$212,231	\$38,202	\$250,433
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	ority 3 : Medium ority 4 : Low			in the next 3-5 year in the next 6-10 yea		STUDIO JAE Powered By: CT20

Detailed Asses (Conducted in March .		t Report			L	ocation Nai. Prior Date Print	ity: Comprehe	ensive April 11, 2017		
CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D30 HVAC										
D3060-02-8C Correct Elec Control System Space Occ Sensor Not Installed by Ins Sensor	upancy	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$177,676 84	5 \$31,982 EACH	\$209,658
				Total Estimated	Cost for D30	HVAC		\$177,676	\$31,982	\$209,658
E10 Equipment										
E1020-01-1C Correct Add ES Library Equipment & M Required by Provide New		E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$85,555 1	\$15,400 LPSM	\$100,955
E1020-15-1C Correct Clas Sound Enhancement Syste Installed by Install New		E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$182,849 54	\$32,913 ROOM	\$215,762
				Total Estimated	Cost for E10	Equipme	nt	\$268,404	\$48,313	\$316,717
E20 Furnishings										
E2010-15-1C Correct Det Toilet Accessories by Dem Replace		E2010 Fixed Furnishings	Toilet Rooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$31,795 146	\$5,723 EACH	\$37,518
				Total Estimated	Cost for E20	Furnishir	ngs	\$31,795	\$5,723	\$37,518
Priority Definitions: Priority 1 : Priority 2 :	Immediate High	Work should be perform Work should be perform	-				be performed with	-		STUDIO JAEI Powered By: CT200

Detailed Assessmen (Conducted in March 2017)	L								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Site	25 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$10,598 50 E.	\$1,908 ACH	\$12,506
			Total Estimated	d Cost for G20	Site Imp	rovements	\$10,598	\$1,908	\$12,506
H10 Additional Space Require	ements								
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$817,229 2,886 S	\$147,101 QFT	\$964,330
			Total Estimated	d Cost for H10	Addition	al Space Req	\$817,229	\$147,101	\$964,330
				Total Estimate	ed Cost for	Bancroft ES	1		\$1,893,507

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Bayard Middle School Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Bayard MS
Building Type:	Middle School
Building Area (SF):	142,326
Number of Floors:	3 + Mezzanine
Constr./Renov. Yrs:	1925
Date Assessed:	March 2017
Address:	
200 South DuPont Street	

Wilmington, DE 19805



				Assess	me	nt Costs by Pr	iorit	Ξγ	
Correction Category	Prior	ity 1		Priority 2		Priority 3		Priority 4	Sub-Total
Deferred Maintenance	\$	-	\$	5,306,149	\$	6,279,178	\$	3,707,530	\$ 15,292,858
Capital Improvements	\$	-	\$	4,056,354	\$	1,204,511	\$	e_ =	\$ 5,260,865
RCCSD Criteria	\$	-	\$	2,163,686	\$		\$	16,386	\$ 2,180,071
Sub-Total by Priority:	ć	_	ć	11 526 189	ć	7 /83 689	ć	3 723 016	

Sub-Total by Priority: \$ - \$ 11,526,189 \$ 7,483,689 \$ 3,723,916

Total Assessed Cost:\$22,733,794Est. Replacement Cost:\$56,389,561Facility Condition Index:0.40

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Project Name: 2017 DDOE Wilmington City Schools Assessment Detailed Assessment Report Location Name: Bayard MS (Conducted in March 2017) Priority: Comprehensive Deferred Maintenance Only Tuesday, April 11, 2017 Page 1 of 16 Priority: Const. Cast.											
CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
<i>Bayard MS</i> B10 Superstructure											
B1011-01-12C Correct Exterior Steel Stair Hand Deterioration by Demo & with Aluminum Handrai	lrail Major & Replace	B1011 Exterior Above Grade Stairs	Site - Maple St. Side		Damage/ Wear	4	Def Maint Qty:	\$14,863 50 L1	\$2,675 NFT	\$17,538	
B1011-01-4C Correct D Concrete Exterior Stair b and Replace		B1011 Exterior Above Grade Stairs	Full Site		Damage/ Wear	4	Def Maint Qty:	\$151,473 400 S0	\$27,265 QFT	\$178,739	
B1011-01-5C Correct C Exterior Aluminum Stair Major Deterioration by I Replace in Kind	Handrail	B1011 Exterior Above Grade Stairs	Main Entrances (2)		Damage/ Wear	4	Def Maint Qty:	\$35,969 121 L1	\$6,474 NFT	\$42,443	
B1014-01-2C Correct D Exterior Steel Ladder by Replace		B1014 Exterior Building Access Ladder	Roof		Damage/ Wear	3	Def Maint Qty:	\$17,005 36 LI	\$3,061 NFT	\$20,066	
				Total Estimated	d Cost for B1 () Superstru	ucture	\$219,310	\$39,476	\$258,786	
B20 Exterior Enclose	ure										
B2010-03-1C Correct B Masonry Exterior Wall M Joint Deterioration by Re Deteriorated Area	Mortar	B2010 Exterior Walls	Building Envelope	<i>Re-point entire building envelope and planter walls</i>	Damage/ . Wear	4	Def Maint Qty:	\$310,310 35,000 S0	\$55,856 QFT	\$366,166	
Priority Definitions: Priority Priority		Work should be perform Work should be perform	-		3 : Medium 4 : Low		-	in the next 3-5 years in the next 6-10 yea		STUDIO JAED Powered By: CT2000	

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2010-08-3C Correct Metal Siding Major Deterioration by Complete Demo Install New Material & Finish	Walls	Roof Area 4		Damage/ Wear	2	Def Maint Qty:	\$37,586 2,000 S0	\$6,765 QFT	\$44,351
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	2	Def Maint Qty:	\$104,113 472 S0	\$18,740 QFT	\$122,853
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	4	Def Maint Qty:	\$573,502 2,600 S	\$103,230 QFT	\$676,732
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$66,571 16 E.	\$11,983 ACH	\$78,554
			Total Estimated	Cost for B20	Exterior	Enclosure	\$1,092,080	\$196,574	\$1,288,655
B30 Roofing									
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof Insulation		Damage/ Wear	3	Def Maint Qty:	\$2,413,605 83,124 S0	\$434,449 QFT	\$2,848,054



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	3	Def Maint Qty:	\$14,748 4 E	\$2,655 ACH	\$17,403
B3020-04-2C Correct Roof Hatch Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	3	Def Maint Qty:	\$3,400 1 E4	\$612 ACH	\$4,012
B3050-02-5C Correct Cast Stone Copings & Cornices Major Deterioration by Install Aluminum Coping over Existing	B3050 Roof Coping Cap	Roof		Damage/ Wear	3	Def Maint Qty:	\$135,809 2,000 L1	\$24,446 NFT	\$160,255
			Total Estima	ated Cost for B30	Roofing		\$2,567,563	\$462,161	\$3,029,724
C10 Interior Construction									
C1011-02-3C Correct Operable Partition Major Deterioration by Demo & Infill with CMU	C1011 Operable Partitions	Classroom		Damage/ Wear	2	Def Maint Qty:	\$303,133 8,700 S0	\$54,564 QFT	\$357,697
C1020-01-3C Correct Hollow Metal Interior Door Deterioration by Demo, Replace & Finish Door Frame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$207,229 60 EA	\$37,301 ACH	\$244,530



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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C1020-02-28C Con nterior Door Hardw Replace Hardware		C1020 Interior Door	Building- wide	<i>Existing door hardware is not ADA compliant</i>	Codes/ Standards	2	Def Maint Qty:	\$69,475 43	\$12,505 EACH	\$81,980
C1020-02-30C Con Deteriorated Wood Frame by Demo & Wood Door, Hollow & New Hardware	Interior Door & Replace with	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$317,435 86	\$57,138 EACH	\$374,573
				Total Estimated	Cost for C10	Interior (Construction	\$897,271	\$161,509	\$1,058,780
C30 Interior Fini	ishes									
C3010-05-3C Corr nterior Wall Finish Deterioration by Pr Repaint (Bldg SF)	n Minor	C3010 Wall Finishes	Building- wide	Includes patching Wall Surface from TV Support Brackets removed at 60 locations	Damage/ Wear	2	Def Maint Qty:	\$293,098 130,000	\$52,758 BLDGSF	\$345,856
C3010-10-2C Corr Wall Panels Major Demo Existing & R	Deterioration by	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$58,349 1,600	\$10,503 SQFT	\$68,852
C3020-07-1C Corr Flooring Deteriorat Existing, Prep & Re	ion by Demo	C3020 Floor Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$34,986 830	\$6,297 Sqyd	\$41,283
C3020-13-2C Corr Base Major Deterio Surface & Replace		C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 100K SF area	Damage/ Wear	3	Def Maint Qty:	\$84,791 15,000	\$15,262 LNFT	\$100,053

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$ 690,760 100,000) \$124,337 SQFT	\$815,097
			Total Estimated	Cost for C30	Interior I	Finishes	\$1,161,983	\$209,157	\$1,371,140
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$ 52,706 46	\$9,487 EACH	\$62,194
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$27,816 57	\$5,007 EACH	\$32,823
D2010-06-2C Correct Residential Sink Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Library		Damage/ Wear	2	Def Maint Qty:	\$2,63 4	\$474 EACH	\$3,108
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Locker Room		Damage/ Wear	2	Def Maint Qty:	\$8,664 3	\$1,559 EACH	\$10,223
D2010-07-5C Correct Shower Faucet Deterioration by Replace Faucet	D2010 Plumbing Fixtures	Locker Room		Damage/ Wear	2	Def Maint Qty:	\$1,372 2	\$247 EACH	\$1,619



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CorrectionName	Subsystem Na	me Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2010-10-2C Correct Elect Water Cooler Non-Complia Demo & Replace Existing		Building Wide		Damage/ Wear	2	Def Maint Qty:	\$71,192 16 E.	\$12,815 ACH	\$84,006
D2020-08-26C Correct Gas Domestic Water Heater (140 Major Deterioration by Den Replacement) Gal) Domestic Wat	Boiler ter		Damage/ Wear	4	Def Maint Qty:	\$79,145 2 E	\$14,246 ACH	\$93,391
D2030-07-1C Correct Grea Interceptor Major Deterioral Demo & Replace Existing		ry Kitchen	Replace grease interceptor (from 2011 assessment)	Damage/ Wear	2	Def Maint Qty:	\$3,924 1 E.	\$706 ACH	\$4,630
			Total Estimate	d Cost for D20	Plumbing	g	\$247,452	\$44,541	\$291,993
D30 HVAC									
D3020-02-7C Correct Dete Hot Water Boilers by Demo Replace Boilers and Burners (System)	and Generation	Boiler	Replace (2) 4800 MBH Hot Water Boilers - Gas Fired	Damage/ Wear	4	Def Maint Qty:	\$414,352 2 E	\$74,583 ACH	\$488,935
D3020-06-4C Correct Bree Major Deterioration Minor Deterioration by Clean & Pa Steel Breeching (SQFT)	Generation	Boiler		Damage/ Wear	4	Def Maint Qty:	\$11,366 785 S(\$2,046 QFT	\$13,412
D3030-02-1C Correct Majo Deterioration of Cooling To Demo & Replace			Existing 400 Ton Cooling Tower	Damage/ Wear	3	Def Maint Qty:	\$114,458 1 E.	\$20,602 ACH	\$135,061
Priority Definitions: Priority 1 : Ir Priority 2 : H		rformed immediately. P rformed within the next		3 : Medium 4 : Low			n the next 3-5 years n the next 6-10 yea		STUDIO JAE Powered By: CT20

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-01-2C Correct Deteriorated Supply Fan (.5 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$ 5,249 1 E4	\$945 ACH	\$6,194
D3040-01-7C Correct Deteriorated Supply Fan (5 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$16,903 1 Ea	\$3,043 ACH	\$19,946
D3040-01-8C Correct Deteriorated Supply Fan (1 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$52,727 9 Ea	\$9,491 ACH	\$62,218
D3040-02-11C Correct AHU Major Deterioration of 7.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$23,902 1 E4	\$4,302 ACH	\$28,205
D3040-02-13C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution		10 Ton Units	Damage/ Wear	2	Def Maint Qty:	\$139,676 5 E4	\$25,142 ACH	\$164,818
D3040-02-13C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$139,676 5 Ea	\$25,142 ACH	\$164,818
D3040-02-13C Correct AHU Major Deterioration of 12.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution	Kitchen	AHU Above Kitchen 12.5 Tons (Estimated)	Damage/ Wear	2	Def Maint Qty:	\$27,935 1 Ea	\$5,028 ACH	\$32,964



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-02-14C Correct AHU Major Deterioration of 25 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$45,407 1 E	\$8,173 ACH	\$53,581
D3040-02-15C Correct AHU Major Deterioration of 37.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$52,231 1 E.	\$9,402 ACH	\$61,632
D3040-02-26C Correct Major Deterioration of Air Handling Unit by Demo and Replace	D3040 HVAC Distribution		Demo and Replace 17.5 Ton AHU	Damage/ Wear	2	Def Maint Qty:	\$11,020 1 E.	\$1,984 ACH	\$13,003
D3040-02-31C Correct AHU Major Deterioration of 15 Ton Unit by Demo & Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$36,500 1 E.	\$6,570 ACH	\$43,070
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$51,812 11 E	\$9,326 ACH	\$61,138
D3040-05-3C Correct Ceiling Exhaust Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Restroom		Damage/ Wear	2	Def Maint Qty:	\$22,856 1 E.	\$4,114 ACH	\$26,970
D3040-10-12C Correct Wall Louver in Poor Condition by Demo & Replace	D3040 HVAC Distribution	Roof	Louvers in cooling tower area (7) and on roof area (6)	Damage/ Wear	2	Def Maint Qty:	\$16,243 13 E.	\$2,924 ACH	\$19,167



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Building Wide	<i>Replace various ceiling diffusers</i>	Damage/ Wear	2	Def Maint Qty:	\$22,43 1 30	\$4,038 EACH	\$26,469
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Cafeteria & Kitchen	Transfer Grilles in Cafeteria (2) and Return Grille in Kitchen (1)	Damage/ Wear	2	Def Maint Qty:	\$1,495 2	\$269 EACH	\$1,765
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Gym	Damaged Diffusers in Gym	Damage/ Wear	2	Def Maint Qty:	\$1,495 2	\$269 EACH	\$1,765
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Mechanical Mezzanine		Damage/ Wear	2	Def Maint Qty:	\$5,560 240	\$1,001 SQFT	\$6,561
D3040-11-1C Correct Ductwork & Insulation Minor Deterioration by Duct Cleaning	D3040 HVAC Distribution	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$22,609 1,800	\$4,070 LNFT	\$26,679
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	Chilled Water pumps	Damage/ Wear	3	Def Maint Qty:	\$21,756 2	\$3,916 EACH	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	Condenser water pumps	Damage/ Wear	3	Def Maint Qty:	\$ 32,63 4 3	\$5,874 EACH	\$38,508
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	•				be performed with be performed with			STUDIO JAED Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler		Damage/ Wear	4	Def Maint Qty:	\$43,512 4]	\$7,832 Each	\$51,344
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Kitchen	Hydronic distribution pump above Kitchen	Damage/ Wear	3	Def Maint Qty:	\$10,878 1	\$1,958 Each	\$12,836
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Mech Mezzanine	Hydronic pumps in Mechanical Mezzanine adjacent to gym	Damage/ Wear	3	Def Maint Qty:	\$ 54,390 5]	\$9,790 Each	\$64,180
D3040-23-1C Correct Deteriorated Split System Indoor Unit by Demo and Replace	D3040 HVAC Distribution		2 Ton Split System Ceiling Cassette units	Damage/ Wear	4	Def Maint Qty:	\$73,584 10 1	\$13,245 EACH	\$86,829
D3040-29-2C Correct Propeller Fan Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Mech Mezzanine & Penthouse	1/5 HP Fans - (2) in Mech. Mezzanine & (2) in Penthouse	Damage/ Wear	2	Def Maint Qty:	\$5,859 4]	\$1,055 EACH	\$6,913
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$453,278 39 1	\$81,590 EACH	\$534,868
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$73,353 13	\$13,204 EACH	\$86,557



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$21,390 5 E	\$3,850 ACH	\$25,240
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$48,533 309 L	\$8,736 NFT	\$57,269
D3060-02-1C Correct Deteriorated or Inadequate Electronic Control System by Upgrade/Replace System	D3060 HVAC Instrumentation & Controls	Building Wide	Convert existing Pneumatic control system to DDC throughout	Damage/ Wear	2	Def Maint Qty:	\$1,265,065 142,326 S	\$227,712 QFT	\$1,492,776
			Total Estimated	Cost for D30	HVAC		\$3,340,135	\$601,224	\$3,941,359
D50 Electrical									
D5010-07-4C Correct Deteriorated Building Main Switchgear (2500 AMP) by Demo & Replace	D5010 Electrical Service & Distribution	Boiler	High Voltage switch, 1000 kva substation xfmr, 4000 amp main brkr, (1) 1600 ampbrkr (2) 1000 amp bkr, (8) 400 amp brkr, (2) 225 amp brkr, (1) 600 amp brkr, 500 amp brkr	Functionality	3	Def Maint Qty:	\$128,524 1 E	\$23,134 ACH	\$151,658
D5010-08-1C Correct Motor Control Center Deterioration by Demo & Replace	D5010 Electrical Service & Distribution	Building Wide	Motor control center with (27) combination size 1 starters.	Functionality	3	Def Maint Qty:	\$168,698 1 E	\$30,366 ACH	\$199,064



(Conducted in March 2017)

Location Name: Bayard MS

Priority: Comprehensive

Date Printed: Tuesday, April 11, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5010-08-1C Correct Motor Control Center Deterioration by Demo & Replace	D5010 Electrical Service & Distribution	Building Wide	<i>Motor control center with</i> (18) combination size 1 starters	Functionality	3	Def Maint Qty:	\$168,698 1 E4	\$30,366 ACH	\$199,064
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	225 amp, 42 ckt each	Functionality	2	Def Maint Qty:	\$93,435 6 E4	\$16,818 ACH	\$110,253
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Interior		Functionality	2	Def Maint Qty:	\$ 420,457 27 E4	\$75,682 ACH	\$496,139
D5010-13-5C Correct 1600 Amp Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Building Wide	1600 amp,208/120 v swbd with (3) 225 amp breakers, (6) 400 amp breakers.	Functionality	3	Def Maint Qty:	\$77,139 1 Ea	\$13,885 ACH	\$91,024
D5010-13-5C Correct 1600 Amp Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Building Wide	1600 amp swbd with (7) 100 amp breakers, (8) 400 amp breakers	Functionality	3	Def Maint Qty:	\$77,139 1 E4	\$13,885 ACH	\$91,024
D5010-14-1C Correct Motor Starter Deterioration by Demo & Replace Motor Starter	D5010 Electrical Service & Distribution	Kitchen		Functionality	2	Def Maint Qty:	\$5,238 1 E4	\$943 ACH	\$6,181



Location Name: Bayard MS

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5020-16-2C Correct Broken Exit Sign by Replacing	D5020 Lighting & Branch Wiring	Gym		Codes/ Standards	3	Def Maint Qty:	\$1,016 2	\$183 EACH	\$1,198
D5032-06-1C Correct Master Clock, Room Clocks, & System Wiring by Demo & Replace	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Def Maint Qty:	\$252,090 142,303	\$45,376 SQFT	\$297,466
D5035-05-2C Correct Building- Wide Telephone System Major Deterioration by Demo & Replacement	D5035 Telephone System	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$240,919 142,303	\$43,365 SQFT	\$284,284
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Interior		Functionality	2	Def Maint Qty:	\$3,827 4	\$689 EACH	\$4,516
E10 Equipment			Total Esti	mated Cost for D50	Electrical	l	\$1,637,180	\$294,692	\$1,931,872
E1090-06-1C Correct Deteriorated Basketball Backboard by Demo & Replace In Kind	E1090 Other Equipment	Site - Maple St. Side		Damage/ Wear	3	Def Maint Qty:	\$23,430 4	\$4,217 EACH	\$27,647
			Total Esti	mated Cost for E10	Equipme	nt	\$23,430	\$4,217	\$27,647
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$36,942 40	\$6,650 LNFT	\$43,592
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform					·	in the next 3-5 yea in the next 6-10 y	•	STUDIO JAED Powered By: CT2000

Location Name: Bayard MS

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$7,601 472 S	\$1,368 QFT	\$8,969
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$32,208 2,000 S	\$5,798 QFT	\$38,006
			Total Estimated	Cost for E20	Furnishin	ngs	\$76,752	\$13,815	\$90,567
F20 Selective Demolition									
F2020-02-2C Correct Asbestos Boiler Gasketing by Abatement	F2020 Hazardous Components Abatement	Boiler	50 LF of Flue Gasket as noted in the AHERA	Environ- mental	2	Def Maint Qty:	\$1,250 1 E	\$225 EACH	\$1,476
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	3	Def Maint Qty:	\$627,482 67,000 S	\$112,947 QFT	\$740,429
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Building- wide	Replace all existing chalkboards with markerboards	Environ- mental	4	Def Maint Qty:	\$74,208 1,280 S	\$13,357 QFT	\$87,565



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Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
F2020-37-1C Correct Asbestos Boiler Flue Gasketing by Abatemen	F2020 t Hazardous Components Abatement	Boiler	As noted in AHERA Repo	rt Environ- mental	2	Def Maint Qty:	\$8,908 50	\$1,603 LNFT	\$10,511
F2020-38-1C Correct Asbestos Light Fixture Heat Shield by Abatement	F2020 Hazardous Components Abatement	Boiler	As noted in AHERA ReportAlso noted in AHERA Report: "This material must remain assumed to contain asbestos until analysis proves otherwise".	Environ- mental	2	Def Maint Qty:	\$3,975 10	\$716 EACH	\$4,691
G20 Site Improvements			Total Estimat	ed Cost for F20	Selective	Demolition	\$715,823	\$128,848	\$844,671
G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Full Site		Damage/ Wear	3	Def Maint Qty:	\$238,625 6,832	\$42,952 Sqyd	\$281,577
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Parking Lots		Damage/ Wear	2	Def Maint Qty:	\$8,194 2,220	\$1,475 Sqyd	\$9,668
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Full Site		Damage/ Wear	4	Def Maint Qty:	\$295,703 22,230	\$53,227 SQFT	\$348,930
G2040-02-8C Correct Chain Link 10' Fence and Gates Major Deterioration by Demo & Replace	G2040 Site Development	Site - Maple St. Side		Damage/ Wear	2	Def Maint Qty:	\$33,812 400	\$6,086 LNFT	\$39,898
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform			ity 3 : Medium ity 4 : Low		be performed with be performed with			STUDIO JAED Powered By: CT200

(Conducted in March 2017)

Location Name: Bayard MS

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2040-19-6C Correct Precast Concrete Bench Major Deterioration by Demo and Replace	G2040 Site Development	Main Entrances (2)		Damage/ Wear	3	Def Maint Qty:	\$18,564 8	\$3,342 EACH	\$21,906
G2040-25-2C Correct Deteriorated Conc Retaining Wall by Demo & Replace including Guardrail	G2040 Site Development	Site - Maple St. Side		Damage/ Wear	4	Def Maint Qty:	\$306,035 400	\$55,086 LNFT	\$361,121
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$10,336 2,220	\$1,860 Sqyd	\$12,197
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$69,801 4,400	\$12,564 SQFT	\$82,365
			Total Estimated C	Cost for G20	Site Impr	covements	\$981,070	\$176,593	\$1,157,662
			Т	Total Estimate	ed Cost for	Bayard MS			\$15,292,858

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	-			I	Location N	Name: Bayard M iority: Compreh inted: Tuesday	: Comprehensive			
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
Bayard MS D20 Plumbing										
D2010-02-7C Correct Lavatory None Installed by Installing New Lavatory	D2010 Plumbing Fixtures	Toilet Rm	Lav missing in toilet room	Functionality	2	Cap Imprvmt Qty:		\$184 ACH	\$1,203	
D30 HVAC			Total Estimated	d Cost for D20	Plumbi	ng	\$1,020	\$184	\$1,203	
D3040-02-45C Correct 30 Ton AHU Condensing Unit Not Installed by Install New Including Piping, Controls, & Evaporator Coils to Ductwork	D3040 HVAC Distribution	Gym	Add A/C to Gym. 1 ea. for AHU-4 & AHU-5	Environ- mental	2	Cap Imprvmt Qty:		\$37,479 ACH	\$245,695	
D3040-05-1C Correct Ceiling Exhauster Not Installed by New nstallation	D3040 HVAC Distribution		Provide additional toilet exhaust	Functionality	2	Cap Imprvmt Qty:		\$4,114 ACH	\$26,970	
D3040-15-1C Correct Uninsulated HVAC Pipes by Install Insulation	D3040 HVAC Distribution	Boiler		Energy Conserv	2	Cap Imprvmt Qty:		\$247 NFT	\$1,618	
D3040-41-1C Correct Variable Refrigerant Flow (VRF) System Not Installed by Install New (5000 SF Area)	D3040 HVAC Distribution	Main Office Area	Provide VRF System For Main Office Area. Approximately 4,725 SQFT.	Functionality	2	Cap Imprvmt Qty:	\$511,468 1 EA	\$92,064 ACH	\$603,532	

Sensor Activated Light Switch Not Wiring

Installed by Install New

(Conducted in March 2017)

Location Name: Bayard MS

Priority: Comprehensive

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Qty:

EACH

75

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	Other	New AC for IDF's & MDF (IDF2A & IDF3A)	Program Reqmt	2	Cap Imprvmt Qty:	\$30,075 2 E4	\$5,414 ACH	\$35,489
			Total Estimated	Cost for D30	HVAC		\$773,986	\$139,318	\$913,304
D50 Electrical									
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$134,597 5 E	\$24,227 ACH	\$158,825
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$1,330,675 142,303 S0	\$239,522 QFT	\$1,570,197
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty:	\$312,404 46,000 S0	\$56,233 QFT	\$368,637
D5021-01-6C Correct Insufficient GFCI Receptacles by Installing Additional GFCI Receptacles	D5021 Branch Wiring	Roof		Codes/ Standards	2	Cap Imprvmt Qty:	\$3,045 3 E4	\$548 ACH	\$3,593
D5021-02-7C Correct Motion	D5021 Branch	Building		Energy	2	Cap Imprvmt	\$40,076	\$7,214	\$47,290

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. Priority 2 : High Work should be performed within the next 1-2 years. Priority 4 : Low Work should be performed within the next 6-10 years.

Conserv



Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.

Wide

Bayard MS Location Name:

> Comprehensive **Priority:**

Tuesday, April 11, 2017 Date Printed:

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CorrectionName Area Name Correction Notes Reason Priority Category Soft Cost Subsystem Name Const. Cost **Total Cost** D5030-05-1C Correct Fire D5030 Fire *Recommend to complete* Life Safety Cap Imprvmt \$59.734 \$10.752 \$70.486 Building 2 Horn/Strobe Not Installed by Alarm System Wide asap but not required until Qty: 46 EACH Installing renov or notice from annual inspection. 1 of 46 classrooms Cap Imprvmt \$592,307 \$698,922 D5036-04-1C Correct Learning D5036 Classrooms Program 2 \$106,615 Area Interactive Flat Panel Technology currently has smartboard Reqmt Oty: 45 EACH Assembly Not Installed by Install technology System New Including HDMI & USB Infrastructure & Powered Mount Total Estimated Cost for D50 Electrical \$2,472,839 \$445.111 \$2,917,950 H10 Additional Space Requirements Cafeteria Use Restricted. 3 Cap Imprvmt \$822,772 \$148,099 \$970,871 H1020-01-1C Correct General H1020 Space Cafeteria Functionality Space Upgrade by Demo & Reconfiguration Remove existing partitions SOFT Oty: 3,881 and reconfigure space **Reconfigure Space** with new interior finishes. H1020-05-2C Correct New ADA H1020 Space Toilet *Create accessible toilet* Accessibility 3 Cap Imprvmt \$198,000 \$35.640 \$233,640 Compliant Toilet Room Required Reconfiguration rooms at (9) locations. Rooms 360 SQFT Qty: by Demo and Reconfiguring **Existing General Space** H1020-10-1C Correct Entrance H1020 Space Secure Entrance Security Cap Imprvmt \$170,000 \$30,600 \$200,600 Main 2 Space Reconfiguration Required by Reconfiguration Entrance SQFT Qty: 400 Demo & Reconfigure Space Total Estimated Cost for H10 Additional Space Reg \$1,190,772 \$214,339 \$1,405,111 **Priority Definitions:** Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. STUDIO JAED Priority 2 : High Work should be performed within the next 1-2 years. Priority 4 : Low Work should be performed within the next 6-10 years.

Powered By: CT2000

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 18% Soft Costs. January 2017 R.S. Means estimates regionalized for Wilmington, DE.

(Conducted in March 2017)

Detailed Assessmen (Conducted in March 2017)	Location Name:Bayard MSPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 4 of 4								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:		\$3,554 PSM	\$23,297
			Total Estimated	Cost for Z10	General	Requirement	\$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost for	r Bayard MS			\$5,260,865

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Detailed Assessmen (Conducted in March 2017) <mark>RCCSD Criteria Only</mark>	t Report		Location Na	ame: 2017 DD0 ame: Bayard M ority: Compreh nted: Tuesday, Page 1 o	IS ensive April 11, 2017	sment			
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
<i>Bayard MS</i> C30 Interior Finishes									
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Toilet Rooms		Program Reqmt	4	RC Criteria Qty:	\$13,886 500	\$2,500 SQFT	\$16,386
D20 Plumbing			Total Estin	nated Cost for C30	Interior	Finishes	\$13,886	\$2,500	\$16,386
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$40,543 46	\$7,298 EACH	\$47,841
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$76,226 57	\$13,721 EACH	\$89,947
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$9,958 8	\$1,792 EACH	\$11,750
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New		Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1	\$9,761 EACH	\$63,990
			Total Estin	nated Cost for D20) Plumbin	g	\$180,956	\$32,572	\$213,529
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform		-	riority 3 : Medium riority 4 : Low		be performed withi be performed withi	-		STUDIO JAEI Powered By: CT20

Detailed Assessmen (Conducted in March 2017)	Location Name:Bayard MSPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 2 of 3								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$230,556 109 H	\$41,500 Each	\$272,056
E10 Equipment			Total Estimate	ed Cost for D30	HVAC		\$230,556	\$41,500	\$272,056
E1020-01-2C Correct Additional MS Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$94,769 1 I	\$17,058 LPSM	\$111,828
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment	Other		Program Reqmt	2	RC Criteria Qty:	\$8,895 1 F	\$1,601 EACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$193,007 57 F	\$34,741 Room	\$227,748
			Total Estimate	ed Cost for E10	Equipme	nt	\$296,671	\$53,401	\$350,072



Detailed Assessmen (Conducted in March 2017)	t Report			Location Name:Bayard MSPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 3 of 3						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
E20 Furnishings										
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$31,577 145 E	\$5,684 EACH	\$37,261	
			Total Estimated	Cost for E20	Furnishi	ngs	\$31,577	\$5,684	\$37,261	
G20 Site Improvements										
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Main Entrances (2)	18 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$ 7,631 36 E	\$1,373 EACH	\$9,004	
			Total Estimated	Cost for G20	Site Imp	rovements	\$7,631	\$1,373	\$9,004	
H10 Additional Space Require	ments									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$1,086,240 3,836 S	\$195,523 SQFT	\$1,281,763	
			Total Estimated	Cost for H10	Addition	al Space Req	\$1,086,240	\$195,523	\$1,281,763	
				Total Estimate	ed Cost for	Bavard MS			\$2,180,071	



DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Casimir Pulaski ES						
Building Type:	Elementary						
Building Area (SF):	74,092						
Number of Floors:	Basement + 2						
Constr./Renov. Yrs:	1954, 1990, 2005						
Date Assessed:	March 2017						
Address:							
1300 Cedar Street							



	Assessment Costs by Priority									
Correction Category		Priority	1		Priority 2		Priority 3		Priority 4	Sub-Total
Deferred Maintenance	\$			\$	2,064,785	\$	6,274,231	\$	1,174,379	\$ 9,513,395
Capital Improvements	\$			\$	3,876,816	\$	1,168,200	\$		\$ 5,045,017
RCCSD Criteria	\$		-	\$.	1,315,671	\$		\$	58,386	\$ 1,374,058
Sub-Total by Priority:	\$		-	\$	7,257,273	\$	7,442,431	\$	1,232,765	

Total Assessed Cost:\$15,932,470Est. Replacement Cost:\$27,488,132Facility Condition Index:0.58

Legend / Definitions:

Wilmington, DE 19805

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On	-				Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Casimir Pulaski ESPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 1 of 16					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
<i>Casimir Pulaski ES</i> B10 Superstructure										
B1011-01-3C Correct New Concrete Exterior Stair Handrail Required by Install New	B1011 Exterior Above Grade Stairs	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$9,933 76 L1	\$1,788 NFT	\$11,721	
B1011-01-4C Correct Deteriorated Concrete Exterior Stair by Demo and Replace	B1011 Exterior Above Grade Stairs	Site-wide		Damage/ Wear	3	Def Maint Qty:	\$68,163 180 S0	\$12,269 QFT	\$80,432	
B1014-01-2C Correct Deteriorated Exterior Steel Ladder by Demo & Replace	B1014 Exterior Building Access Ladder	Roof		Damage/ Wear	2	Def Maint Qty:	\$7,085 15 LI	\$1,275 NFT	\$8,361	
B20 Exterior Enclosure			Total Estimate	d Cost for B10	Superstru	ıcture	\$85,182	\$15,333	\$100,515	
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Brick Envelope		Damage/ Wear	4	Def Maint Qty:	\$234,062 26,400 S0	\$42,131 QFT	\$276,194	



(Conducted in March 2017)

Location Name: Casimir Pulaski ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2010-04-2C Correct Common CMU Exterior Wall CMU & Mortar Joint Deterioration by Selective Demolition Replace CMU	B2010 Exterior Walls	Masonry Addition at Boiler	Masonry wall crack at outside corner. Structural analysis consultant services added under Z1040. Selective demo and replacement of CMU required.	Damage/ Wear	2	Def Maint Qty:	\$21,275 200 SC	\$3,829 QFT	\$25,104
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	3	Def Maint Qty:	\$1,213,176 5,500 SC	\$218,372 QFT	\$1,431,548
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$70,731 17 EA	\$12,732 ACH	\$83,463
			Total Estimated	Cost for B20	Exterior 1	Enclosure	\$1,539,245	\$277,064	\$1,816,309
B30 Roofing									
B3010-08-7C Correct Metal Roof Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$122,818 4,300 SC	\$22,107 QFT	\$144,926



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by Demo, Replace & Finish Door

Frame & Hardware

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Total Cost

\$1,220,883

\$101,572

\$1,176

24 EACH

Qty:

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$1,034,647 35,633 S	\$186,236 QFT
B3010-15-6C Correct EPDM Roof Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$86,078 3,323 S	\$15,494 QFT
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof	Quantity increased to reflect minimum cost.	Damage/ Wear	3	Def Maint Qty:	\$996 60 L	\$179 NFT

B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia.	Damage/ Wear	3	Def Maint Qty:	\$113,799 2,200 I	\$20,484 LNFT	\$134,282
			Total Estima	ted Cost for B30	Roofing		\$1,358,338	\$244,501	\$1,602,839
C10 Interior Construction									
C1020-01-3C Correct Hollow Metal Interior Door Deterioration	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint	\$82,891	\$14,920	\$97,812

Priority Definitions:	Priority 1 : Immediate	Work should be performed immediately. Potential life/safety issue.	Priority 3 : Medium	Work should be performed within the next 3-5 years.	
	Priority 2 : High	Work should be performed within the next 1-2 years.	Priority 4 : Low	Work should be performed within the next 6-10 years.	Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C1020-01-4C Correct Hollow Metal Interior Door Hardware Deterioration by Demo & Replace Hardware and Refinish Door	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$56,158 62	\$10,108 EACH	\$66,267
C1020-01-5C Correct Hollow Metal Interior Door Non-Compliant Hardware by Demo & Replace Hardware & Refinish Door	C1020 Interior Door	Building- wide		Codes/ Standards	2	Def Maint Qty:	\$44,981 36	\$8,097 Each	\$53,077
			Total Estimated	Cost for C10	Interior (Construction	\$184,031	\$33,126	\$217,156
C30 Interior Finishes									
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$154,602 60,000	2 \$27,828 BLDG SF	\$182,430
C3010-03-1C Correct Wood Interior Wall Finish Minor Deterioration by Patch Prep & Refinish	C3010 Wall Finishes	Gym		Damage/ Wear	4	Def Maint Qty:	\$8,770 2,000	\$1,579 SQFT	\$10,349
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$31,564 14,000	\$5,682 BLDGSF	\$37,246



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Administrati on Area		Damage/ Wear	3	Def Maint Qty:	\$67,442 1,600 S	\$12,140 QYD	\$79,582
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Library		Damage/ Wear	2	Def Maint Qty:	\$113,809 2,700 S	\$20,486 QYD	\$134,294
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 50K SF area	Damage/ Wear	3	Def Maint Qty:	\$56,527 10,000 L	\$10,175 .NFT	\$66,702
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$345,380 50,000 S	\$62,168 QFT	\$407,548
D20 Plumbing			Total Estimated	Cost for C30	Interior	Finishes	\$778,094	\$140,057	\$918,151
D2010-02-4C Correct Lavatory Faucet Deterioration by Demo & Replace Faucet	D2010 Plumbing Fixtures		Girls Toilet Rm Near Auditorium.	Damage/ Wear	2	Def Maint Qty:	\$928 2 E	\$167 EACH	\$1,095
D2010-02-4C Correct Lavatory Faucet Deterioration by Demo & Replace Faucet	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,163 37 E	\$3,089 EACH	\$20,252
Priority Definitions: Priority 1 : Immediate				: Medium			in the next 3-5 year		
Priority 2 : High	Work should be perform	ned within the next	1-2 years. Priority 4	: Low	Work should	be performed with	in the next 6-10 yea	ars.	Powered By:

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Boiler	Replace Utility Sink in Boiler Rm	Damage/ Wear	2	Def Maint Qty:	\$1,383 1 I	\$249 EACH	\$1,632
D2010-06-1C Correct Residential Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$ 39,709 25 I	\$7,148 Each	\$46,857
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Basement	Replace shower in basement	Damage/ Wear	2	Def Maint Qty:	\$2,888 1 I	\$ 520 EACH	\$3,408
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$24,955 9 I	\$4,492 Each	\$29,447
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,798 4 I	\$3,204 Each	\$21,002
D2020-04-2C Correct Plumbing Pump Major Deterioration by Demo & Replace Pump	D2020 Domestic Water Distribution	Boiler		Damage/ Wear	4	Def Maint Qty:	\$3,170 1 I	\$ 571 Each	\$3,740
D2020-08-1C Correct Electric Domestic Water Heater (50 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution		Bradford White Water Heater	Damage/ Wear	4	Def Maint Qty:	\$3,038 1 I	\$ 547 Each	\$3,584

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D2020-08-20C Correct Gas Fired Domestic Water Heater (120 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution		Existing DWH is 100 Gal	Damage/ Wear	4	Def Maint Qty:	\$15,064 1	\$2,712 EACH	\$17,776
D2030-01-1C Correct Sanitary Waste Slow Flow by Rodding	D2030 Sanitary Waste		Mop sink near Auditorium needs to be rodded. Drain is clogged.	Damage/ Wear	2	Def Maint Qty:	\$2,049 1	\$369 EACH	\$2,417
D2030-01-2C Correct Deteriorated Sanitary Waste Pipe & Fittings by Demo & Replace Pipe & Fittings, Less than 4"	D2030 Sanitary Waste		Replace cast iron sanitary piping in basement	Damage/ Wear	2	Def Maint Qty:	\$13,206 200	\$2,377 LNFT	\$15,583
D30 HVAC			Total Estimated	Cost for D20	Plumbing	ţ	\$141,349	\$25,443	\$166,792
D3020-10-5C Correct Chemical Pot Feeder Major Deterioration by Demo & Replace	D3020 Heat Generation	Boiler		Damage/ Wear	2	Def Maint Qty:	\$8,374 2	\$1,507 EACH	\$9,881
D3030-04-2C Correct Deteriorated or Inefficient Condensing Unit by Demo & Replace	D3030 Refrigeration	Roof	York 114 Ton Condensing Unit	Damage/ Wear	4	Def Maint Qty:	\$50,546 1	\$9,098 EACH	\$59,644
D3030-07-1C Correct Deteriorated	D3030 Refrigeration	Roof	<i>Replace Insulation for</i> <i>York condensing unit</i>	Damage/ Wear	2	Def Maint Qty:	\$4,567 200	\$822 LNFT	\$5,389



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ame Area Name C Roof C Auditorium C Gym	e Correction Notes Wall mounted exhuast fan	Reason Damage/ Wear Damage/ Wear Damage/ Wear	Priority 2 2 2	Category Def Maint Qty: Def Maint Qty: Def Maint Qty:	\$18,841	tt Soft Cost \$848 EACH \$3,391 EACH \$808	Total Cost \$5,558 \$22,232 \$5,294
C Roof C Auditorium		Wear Damage/ Wear Damage/	2	Qty: Def Maint Qty: Def Maint	1 \$18,841 4 \$4,486	EACH \$3,391 EACH	\$22,232
C Auditorium		Wear Damage/		Qty: Def Maint	4	EACH	
		-	2		. ,	\$808	\$5,294
C Gym					0	EACH	
	Clean Ductwork in Gym	Damage/ Wear	2	Def Maint Qty:	\$1,256 100	\$226 LNFT	\$1,482
C Administrat on Area	i Clean ductwork for admin area.	Damage/ Wear	2	Def Maint Qty:	\$3,352 4,400	\$603 SQFT	\$3,956
C Auditorium		Damage/ Wear	2	Def Maint Qty:	\$1,575 2,067	\$283 SQFT	\$1,858
C Boiler	2 HWH Pumps in Boiler Rm	Damage/ Wear	3	Def Maint Qty:	\$21,756 2	\$3,916 EACH	\$25,672
		Rm	Rm Wear	Rm Wear	AC Boiler <u>2 HWH Pumps in Boiler</u> Damage/ 3 Def Maint Rm Wear Qty:	AC Boiler 2 HWH Pumps in Boiler Damage/ 3 Def Maint \$21,756 Rm Wear Qty: 2	AC Boiler 2 HWH Pumps in Boiler Damage/ 3 Def Maint \$21,756 \$3,916 Rm Wear Qty: 2 EACH berformed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years.

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(Conducted in March 2017) Page 9 of 16 CorrectionName Subsystem Name Area Name Correction Notes Reason Priority Category Const. Cost Soft Cost Total Co									
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-16-2C Correct Deteriorat or Inadequate HVAC Distribution Pump by Demo & Replace		Boiler	2 CHW Pumps in Boiler Rm	Damage/ Wear	2	Def Maint Qty:	\$21,756 2 E	\$3,916 ACH	\$25,672
D3040-21-4C Correct Energy Recovery Unit 4900 CFM Major Deterioration by Demo & Replac	D3040 HVAC Distribution	Roof		Damage/ Wear	4	Def Maint Qty:	\$24,922 1 E	\$4,486 ACH	\$29,408
D3040-21-5C Correct Energy Recovery Unit 7300 CFM Major Deterioration by Demo & Replac	D3040 HVAC Distribution	Roof		Damage/ Wear	4	Def Maint Qty:	\$27,857 1 E	\$5,014 ACH	\$32,871
D3040-29-2C Correct Propeller Fan Major Deterioration by Dem & Replace	D3040 HVAC Distribution	Boiler		Damage/ Wear	2	Def Maint Qty:	\$1,465 1 E	\$264 ACH	\$1,728
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace		Roof		Damage/ Wear	4	Def Maint Qty:	\$27,300 1 E	\$4,914 ACH	\$32,214
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	e	Roof	<i>Existing Packaged AC &</i> <i>Heating Unit is 3 Tons</i>	Damage/ Wear	4	Def Maint Qty:	\$27,300 1 E	\$4,914 ACH	\$32,214
03050-01-6C Correct Packaged Rooftop Air Conditioning & Ieating Unit Major Deterioration f 7.5 Ton Unit by Demo & Repl		Roof		Damage/ Wear	4	Def Maint Qty:	\$31,237 1 E	\$ 5,623 ACH	\$36,859

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	<i>Replace 2 AAON Units</i>	Damage/ Wear	4	Def Maint Qty:	\$100,990 2 Ea	\$18,178 ACH	\$119,168
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$162,715 14 EA	\$29,289 ACH	\$192,004
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units			Damage/ Wear	3	Def Maint Qty:	\$10,298 1 E4	\$1,854 ACH	\$12,152
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$ 39,498 7 E4	\$7,110 ACH	\$46,607
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Mitsubishi Split System	Damage/ Wear	2	Def Maint Qty:	\$9,130 1 E4	\$1,643 ACH	\$10,773
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Trane Split System	Damage/ Wear	3	Def Maint Qty:	\$9,130 1 E4	\$1,643 ACH	\$10,773



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide	Trane HW Unit Heaters	Damage/ Wear	4	Def Maint Qty:	\$12,834 3	\$2,310 EACH	\$15,144
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$45,549 290	\$8,199 LNFT	\$53,747
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$64,188 13	\$11,554 Each	\$75,742
D3050-32-2C Correct Deteriorated Packaged Terminal Air Conditioning Unit by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$27,216 4	\$4,899 Each	\$32,114
D3060-03-4C Correct Deteriorated or Obsolete Pneumatic Control System by Demo & Replace with DDC System	D3060 HVAC Instrumentation & Controls	Building Wide	<i>Replace pneumatic system</i> <i>with DDC system</i>	Damage/ Wear	2	Def Maint Qty:	\$349,217 29,976	\$62,859 BLDGSF	\$412,077
D3060-08-1C Correct Space Thermal Control Required by Repair or Replace	D3060 HVAC Instrumentation & Controls	Music Room	Music room has control issues, frequently too hot. Repair controls	Damage/ Wear	2	Def Maint Qty:	\$1,261 2	\$227 EACH	\$1,488
			Total Estimated	Cost for D30	HVAC		\$1,113,324	\$200,398	\$1,313,722



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D50 Electrical									
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	Replace panels and breakers. 225 amps, 42 ckts each	Functionality	3	Def Maint Qty:	\$264,732 17	\$47,652 Each	\$312,384
D5010-13-1C Correct 1200 AMP Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Boiler	1200 amp swithcborad with (1) 1200 amp main breaker & (20) 225 AF circuit breakers	Functionality	3	Def Maint Qty:	\$55,737 1	\$10,033 EACH	\$65,770
D5020-13-3C Correct Deteriorated Metal Halide Fixture Lighting by Demo & Replace Lighting	D5020 Lighting & Branch Wiring	Exterior		Damage/ Wear	2	Def Maint Qty:	\$1,287 1	\$232 EACH	\$1,518
D5020-16-2C Correct Broken Exit Sign by Replacing	D5020 Lighting & Branch Wiring	Gym	Wire guards are needed for exit lights in gym	Codes/ Standards	2	Def Maint Qty:	\$2,031 4	\$366 Each	\$2,397
D5020-16-4C Upgrade Exit Signs By Demo And Replace	D5020 Lighting & Branch Wiring	Building Wide	Replace exit lights with remote heads at all exit doors. Recommend to complete asap but not required until renov or notice from annual inspection.	Codes/ Standards	2	Def Maint Qty:	\$ 5,459 18	\$983 EACH	\$6,442
D5030-05-2C Correct Deteriorated Fire Alarm Horn Strobe by Demo & Replace	D5030 Fire Alarm System	Gym	Provide wire guards for fire alarm devices	Codes/ Standards	2	Def Maint Qty:	\$1,922 4	\$346 EACH	\$2,267
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	•				•	in the next 3-5 yea in the next 6-10 ye		STUDIO JAED Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5032-06-1C Correct Master Clock, Room Clocks, & System Wiring by Demo & Replace	D5032 Clock & Program Systems	Building Wide	Install centrally controlled system tied into bell/tone PA system	Program Reqmt	2	Def Maint Qty:	\$129,350 73,017 S	\$23,283 QFT	\$152,633
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Building Wide		Functionality	2	Def Maint Qty:	\$9,567 10 E	\$1,722 ACH	\$11,290
			Total Estimated	Cost for D50	Electrica	l	\$470,085	\$84,615	\$554,700
E10 Equipment									
E1090-06-1C Correct Deteriorated Basketball Backboard by Demo & Replace In Kind	E1090 Other Equipment	Gym		Damage/ Wear	2	Def Maint Qty:	\$23,430 4 E	\$4,217 ACH	\$27,647
			Total Estimated	Cost for E10	Equipme	nt	\$23,430	\$4,217	\$27,647
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$ 692,667 750 L	\$124,680 NFT	\$817,347
E2011-03-2C Correct Deteriorated Mini-blinds by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	2nd Fl. at Parking Lot	Existing Alum. Sun Shades located Above Windows	Damage/ Wear	3	Def Maint Qty:	\$3,221 200 S	\$580 QFT	\$3,801



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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
E2011-05-2C Cor Roll Up Shades by Replace with Man Sunscreens	y Demo &	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$88,573 5,500	\$15,943 SQFT	\$104,516
E2013-01-1C Cor Seating Major Det Demo & Replacen	terioration by	E2013 Fixed Seating	Auditorium		Damage/ Wear	4	Def Maint Qty:	\$197,078 264	8 \$35,474 EACH	\$232,552
				Total Estimated	Cost for E20	Furnishin	ngs	\$981,539	\$176,677	\$1,158,216
F20 Selective D	Demolition									
F2020-05-1C Cor Tile by Abatement		F2020 Hazardous Components Abatement	Building- wide		Environ- mental	3	Def Maint Qty:	\$346,520 37,000	9 \$62,374 SQFT	\$408,893
F2020-14-1C Cor Vibration Isolation Abatement		F2020 Hazardous Components Abatement		Location: Auditorium, Gym, Boiler Room & Classroom. Not located in Auditorium or classrooms, may be above the ceiling. As noted in the AHERA Report.	Environ- mental	2	Def Maint Qty:	\$4,989 10	\$898 Each	\$5,886
F2020-15-1C Cor Wiring Insulation		F2020 Hazardous Components Abatement	Auditorium Stage	Wiring for stage flood lights (9). Not located. May be above stage ceiling as noted in AHERA report.	Environ- mental	2	Def Maint Qty:	\$2,995 100	\$539 LNFT	\$3,535

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
F2020-17-1C Correct Asbestos Sink Undercoating By Abatement	F2020 Hazardous Components Abatement	Classrooms	16 Sinks (128 SF) located in classrooms in old wing as noted in AHERA Report.	Environ- mental	2	Def Maint Qty:	\$1,201 16	\$216 EACH	\$1,417
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	4	Def Maint Qty:	\$185,520 3,200	\$33,394 SQFT	\$218,914
F2020-39-1C Correct Asbestos Exterior Window Sill by Abate & Replace with Solid Surfacing	F2020 Hazardous Components Abatement	Window Sills		Environ- mental	2	Def Maint Qty:	\$29,220 600	\$5,260 LNFT	\$34,480
G20 Site Improvements			Total Estimated	Cost for F20	Selective	Demolition	\$570,445	\$102,680	\$673,125
G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Parking Lot		Damage/ Wear	2	Def Maint Qty:	\$586,782 16,800	\$105,621 Sqyd	\$692,403
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Parking Lots		Damage/ Wear	2	Def Maint Qty:	\$43,551 11,800	\$7,839 Sqyd	\$51,391
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	3	Def Maint Qty:	\$17,612 1,324	\$3,170 SQFT	\$20,782



(Conducted in March 2017)

Location Name: Casimir Pulaski ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name Co	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2030-04-2C Correct Bituminous Playground Paving Major Deterioration by Demo and Replace	G2030 Pedestrian Paving	Playground		Damage/ Wear	3	Def Maint Qty:	\$40,074 1,543 S	\$7,213 QYD	\$47,287
G2040-02-1C Correct Chain Link Fences Major Deterioration by Demo and Replace	G2040 Site Development	Grounds Perimeter		Damage/ Wear	2	Def Maint Qty:	\$38,423 1,069 L	\$6,916 NFT	\$45,340
G2041-04-1C Correct Playground Equipment Major Deterioration by Demo & Replace	G2041 Athletic & Recreational Equipment	Playground		Damage/ Wear	2	Def Maint Qty:	\$46,380 800 S	\$8,348 QFT	\$54,728
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$4,656 1,000 S	\$838 QYD	\$5,494
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Exterior		Damage/ Wear	3	Def Maint Qty:	\$ 39,660 2,500 S	\$7,139 QFT	\$46,798
			Total Estimate	ed Cost for G20	Site Imp	rovements	\$817,138	\$147,085	\$964,223

Total Estimated Cost for Casimir Pulaski ES

\$9,513,395



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	-				Project N Location N Pri Date Pri	lame: Casimir F ority: Compreh nted: Tuesday,	Casimir Pulaski ES Comprehensive			
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
Casimir Pulaski ES D30 HVAC										
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #1	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1 Ez	\$8,462 ACH	\$55,471	
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #2	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1 EA	\$8,462 Ach	\$55,471	
D3040-41-1C Correct Variable Refrigerant Flow (VRF) System Not Installed by Install New (5000 SF Area)	D3040 HVAC Distribution	Building Wide	Provide A/C via VRF System for hallways. Approx 9400 SQFT.	Functionality	v 2	Cap Imprvmt Qty:		\$184,128 ACH	\$1,207,064	
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	MDF Rm	MDF Rm IDF2A	Program Reqmt	2	Cap Imprvmt Qty:	\$15,038 1 Ea	\$2,707 ACH	\$17,744	
			Total Estima	ted Cost for D30	HVAC	:	\$1,131,992	\$203,759	\$1,335,751	



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D40 Fire Protection									
D4010-01-2C Correct No Wet Pipe Sprinkler System Installed by System Installation	D4010 Sprinklers	Building Wide	Sprinkler to be installed in older part of building	Codes/ Standards	2	Cap Imprvmt Qty:	\$305,090 54,115 S	\$54,916 QFT	\$360,006
			Total Estimated	Cost for D40	Fire Prot	ection	\$305,090	\$54,916	\$360,006
D50 Electrical									
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$107,678 4 Е	\$19,382 ACH	\$127,060
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$682,782 73,017 S	\$122,901 QFT	\$805,683
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Learning Areas		Functionality	2	Cap Imprvmt Qty:	\$169,785 25,000 S	\$30,561 QFT	\$200,346
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Building Wide		Codes/ Standards	2	Cap Imprvmt Qty:	\$2,683 13 E	\$483 ACH	\$3,165



Location Name: Casimir Pulaski ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen		Codes/ Standards	2	Cap Imprvmt Qty:	\$1,857 9	\$334 EACH	\$2,191
D5021-01-6C Correct Insufficient GFCI Receptacles by Installing Additional GFCI Receptacles	D5021 Branch Wiring	Roof		Codes/ Standards	2	Cap Imprvmt Qty:	\$6,090 6	\$1,096 EACH	\$7,186
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$26,717 50	\$4,809 EACH	\$31,527
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Building Wide	Recommend to complete asap but not required until renov or notice from annual inspection.	Life Safety	2	Cap Imprvmt Qty:	\$6,493 5	\$1,169 EACH	\$7,662
D5030-08-3C Correct Fire Alarm Smoke Detector Not Installed by Install New	D5030 Fire Alarm System	Building Wide	Recommend to complete asap but not required until renov or notice from annual inspection.	Life Safety	2	Cap Imprvmt Qty:	\$15,559 21	\$2,801 EACH	\$18,359
D5035-01-3C Correct Telephone System Control Panel Battery Backup Not Installed by Install Backup System	D5035 Telephone System	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$3,291 1	\$592 EACH	\$3,883
			Total Estimated	Cost for D50	Electrica	al	\$1,022,934	\$184,128	\$1,207,062
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-				l be performed withi I be performed withi			STUDIO JAED Powered By: CT2000

Location Name: Casimir Pulaski ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E10 Equipment									
E1020-05-3C Correct Stage Curtains Major Deterioration by Demo and Replace Curtain and Hardware	E1020 Institutional Equipment	Auditorium	AHERA report item (contains asbestos). Referred to it as "Fire Curtain"	Environ- mental	2	Cap Imprvmt Qty:	\$20,689 66	\$3,724 Sqyd	\$24,413
E1090-08-2C Correct Gym Wall Padding None Installed by Install New	E1090 Other Equipment	Gym		Codes/ Standards	2	Cap Imprvmt Qty:	\$3,982 300	\$717 SQFT	\$4,698
			Total Estimated	Cost for E10	Equipm	ent	\$24,671	\$4,441	\$29,111
G20 Site Improvements									
G2030-06-2C Correct New Concrete Exterior Ramp Handrail Required by Install New	G2030 Pedestrian Paving	Site-wide		Codes/ Standards	2	Cap Imprvmt Qty:	\$26,538 230	\$4,777 LNFT	\$31,315
G2040-06-3C Correct Mulch Playground Surfacing by Demo and Install Poured-in-Place Rubber Surface	G2040 Site Development	Playground		Codes/ Standards	2	Cap Imprvmt Qty:	\$439,126 13,388	\$79,043 SQFT	\$518,169
			Total Estimated	Cost for G20	Site Imp	provements	\$465,665	\$83,820	\$549,484
H10 Additional Space Requirer	nents								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400	\$22,680 SQFT	\$148,680
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-				d be performed within	-		STUDIO JAED

(Conducted in March 2017)

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Locker Room	Abandoned locker rooms contain unused benches, lockers, showers. Demo & convert space.	Functionality	2	Cap Imprvmt Qty:	\$1 69,600 800	\$30,528 SQFT	\$200,128
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building- wide	Create accessible toilet rooms at (21) locations.	Accessibility	3	Cap Imprvmt Qty:	\$990,000 1,800	\$178,200 SQFT	\$1,168,200
			Total Estimated	Cost for H10	Additio	nal Space ReqS	\$1,285,600	\$231,408	\$1,517,008
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Masonry wall crack at outside corner. Needs structural analysis of addition.	Damage/ Wear	2	Cap Imprvmt Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
			Total Estimated	Cost for Z10	General	Requirement	\$39,487	\$7,108	\$46,595
		Total Estimated Cost for Casimir Pulaski ES							



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only		Location Na	ame: Casimir F prity: Compreh	Pulaski ES ensive April 11, 2017	n City Schools Asse	ssment			
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
<i>Casimir Pulaski ES</i> C30 Interior Finishes									
C3020-09-5C Correct Deteriorated or Non Compliant Painted Concrete Floor by Prep & Install Epoxy Floor	C3020 Floor Finishes	Kitchen		Program Reqmt	2	RC Criteria Qty:	\$42,653 1,700	\$7,678 SQFT	\$50,331
D20 Plumbing			Total I	Estimated Cost for C3) Interior	Finishes	\$42,653	\$7,678	\$50,331
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$ 30,848 35	\$5,553 EACH	\$36,401
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	4	RC Criteria Qty:	\$49,480 37	\$8,906 Each	\$58,386
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$3,734 3	\$672 EACH	\$4,406
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New	D2010 Plumbing Fixtures	Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1	\$9,761 EACH	\$63,990
			Total I	Estimated Cost for D2() Plumbing	g	\$138,292	\$24,892	\$163,184
Priority Definitions: Priority 1 : Immediate Priority 2 : High Extended Total Cost: Includes client defined a	Work should be perform Work should be perform	ed within the next	1-2 years.	Priority 3 : Medium Priority 4 : Low	Work should	be performed with be performed with	in the next 6-10	years.	STUDIO JAEI Powered By: CT200

Detailed Assessmen (Conducted in March 2017)	L								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$118,451 56	\$21,321 EACH	\$139,772
E10 Equipment			Total Estimate	ed Cost for D30	HVAC		\$118,451	\$21,321	\$139,772
E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$85,555 1	\$15,400 LPSM	\$100,955
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1	\$1,601 EACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$91,424 27	\$16,456 ROOM	\$107,881
			Total Estimate	ed Cost for E10	Equipme	nt	\$185,875	\$33,458	\$219,333



Detailed Assessmen	t Report			L		rity: Casimir Pu	nsive		
(Conducted in March 2017)	•				Date Prin	ted: Tuesday, / Page 3 of	April 11, 2017 3		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$23,955 110 E	\$4,312 ACH	\$28,267
	Total Estimated	Cost for E20	Furnishi	ngs	\$23,955	\$4,312	\$28,267		
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Exterior (2) Locations	30 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$12,718 60 E	\$2,289 ACH	\$15,007
			Total Estimated	Cost for G20	Site Imp	rovements	\$12,718	\$2,289	\$15,007
H10 Additional Space Require	ments								
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$642,513 2,269 S	\$115,652 QFT	\$758,165
			Total Estimated	Cost for H10	Addition	al Space Req	\$642,513	\$115,652	\$758,165
				Total Estimate	d Cost for	Casimir Pula	aski ES		\$1,374,058



Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Douglass Schoo
Building Type:	Alternative
Building Area (SF):	25,634
Number of Floors:	1
Constr./Renov. Yrs:	1914, 1975
Date Assessed:	March 2017
Address:	
1800 Prospect Road,	



	Assessment Costs by Priority										
Correction Category	Priority	1		Priority 2		Priority 3		Priority 4		Sub-Total	
Deferred Maintenance	\$	-	\$	2,991,453	\$	458,179	\$	-	\$	3,449,632	
Capital Improvements	\$	-	\$	1,227,816	\$	-	\$		\$	1,227,816	
RCCSD Criteria	\$	-	\$	838,797	\$	32,772	\$	-	\$	871,569	
Sub-Total by Priority:	\$	-	\$	5,058,066	\$	490,950	\$	-			

Total Assessed Cost:	\$ 5,549,016
Est. Replacement Cost:	\$ 10,156,191

Facility Condition Index: 0.55

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessment (Conducted in March 2017) Deferred Maintenance On t	-				Project Na Location Na Prio Date Print	Schools Asses	ssment		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
<i>Douglass School</i> B20 Exterior Enclosure									
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$35,464 4,000 SQ	\$6,384 FT	\$41,848
B2010-03-7C Correct Brick Masonry Exterior Wall Staining by Cleaning Brick	B2010 Exterior Walls	Building- wide	Clean exterior brick and concrete surfaces.	Damage/ Wear	2	Def Maint Qty:	\$29,256 6,000 SQI	\$5,266 FT	\$34,522
B2011-02-1C Correct Exterior Awning Major Deterioration by Complete Demo and Replace	B2011 Exterior Wall Specialties	Entrance Awning		Damage/ Wear	2	Def Maint Qty:	\$ 96,805 650 SQI	\$17,425 FT	\$114,230
B2011-06-10C Correct Wood Soffit & Fascia Finish Deterioration By Prep & Repaint	B2011 Exterior Wall Specialties	Exterior Soffits		Damage/ Wear	2	Def Maint Qty:	\$8,591 1,600 SQI	\$1,546 FT	\$10,138
B2011-07-1C Correct Exterior Wall Trim Finish Deterioration by Repair, Patch, and Paint	B2011 Exterior Wall Specialties	Fascia & Rake Trim		Damage/ Wear	2	Def Maint Qty:	\$3,613 970 SQ	\$650 FT	\$4,263
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	3	Def Maint Qty:	\$190,579 864 SQI	\$34,304 FT	\$224,883

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2020-10-3C Replace Deteriorated Laminate Exterior Window Sill by Demo & Replace	B2020 Exterior Windows	Window Sills		Damage/ Wear	2	Def Maint Qty:	\$ 9,309 200 L	\$1,676 NFT	\$10,984
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$49,928 12 E	\$8,987 ACH	\$58,915
			Total Estimated	l Cost for B20	Exterior 1	Enclosure	\$423,545	\$76,238	\$499,784
B30 Roofing									
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$127,701 25,634 S	\$22,986 QFT	\$150,687
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$13,285 800 L	\$2,391 NFT	\$15,676
			Total Estimated	l Cost for B30	Roofing		\$140,985	\$25,377	\$166,363
C10 Interior Construction									
C1020-02-30C Correct Deteriorated Wood Interior Door & Frame by Demo & Replace with Wood Door, Hollow Metal Frame, & New Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$110,733 30 E	\$19,932 ACH	\$130,665



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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C1020-02-5C Corr Compliant Hardwar Replace Hardware o	re by Demo &	C1020 Interior Door	Building- wide		Codes/ Standards	2	Def Maint Qty:	\$123,804 45	\$22,285 EACH	\$146,089
				Total Estimated	Cost for C10	Interior	Construction	\$234,537	\$42,217	\$276,754
C30 Interior Fini	shes									
C3010-02-8C Corr Interior Wall Finish Deterioration by Pro (Bldg SF)	Minor	C3010 Wall Finishes	Building- wide	Includes removal of existing TV support brackets in classrooms, patch & paint.	Damage/ Wear	3	Def Maint Qty:	\$66,994 26,000	\$12,059 BLDG SF	\$79,053
C3010-03-2C Corr Interior Wall Finish Deterioration by De Replace In Kind	n Major	C3010 Wall Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$5,295 1,728	\$953 SQFT	\$6,248
C3020-07-1C Corr Flooring Deteriorat Existing, Prep & Re	ion by Demo	C3020 Floor Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$79,244 1,880	\$14,264 Sqyd	\$93,508
C3020-13-2C Corr Base Major Deterio Surface & Replace		C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 20K SF area	Damage/ Wear	2	Def Maint Qty:	\$28,264 5,000	\$5,087 LNFT	\$33,351
C3030-05-3C Corr Ceiling Finish Majo Deterioration by Co Replacement	or Tile & Grid	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$117,429 17,000	\$21,137 SQFT	\$138,566

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
			Total Estimate	ed Cost for C30	Interior I	Finishes	\$297,227	\$53,501	\$350,727
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$20,624 18	\$3,712 EACH	\$24,337
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$9,760 20	\$1,757 EACH	\$11,517
D2010-03-1C Correct Urinal Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$1,170 1	\$211 EACH	\$1,381
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures			Damage/ Wear	2	Def Maint Qty:	\$2,765 2	\$498 EACH	\$3,263
D2010-06-1C Correct Residential Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$ 25,414 16	\$4,575 EACH	\$29,988
D2010-08-2C Correct Bathtub Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures			Damage/ Wear	2	Def Maint Qty:	\$2,888 1	\$520 EACH	\$3,408



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Location Name: Douglass School

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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D2010-10-1C Co Water Cooler Dete Demo & Replace	erioration by	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,798 4	\$3,204 EACH	\$21,002
D2020-01-18C C Deteriorated Dom Vlvs, Ftgs & Insu Replace (Bldg-wid	estic Water Pipe, l by Demo &	D2020 Domestic Water Distribution	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$207,228 25,634	\$37,301 BLDG SF	\$244,529
D2020-08-2C Co Domestic Water H Major Deterioratio Replacement	Heater (80 Gal)	D2020 Domestic Water Distribution		Existing DWH is approximately 85 Gal.	Damage/ Wear	2	Def Maint Qty:	\$ 16,606 2	\$2,989 Each	\$19,595
D2030-01-10C C Deteriorated Sanit Building Wide by Replace	tary Sewer	D2030 Sanitary Waste	Building Wide	Only selective areas need sanitary pipe replacement	Damage/ Wear	2	Def Maint Qty:	\$92,537 12,817	\$16,657 BLDG SF	\$109,194
				Total Estimated	Cost for D20	Plumbing	5	\$396,791	\$71,422	\$468,213
D30 HVAC D3020-19-2C Co Heater Major Dete Demo & Replacer	•	D3020 Heat Generation			Damage/ Wear	2	Def Maint Qty:	\$5,533 1	\$996 EACH	\$6,529
D3030-04-10C C Deteriorated or In Condensing Unit 2 & Replace	efficient	D3030 Refrigeration		Condensing unit serves AHU. See associated correction	Damage/ Wear	2	Def Maint Qty:	\$52,548 2	\$9,459 EACH	\$62,000
Priority Definitions:	Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-		3 : Medium 4 : Low		be performed with be performed with	-		STUDIO JAE Powered By: CT20

(Conducted in March 2017)

Location Name: Douglass School

Priority: Comprehensive

Date Printed: Tuesday, April 11, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3040-02-31C Correct AHU Major Deterioration of 15 Ton Unit by Demo & Replace	D3040 HVAC Distribution		AHU with electric heat, DX cooling by associated condensor - see correction for condensors	Damage/ Wear	2	Def Maint Qty:	\$73,000 2	\$13,140 EACH	\$86,140
D3040-03-18C Correct Deteriorated or Insufficient Exhaust Fan (1/5 HP) by Demo and Replace	D3040 HVAC Distribution			Damage/ Wear	2	Def Maint Qty:	\$16,461 4	\$2,963 EACH	\$19,424
D3040-03-2C Correct Deteriorated or Insufficient Exhaust Fan (1/2 HP) by Demo and Replace	D3040 HVAC Distribution		<i>EF-1</i>	Damage/ Wear	2	Def Maint Qty:	\$5,986 1	\$1,078 EACH	\$7,064
D3040-03-2C Correct Deteriorated or Insufficient Exhaust Fan (1/2 HP) by Demo and Replace	D3040 HVAC Distribution		Existing approximately 1/2 HP. EF-6 & EF-7	Damage/ Wear	2	Def Maint Qty:	\$11,973 2	\$2,155 EACH	\$14,128
D3040-03-4C Correct Deteriorated or Insufficient Exhaust Fan (3 HP) by Demo and Replace	D3040 HVAC Distribution		Existing approximately 1 HP. (1) is labelled EF-2.	Damage/ Wear	2	Def Maint Qty:	\$18,789 3	\$3,382 EACH	\$22,171
D3040-11-13C Correct Uninsulated Ductwork Minor Deterioration By Repair	D3040 HVAC Distribution		<i>Repair damaged ductwork in attic</i>	Damage/ Wear	2	Def Maint Qty:	\$1,247 50	\$224 LNFT	\$1,471
D3040-11-6C Correct Ductwork & Insulation Dust Accumulation in Ductwork by Cleaning Ductwork (Large Area)	D3040 HVAC Distribution		Ductwork in Hallways and Dining area	Damage/ Wear	2	Def Maint Qty:	\$5,124 6,725	\$922 SQFT	\$6,046

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.
 Image: CT2000

(Conducted in March 2017)

Location Name: Douglass School

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units		Units are self-contained Heat Pump type, assumed with elec. heat backup	Damage/ Wear	2	Def Maint Qty:	\$151,093 13	\$27,197 EACH	\$178,289
D3050-27-2C Correct Electric Baseboard Heat Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$3,868 44	\$696 LNFT	\$4,564
D3050-32-2C Correct Deteriorated Packaged Terminal Air Conditioning Unit by Demo & Replace	D3050 Terminal & Packaged Units			Damage/ Wear	2	Def Maint Qty:	\$27,216 4	\$4,899 Each	\$32,114
D3060-03-4C Correct Deteriorated or Obsolete Pneumatic Control System by Demo & Replace with DDC System	D3060 HVAC Instrumentation & Controls	Building Wide	Convert Existing Pneumatic control system to DDC throughout	Damage/ Wear	2	Def Maint Qty:	\$298,634 25,634	\$53,754 BLDGSF	\$352,388
			Total Estimated	Cost for D30	HVAC		\$671,469	\$120,864	\$792,334
D50 Electrical D5020-16-4C Upgrade Exit Signs By Demo And Replace	D5020 Lighting & Branch Wiring	Building Wide	Recommend to complete asap but not required until renov or notice from annual inspection.	Codes/ Standards	2	Def Maint Qty:	\$2,426 8	\$437 EACH	\$2,863
D5020-21-2C Correct Deteriorated Exterior Lighting by Demo & Replace	D5020 Lighting & Branch Wiring	Exterior		Damage/ Wear	2	Def Maint Qty:	\$18,033 16	\$3,246 Each	\$21,279
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform			: Medium : Low		be performed with be performed with			STUDIO JAED Powered By: CT2000

(Conducted in March 2017)

Location Name: Douglass School

Priority: Comprehensive

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(Conducted in March 2017)						Page 8 of	10		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D5020-22-1C Correct Exterior Recessed Lighting Deterioration by Demolition and Replace	D5020 Lighting & Branch Wiring	Exterior		Damage/ Wear	2	Def Maint Qty:	\$22,183 10	\$3,993 EACH	\$26,176
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Building Wide		Functionality	2	Def Maint Qty:	\$8,611 9	\$1,550 EACH	\$10,161
			Total Estim	nated Cost for D50	Electrica	l	\$51,254	\$9,226	\$60,479
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Classrooms		Damage/ Wear	2	Def Maint Qty:	\$280,761 304	\$50,537 LNFT	\$331,298
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$13,914 864	\$2,505 SQFT	\$16,419
			Total Estim	nated Cost for E20	Furnishir	igs	\$294,675	\$53,042	\$347,717
F20 Selective Demolition									
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	2	Def Maint Qty:	\$85,974 9,180	\$15,475 SQFT	\$101,450



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Location Name: Douglass School

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
F2020-17-1C Correct Asbestos Sink Undercoating By Abatement	F2020 Hazardous Components Abatement	Building Wide	Sink Undercoating in 10 Classrooms per AHERA Report	Environ- mental	2	Def Maint Qty:	\$750 10 E	\$135 EACH	\$886	
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms	AHERA Report item.	Environ- mental	2	Def Maint Qty:	\$57,975 1,000 S	\$10,436 SQFT	\$68,411	
			Total Estimated	Cost for F20	Selective	Demolition	\$144,700	\$26,046	\$170,746	
G20 Site Improvements										
G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$110,825 3,173 S	\$19,948 Sqyd	\$130,773	
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$ 5,986 1,622 S	\$1,078 Sqyd	\$7,064	
G2030-01-4C Correct Bituminous Sidewalk Major Deterioration by Demo and Replace with Concrete Paving	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$14,460 112 S	\$2,603 Sqyd	\$17,063	
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$14,632 1,100 S	\$2,634 SQFT	\$17,266	

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Location Name: Douglass School Priority: Comprehensive

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1)30			Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost	
by Demo & Replace Pavin	estrian	Building- wide		Codes/ Standards	2	Def Maint Qty:	\$18,386 120	\$3,310 LNFT	\$21,696	
G2030-06-6C Correct Concrete G203 Exterior Ramp Deteriorated Pede Guardrail or Handrail by Demo & Pavin Replace	estrian	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$13,357 130	\$2,404 LNFT	\$15,761	
	040 Site velopment	Site-wide	6'-0" high	Damage/ Wear	2	Def Maint Qty:	\$ 35,40 4 985	\$6,373 LNFT	\$41,777	
G2050-03-1C Correct Deteriorated G205 Lawn Surface by Restoration, Land Reseeding & Mulching)50 dscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$15,523 3,334	\$2,794 Sqyd	\$18,317	
G2050-04-5C Correct Major G205 Landscaping Required by Adding Land & Trimming Trees, Plants, Ground Cover, and Planting Beds)50 dscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$ 39,660 2,500	\$7,139 SQFT	\$46,798	
			Total Estima	ated Cost for G20	Site Imp	rovements	\$268,234	\$48,282	\$316,516	
				Total Estimated Cost for Douglass School						



Detailed Assessment Report (Conducted in March 2017) Capital Improvement Only					Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Douglass SchoolPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 1 of 4					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
<i>Douglass School</i> D20 Plumbing										
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution			Codes/ Standards	2	Cap Imprvmt Qty:	\$5,259 1 E.	\$947 ACH	\$6,206	
			Total Estimated	Cost for D20) Plumbin	g	\$5,259	\$947	\$6,206	
D30 HVAC D3050-11-9C Correct Heating & Cooling Unit Ventilator Not Installed by New Installation	D3050 Terminal & Packaged Units	Computer Lab #8	Install self contained HP Unit ventilator in Computer Lab. Current unit undersized for existing load	Environ- mental	2	Cap Imprvmt Qty:	\$20,869 1 E.	\$3,756 ACH	\$24,625	
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	MDF	MDF Room	Program Reqmt	2	Cap Imprvmt Qty:	\$15,038 1 E.	\$2,707 ACH	\$17,744	
			Total Estimated	Cost for D3) HVAC		\$35,907	\$6,463	\$42,370	



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D50 Electrical									
D5010-06-1C Correct Main Disconnect Switch Improperly Sized by Demo & Replace	D5010 Electrical Service & Distribution	Boiler	1600 amp main breaker does not have ground fault trip as required by codes. Recommend to complete asap but not required until renov.	Codes/ Standards	2	Cap Imprvmt Qty:	\$32,379 1	\$5,828 EACH	\$38,208
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide	Additional panels are required for additional receptacles, 225 amp, 42 ckts., 208/120v 3p4w.	Functionality	2	Cap Imprvmt Qty:	\$ 53,839 2	\$9,691 Each	\$63,530
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$239,704 25,634	\$43,147 SQFT	\$282,850
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Building Wide		Functionality	2	Cap Imprvmt Qty:	\$61,123 9,000	\$11,002 SQFT	\$72,125
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Classroom		Codes/ Standards	2	Cap Imprvmt Qty:	\$1,857 9	\$334 EACH	\$2,191
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$21,374 40	\$3,847 EACH	\$25,221
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform					be performed withi			STUDIO JAED Powered By: CT2000

(Conducted in March 2017)

Location Name: Douglass School

Priority: Comprehensive

Date Printed: Tuesday, April 11, 2017

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Restroom & MP Room	(6) in Restrooms and (2) in MP Room. Recommend to complete asap but not required until renov or notice from annual inspection.	Life Safety	2	Cap Imprvmt Qty:	\$10,389 8 E	\$1,870 ACH	\$12,258
D5036-04-1C Correct Learning Area Interactive Flat Panel Assembly Not Installed by Install New Including HDMI & USB Infrastructure & Powered Mount	D5036 Technology System	Classroom		Program Reqmt	2	Cap Imprvmt Qty:	\$ 157,949 12 E	\$28,431 ACH	\$186,379
			Total Estimated	Cost for D50	Electric	al	\$578,613	\$104,150	\$682,763
H10 Additional Space Require	ments								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400 S	\$22,680 QFT	\$148,680
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Toilet Rooms	Create accessible toilet rooms at (10) locations.	Accessibility	2	Cap Imprvmt Qty:	\$275,000 500 S	\$49,500 QFT	\$324,500
			Total Estimated	Cost for H10	Additio	nal Space Req	\$401,000	\$72,180	\$473,180



Detailed Assessmen (Conducted in March 2017)		L	ocation Na. Prio Date Prin	rity: Comprehe	ensive April 11, 2017				
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to find out PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:		\$3,554 PSM	\$23,297
			Total Estimate	ed Cost for Z10	General	Requirement	\$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost for	Douglass Scl	hool		\$1,227,816

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Detailed Assessmen (Conducted in March 2017)	t Report			I	Location Na	ame: Douglass prity: Compreh	School	City Schools Asses	sment
RCCSD Criteria Only					Duterin	Page 1 o			
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Douglass School									
C30 Interior Finishes									
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Toilet Rooms		Program Reqmt	3	RC Criteria Qty:	\$27,773 1,000	\$4,999 SQFT	\$32,772
			Total Estin	nated Cost for C30	Interior 1	Finishes	\$27,773	\$4,999	\$32,772
D20 Plumbing									
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$15,865 18 1	\$2,856 Each	\$18,720
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$26,746 20]	\$4,814 Each	\$31,560
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Restroom		Program Reqmt	2	RC Criteria Qty:	\$3,734 3]	\$ 672 EACH	\$4,406
D2010-16-1C Correct Commercial Kitchen Dishwasher None Provided by Install New		Kitchen		Program Reqmt	2	RC Criteria Qty:	\$54,229 1]	\$9,761 Each	\$63,990
			Total Estin	nated Cost for D20	Plumbing	g	\$100,574	\$18,103	\$118,677
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-			be performed withi be performed withi			STUDIO JAE Powered By: CT20

Detailed Assessmen (Conducted in March 2017)	t Report			Location Name:Douglass SchoolPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 2 of 3						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost	
D30 HVAC										
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$63,456 30	\$11,422 EACH	\$74,878	
			Total Estimated	Cost for D30	HVAC		\$63,456	\$11,422	\$74,878	
E10 Equipment										
E1020-01-2C Correct Additional MS Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Based on student capacity, treated as MS. Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$94,769 1	\$17,058 LPSM	\$111,828	
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1	\$1,601 EACH	\$10,496	
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$40,633 12	\$7,314 ROOM	\$47,947	
			Total Estimated	Cost for E10	Equipme	nt	\$144,297	\$25,974	\$170,271	



Detailed Assessmen	t Report			L	ocation Na Prio	rity: Comprehe	nsive				
(Conducted in March 2017)	-			Date Printed: Tuesday, April 11, 2017 Page 3 of 3							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost		
E20 Furnishings											
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$11,760 54	\$2,117 Each	\$13,876		
			Total Estimated	Cost for E20	Furnishi	ngs	\$11,760	\$2,117	\$13,876		
G20 Site Improvements											
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Main Entrance	20 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$8,478 40	\$1,526 Each	\$10,004		
			Total Estimated	Cost for G20	Site Imp	rovements	\$8,478	\$1,526	\$10,004		
H10 Additional Space Require	ments										
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$382,280 1,350	\$68,810 SQFT	\$451,090		
			Total Estimated	Cost for H10	Addition	al Space Req	\$382,280	\$68,810	\$451,090		
				Total Estimate	d Cost for	Douglass Scl	ıool		\$871,569		



Drew Education Support Center Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Drew ESC
Building Type:	Administration
Building Area (SF):	53,752
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1954, 1990
Date Assessed:	March 2017
Address:	

Addi C55.

600 North Lombard Street,

Wilmington, DE 19801



	Assessment Costs by Priority											
Correction Category		Priority	/1		Priority 2		Priority 3		Priority 4		Sub-Total	
Deferred Maintenance	\$		-	\$	1,329,151	\$	2,532,123	\$	637,344	\$	4,498,617	
Capital Improvements	\$			\$	1,948,066	\$	-	\$		\$	1,948,066	
RCCSD Criteria	\$		-	\$	242,224	\$	-	\$	-	\$	242,224	
Sub-Total by Priority:	\$		-	\$	3,519,441	\$	2,532,123	\$	637,344			

Total Assessed Cost:\$6,688,907Est. Replacement Cost:\$19,941,992acility Condition Index:0.34

Facility Condition Index:

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



(Conducted in	Assessmen March 2017) aintenance On	•				Project Name: 2017 DDOE Wilmington City Schools Assessment Location Name: Drew Educ Supt Ctr Priority: Comprehensive Date Printed: Tuesday, April 11, 2017 Page 1 of 13						
CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost		
Drew Educ Su B20 Exterior E												
B2010-03-1C Co Masonry Exterior Joint Deterioration Deteriorated Area	r Wall Mortar on by Repoint	B2010 Exterior Walls	Brick Envelope		Damage/ Wear	2	Def Maint Qty:	\$26,598 3,000	\$4,788 SQFT	\$31,386		
B2011-06-6C Co Exterior Soffit Sy Deterioration by in Kind		B2011-06 Exterior Soffits	Exterior Soffits		Damage/ Wear	3	Def Maint Qty:	\$11,915 1,100	\$2,145 SQFT	\$14,059		
	oor Deterioration ce & Finish Door,	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$33,285 8	\$5,991 EACH	\$39,277		
B2030-09-3C Co Exterior Door De Demo & Replace	eterioration by	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$6,496 1	\$1,169 EACH	\$7,665		
Equipment Acces	orrect Deteriorated ss Exterior Metal and Replace With	B2030 Exterior Doors	Site - Lombard St. Side	Bilco Door	Damage/ Wear	2	Def Maint Qty:	\$2,032 1	\$366 EACH	\$2,397		
				Total I	Estimated Cost for B2 () Exterior]	Enclosure	\$80,326	\$14,459	\$94,785		
Priority Definitions:	Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	Priority 3 : Medium Priority 4 : Low		be performed within be per			STUDIO JAEI Powered By: CT200		

Detailed Assessmen (Conducted in March 2017)	t Report			L	ocation Nan Priori Date Printe	ity: Compreh	ensive April 11, 2017		
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
B30 Roofing									
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$929,158 32,000	\$167,249 SQFT	\$1,096,407
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	2	Def Maint Qty:	\$25,809 7	\$4,646 EACH	\$30,455
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,661 100	\$299 LNFT	\$1,959
B3050-01-2C Correct Aluminum Roof Coping Cap Major Deterioration by Demolition & Material Replacement	B3050 Roof Coping Cap	Roof		Damage/ Wear	3	Def Maint Qty:	\$17,827 340	\$3,209 LNFT	\$21,036
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia	Damage/ Wear	3	Def Maint Qty:	\$72,417 1,400	\$13,035 LNFT	\$85,452
			Total Es	timated Cost for B30	Roofing		\$1,046,873	\$188,437	\$1,235,310
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	Priority 3 : Medium Priority 4 : Low		-	in the next 3-5 ye in the next 6-10 y	•	STUDIO JAEL Powered By: CT200

Detailed Assessmen (Conducted in March 2017)	t Report			Location Name:Drew Educ Supt CtrPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 3 of 13						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
C10 Interior Construction										
C1020-01-5C Correct Hollow Metal Interior Door Non-Compliant Hardware by Demo & Replace Hardware & Refinish Door	C1020 Interior Door	Building- wide	<i>Mix of wood and H.M. doors with non-compliant hardware.</i>	Codes/ Standards	2	Def Maint Qty:	\$49,979 40 E	\$8,996 Ach	\$58,975	
C1020-02-30C Correct Deteriorated Wood Interior Door & Frame by Demo & Replace with Wood Door, Hollow Metal Frame, & New Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$ 214,084 58 E.	\$38,535 ACH	\$252,619	
			Total Estimated	Cost for C10	Interior (Construction	\$264,063	\$47,531	\$311,594	
C20 Stairs										
C2010-01-6C Correct Non- Compliant Handrail by Demo, Replace & Finish	C2010 Stair Construction	Boiler	All stairwell handrails are non-compliant.	Codes/ Standards	2	Def Maint Qty:	\$30,644 200 L	\$5,516 NFT	\$36,160	
			Total Estimated	Cost for C20	Stairs		\$30,644	\$5,516	\$36,160	
C30 Interior Finishes										
C3010-02-2C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint	C3010 Wall Finishes	Building- wide	Priority 3	Damage/ Wear	3	Def Maint Qty:	\$84,643 36,000 Se	\$15,236 QFT	\$99,879	



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	Priority 2	Damage/ Wear	2	Def Maint Qty:	\$20,614 8,000 E	\$3,710 BLDG SF	\$24,324
C3010-05-1C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$33,042 5,000 S	\$5,948 QFT	\$38,990
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$140,532 3,334 S	\$25,296 QYD	\$165,828
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 50K SF area	Damage/ Wear	2	Def Maint Qty:	\$56,527 10,000 L	\$10,175 .NFT	\$66,702
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$193,413 28,000 S	\$34,814 QFT	\$228,227
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide	<i>Qty increased to meet minimum cost.</i>	Damage/ Wear	2	Def Maint Qty:	\$ 6,908 1,000 S	\$1,243 QFT	\$8,151
			Total Estimated	Cost for C30	Interior I	Finishes	\$535,679	\$96,422	\$632,101
Priority Definitions: Priority 1 : Immediate	Work should be perform	ned immediately. P	Potential life/safety issue. Priority 3	: Medium	Work should I	be performed with	in the next 3-5 year	rs. 📻	

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CorrectionName		Subsystem Name	Area Name	Correction Notes	Rea	ason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D20 Plumbing											
D2010-01-1C Correct Water Closet Major Deterioration b Demo & Replace Existing		D2010 Plumbing Fixtures	Building Wide	Qty. includes group bathrooms on 2nd f		age/ ear	2	Def Maint Qty:	\$12,604 11	\$2,269 EACH	\$14,872
D2010-02-1C Correct Lavat Major Deterioration by Demo Replace Existing		D2010 Plumbing Fixtures	Building Wide	Qty. includes unuse group bathrooms of floor		age/ ear	2	Def Maint Qty:	\$4,880 10	\$878 EACH	\$5,758
D2010-02-4C Correct Lavat Faucet Deterioration by Dem Replace Faucet		D2010 Plumbing Fixtures	Building Wide		Dan W	age/ ear	3	Def Maint Qty:	\$3,247 7	\$584 EACH	\$3,831
D2010-03-1C Correct Urina Major Deterioration by Demo Replace Existing		D2010 Plumbing Fixtures	Building Wide			age/ ear	2	Def Maint Qty:	\$1,170 1	\$211 EACH	\$1,381
D2010-04-1C Correct Utility or Mop Receptor Major Deterioration by Demo & Re Existing	-	D2010 Plumbing Fixtures	Janitor Closets			age/ ear	2	Def Maint Qty:	\$2,765 2	\$498 EACH	\$3,263
D2010-09-1C Correct Drink Fountain Major Deterioration Demo & Replace Existing	U	D2010 Plumbing Fixtures	Building Wide		Dan W	age/ ear	3	Def Maint Qty:	\$ 5,546 2	\$998 EACH	\$6,544
D2010-10-1C Correct Electr Water Cooler Deterioration b Demo & Replace Existing		D2010 Plumbing Fixtures	Building Wide			age/ ear	3	Def Maint Qty:	\$8,899 2	\$1,602 EACH	\$10,501
Priority Definitions: Priority 1 : Im Priority 2 : Hi		Work should be perform Work should be perform		-	Priority 3 : Mediur Priority 4 : Low	n		be performed with			STUDIO JAED Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2020-01-3C Correct Deteriorated Domestic Water Pipe, Vlvs, Ftgs & Insul by Demo & Replace (2-1/2" - 3")	D2020 Domestic Water Distribution	Boiler	(2) 3" Valves, (1) 2 1/2" Valve along with associated pipe & insulation at water meter in Boiler Rm	Damage/ Wear	2	Def Maint Qty:	\$3,143 15 I	\$566 LNFT	\$3,708
D2020-08-13C Correct Deteriorated or Inadequate Domestic Water Heater Flue by Demo & Replace	D2020 Domestic Water Distribution	Boiler		Damage/ Wear	2	Def Maint Qty:	\$1,657 20 I	\$298 LNFT	\$1,955
D2020-08-19C Correct Gas Fired Domestic Water Heater (80 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler		Damage/ Wear	2	Def Maint Qty:	\$8,235 1 I	\$1,482 EACH	\$9,717
D2020-08-1C Correct Electric Domestic Water Heater (50 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Henrietta Johnson Med Ctr	Hot Water Heater in Elec./MDF Rm	Damage/ Wear	4	Def Maint Qty:	\$3,038 1 I	\$ 547 Each	\$3,584
			Total Estimated	Cost for D20	Plumbing	g	\$55,183	\$9,933	\$65,116
D30 HVAC									
D3020-11-1C Correct Steam Condensate Tank/Pump Deterioration by Demo and Replace	D3020 Heat Generation	Boiler		Damage/ Wear	2	Def Maint Qty:	\$16,761 1 I	\$3,017 EACH	\$19,778



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3020-19-2C Correct Electric Unit Heater Major Deterioration by Demo & Replacement	D3020 Heat Generation			Damage/ Wear	3	Def Maint Qty:	\$5,533 1	\$996 EACH	\$6,529
D3020-19-2C Correct Electric Unit Heater Major Deterioration by Demo & Replacement	D3020 Heat Generation	Henrietta Johnson Med Ctr	Unit Heater in Henrietta Johnson Lobby	Damage/ Wear	3	Def Maint Qty:	\$5,533 1	\$996 EACH	\$6,529
D3040-03-1C Correct Deteriorated or Insufficient Exhaust Fan (1/8 HP) by Demo and Replace	D3040 HVAC Distribution		In 2nd Fl Jan Clo. Size is estimated	Damage/ Wear	2	Def Maint Qty:	\$3,812 1	\$686 EACH	\$4,498
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	3	Def Maint Qty:	\$14,131 3	\$2,544 EACH	\$16,674
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Office 130	<i>R/A Grille in open office area 130</i>	Damage/ Wear	3	Def Maint Qty:	\$748 1	\$135 EACH	\$882
D3040-12-1C Correct Deteriorated Motor Operated Louver/Damper by Demo and Replace Damper and Operator	D3040 HVAC Distribution	Boiler		Damage/ Wear	2	Def Maint Qty:	\$3,345 1	\$602 EACH	\$3,947
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Boiler		Damage/ Wear	2	Def Maint Qty:	\$1,144 30	\$206 LNFT	\$1,350



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	HWH Pumps	Damage/ Wear	2	Def Maint Qty:	\$21,756 2 Ez	\$3,916 ACH	\$25,672
D3040-19-2C Correct Heat Exchanger Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Boiler		Damage/ Wear	2	Def Maint Qty:	\$ 27,986 1 Ez	\$5,038 ACH	\$33,024
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Johnson Controls Unit on Roof above Henrietta Johnson Med. Ctr	Damage/ Wear	4	Def Maint Qty:	\$27,300 1 E4	\$4,914 ACH	\$32,214
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Aaon Unit on Roof above Henrietta Johnson Med. Ctr	Damage/ Wear	2	Def Maint Qty:	\$ 54,601 2 E4	\$9,828 ACH	\$64,429
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof		Damage/ Wear	3	Def Maint Qty:	\$ 50,495 1 Ez	\$9,089 ACH	\$59,584
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	2nd Fl	Nesbitt units on 2nd Floor	Damage/ Wear	2	Def Maint Qty:	\$23,245 2 EA	\$4,184 ACH	\$27,429



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$ 139,470 12 E <i>i</i>	\$25,105 ACH	\$164,575
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	MDF Rm	lst Floor MDF	Damage/ Wear	2	Def Maint Qty:	\$17,805 1 EA	\$3,205 ACH	\$21,009
D3050-21-3C Correct Deteriorated or Inadequate Window Air Conditioning Unit by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$4,142 5 EA	\$746 ACH	\$4,888
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$32,983 210 LI	\$5,937 NFT	\$38,920
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$29,625 6 EA	\$5,333 ACH	\$34,958
D3050-32-2C Correct Deteriorated Packaged Terminal Air Conditioning Unit by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$176,901 26 EA	\$31,842 ACH	\$208,743



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3060-02-1C Correct Deteriorated or Inadequate Electronic Control System by Upgrade/Replace System	D3060 HVAC Instrumentation & Controls	Building Wide	Update Control system/DDC. Area shown includes Henrietta Johnson Med Ctr. (~4,975 SF)	Damage/ Wear	3	Def Maint Qty:	\$477,775 53,752	\$85,999 SQFT	\$563,774
			Total Estimated	Cost for D30	HVAC	:	\$1,135,090	\$204,316	\$1,339,407
D50 Electrical									
D5010-07-2C Correct Deteriorated Building Main Switchgear and Distribution Panels by Demo and Replace With New	D5010 Electrical Service & Distribution	Boiler	Replace main switch gear with 1600 amp main brkr, (5) 400 amp brkr, (1) 100 amp brkr with shunt trip for elevator	Damage/ Wear	3	Def Maint Qty:	\$304,569 48,100	\$54,822 SQFT	\$359,392
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Building Wide	Replace (3) panel each 225 amp, 42 ckts	Functionality	3	Def Maint Qty:	\$46,717 3	\$8,409 Each	\$55,127
D5020-16-4C Upgrade Exit Signs By Demo And Replace	D5020 Lighting & Branch Wiring	Building Wide	Qty increased to reflect minimum cost. Recommend to complete asap but not required until renov or notice from annual inspection.	Codes/ Standards	2	Def Maint Qty:	\$910 3	\$164 EACH	\$1,074
D5030-05-2C Correct Deteriorated Fire Alarm Horn Strobe by Demo & Replace	D5030 Fire Alarm System	Building Wide	Recommend to complete asap but not required until renov or notice from annual inspection.	Life Safety	2	Def Maint Qty:	\$10,569 22	\$1,902 EACH	\$12,471
Priority Definitions: Priority 1 : Immediate	Work should be perform	ed immediately. P	otential life/safety issue. Priority	3 : Medium	Work should b	be performed withi	n the next 3-5 ye	ars.	
Priority 2 : High	Work should be perform	ed within the next	1-2 years. Priority	4 : Low	Work should b	be performed withi	n the next 6-10 y	ears.	STUDIO JAED Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
05033-03-2C Correct Deteriorated ntercom System Combo Aicrophone/Speaker by Demo & Replacement	D5033 Intercom Systems	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$1,663 2	\$299 Each	\$1,962
			Total Estimated	Cost for D50	Electrical	l	\$364,428	\$65,597	\$430,025
E20 Furnishings									
E2010-09-1C Correct Deteriorated Base Cabinets by Demo & Replace	E2010 Fixed Furnishings	Lunch Room		Damage/ Wear	3	Def Maint Qty:	\$7,468 9	\$1,344 LNFT	\$8,812
E2010-10-1C Correct Deteriorated Wall Cabinet by Demo & Replace	E2010 Fixed Furnishings	Lunch Room		Damage/ Wear	3	Def Maint Qty:	\$3,595 9	\$647 LNFT	\$4,242
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$64,417 4,000	\$11,595 SQFT	\$76,012
			Total Estimated	Cost for E20	Furnishin	igs	\$75,480	\$13,586	\$89,066
F20 Selective Demolition									
F2020-04-1C Correct Asbestos Pipe Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	Material is inaccessible as noted in AHERA Report.	Environ- mental	2	Def Maint Qty:	\$21,606 1,156	\$3,889 LNFT	\$25,495



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide	AHERA Report item	Environ- mental	2	Def Maint Qty:	\$87,426 9,335	\$15,737 SQFT	\$103,163
F2020-05-2C Correct Asbestos Tile with VCT Overlay by Remove, Abate Both Floors, & Replace with VCT	F2020 Hazardous Components Abatement	Building- wide	AHERA Report item	Environ- mental	2	Def Maint Qty:	\$43,522 2,500	\$7,834 SQFT	\$51,355
F2020-07-1C Correct Asbestos Transite Panel Board by Abatement	F2020 Hazardous Components Abatement	2nd Floor Restrooms		Environ- mental	2	Def Maint Qty:	\$8,127 600	\$1,463 SQFT	\$9,589
			Total Estin	nated Cost for F20	Selective 3	Demolition	\$160,680	\$28,922	\$189,603
G20 Site Improvements									
G2030-01-4C Correct Bituminous Sidewalk Major Deterioration by Demo and Replace with Concrete Paving	G2030 Pedestrian Paving	Site - E. 6th Street Side		Damage/ Wear	2	Def Maint Qty:	\$ 39,379 305	\$ 7,088 Sqyd	\$46,467
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site - E. 7th St. Side		Damage/ Wear	2	Def Maint Qty:	\$3,326 250	\$599 SQFT	\$3,924
G2040-02-10C Correct Chain Link 20' Fence and Gates Major Deterioration by Demo & Replace	G2040 Site Development	Courtyard Entrance		Damage/ Wear	2	Def Maint Qty:	\$1,493 10	\$269 LNFT	\$1,762
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform					be performed within be per			STUDIO JAED Powered By: CT2000

Detailed Assessmen (Conducted in March 2017)	Detailed Assessment Report Jonducted in March 2017)						Location Name:Drew Educ Supt CtrPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 13 of 13						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost				
Z10 General Requirements			Total Estimate	d Cost for G20	Site Impr	rovements	\$44,198	\$7,956	\$52,153				
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to find out PPE levels at electrical equipment	Codes/ Standards	2	Def Maint Qty:	\$19,744 1 LI	\$3,554 PSM	\$23,297				
			Total Estimate	d Cost for Z10	General I	Requirement	\$19,744	\$3,554	\$23,297				
				Total Estimate	ed Cost for	Drew Educ S	Supt Ctr		\$4,498,617				



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Drew Educ Supt Ctr B10 Superstructure									
B1014-01-1C Correct Exterior Steel Ladder Non Existent by Install New Steel Ladder	B1014 Exterior Building Access Ladder	Roof		Functionality	2	Cap Imprvmt Qty:		\$1,675 LNFT	\$10,980
C10 Interior Construction			Total Estimated	l Cost for B10	Superstr	ructure	\$9,305	\$1,675	\$10,980
C1030-10-5C Correct Panel Signage Non Compliant Signage by Demo and Replace	C1030 Fittings	Building- wide		Codes/ Standards	2	Cap Imprvmt Qty:		\$3,400 EACH	\$22,290
D20 Plumbing			Total Estimated	l Cost for C10	Interior	Construction	\$18,890	\$3,400	\$22,290
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution	Boiler		Codes/ Standards	2	Cap Imprvmt Qty:		\$947 EACH	\$6,206
D30 HVAC			Total Estimated	l Cost for D20	Plumbin	g	\$5,259	\$947	\$6,206
D3020-01-6C Correct Conversion from Steam Boiler to Hot Water Boiler Required by Converting Boiler from Steam to Hot Water	D3020 Heat Generation	Boiler	Convert Steam Boilers to Hot Water (2)	Program Reqmt	2	Cap Imprvmt Qty:		\$10,669 Each	\$69,939
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	ed within the next	1-2 years. Priority	4 : Low	Work should	be performed withi	n the next 6-10 ye	ars.	STUDIO JAEI Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	MDF Rooms	Units for Henrietta Johnson MDF Rm & Drew MDF Rm 204A	Functionality	2	Cap Imprvmt Qty:	\$30,075 2	\$5,414 EACH	\$35,489
			Total Estimated	Cost for D30	HVAC		\$89,345	\$16,082	\$105,427
D50 Electrical									
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$449,783 48,100	\$80,961 SQFT	\$530,744
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$10,687 20	\$1,924 EACH	\$12,611
D5035-01-3C Correct Telephone System Control Panel Battery Backup Not Installed by Install Backup System	D5035 Telephone System	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$3,291 1	\$592 EACH	\$3,883
			Total Estimated	Cost for D50	Electric	al	\$463,761	\$83,477	\$547,238
G20 Site Improvements									
G2040-27-2C Correct Deteriorated Steel Pipe Guard Rails by Demo & Replace	G2040 Site Development	Site - E. 6th Street Side	Steel Pipe Guard Rail Non- Existent. Install new.	Life Safety	2	Cap Imprvmt Qty:	\$ 35,943 275	\$6,470 LNFT	\$42,413
			Total Estimated	Cost for G20	Site Im	provements	\$35,943	\$6,470	\$42,413
Priority Definitions: Priority 1 : Immediate	Work should be perform	ned immediately. P	otential life/safety issue. Priority 3	: Medium	Work should	d be performed within	n the next 3-5 y	ears.	
Priority 2 : High	Work should be perform	-				d be performed within	-	•	STUDIO JAEL Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Require	ments								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400 Se	\$22,680 QFT	\$148,680
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	2nd Floor	Abandoned toilet rooms and classrooms need to be reconfigured into usable spaces.	Functionality	2	Cap Imprvmt Qty:	\$572,400 2,700 S	\$103,032 QFT	\$675,432
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Restooms	Create accessible toilet rooms at (10) locations.	Accessibility	2	Cap Imprvmt Qty:		\$59,400 QFT	\$389,400
			Total Estimated	Cost for H10	Addition	nal Space Reg	\$1,028,400	\$185,112	\$1,213,512

Total Estimated Cost for Drew Educ Supt Ctr \$1,948,066



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Na	ame: Drew Edu ority: Compreh	uc Supt Ctr ensive April 11, 2017	City Schools Asses	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Drew Educ Supt Ctr D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$186,137 88 E	\$33,505 Each	\$219,642
			Total Estimate	ed Cost for D30) HVAC		\$186,137	\$33,505	\$219,642
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Toilet Rooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$10,235 47 E	\$1,842 EACH	\$12,078
			Total Estimate	ed Cost for E20	Furnishi	ngs	\$10,235	\$1,842	\$12,078
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Exterior		Program Reqmt	2	RC Criteria Qty:	\$ 8,902 42 E	\$1,602 EACH	\$10,505
			Total Estimate	ed Cost for G20) Site Imp	rovements	\$8,902	\$1,602	\$10,505
				Total Estimat	ted Cost for	Drew Educ	Supt Ctr		\$242,224
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform			y 3 : Medium y 4 : Low		be performed with	-		STUDIO JAEI Powered By: CT200

Elbert Palmer Elementary School Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Elbert Palmer ES
Building Type:	Elementary
Building Area (SF):	52,755
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1929, 1990, 2005
Date Assessed:	March 2017
Address:	
1210 Lobdell Street	



	Assessment Costs by Priority									
Correction Category	Priority	1		Priority 2		Priority 3		Priority 4		Sub-Total
Deferred Maintenance	\$		\$	3,790,612	\$	1,115,100	\$	1,051,381	\$	5,957,092
Capital Improvements	\$	-	\$	1,466,451	\$	708,000	\$	_	\$	2,174,451
RCCSD Criteria	\$	-	\$	1,005,061	\$	19,663	\$		\$	1,024,724
Sub-Total by Priority:	\$	_	\$	6,262,124	\$	1,842,763	\$	1,051,381		

Total Assessed Cost:\$9,156,267Est. Replacement Cost:\$19,572,105Facility Condition Index:0.47

Legend / Definitions:

Wilmington, DE 19801

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On	-			Project Name: 2017 DDOE Wilmington City Schools Assessment Location Name: Elbert Palmer ES Priority: Comprehensive Date Printed: Tuesday, April 11, 2017 Page 1 of 11 Page 1 of 11					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Elbert Palmer ES									
B10 Superstructure									
B1011-01-3C Correct New Concrete Exterior Stair Handrail Required by Install New	B1011 Exterior Above Grade Stairs	Exterior Stairs	Existing stone stairs at (4) entrances have no handrails	Codes/ Standards	2	Def Maint Qty:	\$6,404 49 L	\$1,153 .NFT	\$7,557
B1011-05-1C Correct Deteriorated Stone Tread w Brick Cheek Wall Exterior Stairs by Demo & Replace	B1011 Exterior Above Grade Stairs	Exterior Stairs	Replace with concrete stairs	Damage/ Wear	2	Def Maint Qty:	\$40,003 15 R	\$7,201 RISR	\$47,204
B20 Exterior Enclosure			Total Estimated	Cost for B10) Superstru	icture	\$46,408	\$8,353	\$54,761
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Exterior Walls		Damage/ Wear	4	Def Maint Qty:	\$198,953 22,440 S	\$35,812 SQFT	\$234,765
B2010-07-6C Correct EIFS Exterior Wall Deteriorated By Clean, Prep, & Repaint	B2010 Exterior Walls	Stucco walls		Damage/ Wear	2	Def Maint Qty:	\$11,764 6,000 S	\$2,118 SQFT	\$13,882
32020-03-12C Correct Deteriorated Wood Frame Exterior Window by Demo & Replace with Aluminum Frame Window	B2020 Exterior Windows	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$583,666 5,100 S	\$105,060 SQFT	\$688,726
			Total Estimated	Cost for B20	Exterior	Enclosure	\$794,383	\$142,989	\$937,372
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform			3 : Medium 4 : Low		-	in the next 3-5 year in the next 6-10 yea		STUDIO JAE Powered By: CT20

Location Name: Elbert Palmer ES

Priority: Comprehensive

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(Cond

ectionName Area Name Area	nducted in March 2017)			
	ectionName	Subsystem Name	Area Name	

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B30 Roofing									
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$47,326 9,500	\$8,519 SQFT	\$55,845
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$551,688 19,000	\$99,304 SQFT	\$650,992
B3020-04-5C Correct Deteriorated Roof Hatch Access Ladder by Demo & Replace	B3020 Roof Openings	Roof Hatch		Damage/ Wear	2	Def Maint Qty:	\$2,214 1	\$399 Each	\$2,612
B3020-04-6C Correct Non Compliant Roof Hatch Access Location by Demo, Infill Opening, and Install New	B3020 Roof Openings	Roof	Install new hatch in alternate location.	Damage/ Wear	2	Def Maint Qty:	\$9,477 1	\$1,706 EACH	\$11,183
B3030-01-4C Correct Missing Roof Drain Cover by Replacing Drain Cover	B3030 Roof Drainage	Roof		Damage/ Wear	2	Def Maint Qty:	\$2,303 4	\$414 EACH	\$2,717
B3030-02-4C Correct Gutters Major Deterioration by Demo & Replace	B3030 Roof Drainage	Gutter		Damage/ Wear	4	Def Maint Qty:	\$12,511 620	\$2,252 LNFT	\$14,763



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
3030-03-5C Correct Gutters & ownspouts Major Deterioration y Demo & Replacement	B3030 Roof Drainage	Downspouts		Damage/ Wear	3	Def Maint Qty:	\$4,982 300	\$897 LNFT	\$5,878
3050-02-5C Correct Cast Stone opings & Cornices Major Deterioration by Install Aluminum oping over Existing	B3050 Roof Coping Cap	Roof		Damage/ Wear	2	Def Maint Qty:	\$81,486 1,200	\$14,667 LNFT	\$96,153
			Total Estimated	Cost for B30	Roofing		\$711,985	\$128,157	\$840,143
10 Interior Construction									
1010-11-3C Correct Non- compliant Guardrail by Demo and ceplace	C1010 Partitions	Gym Balcony		Codes/ Standards	2	Def Maint Qty:	\$10,485 49	\$1,887 LNFT	\$12,372
21020-01-3C Correct Hollow Metal Interior Door Deterioration y Demo, Replace & Finish Door rame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$37,992 11	\$6,839 Each	\$44,830
21020-02-13C Correct Door & rame Deterioration by Complete Demo & Replace Door, Frame & lardware, Finish	C1020 Interior Door	Building- wide	(21) classroom doors have transoms.	Damage/ Wear	2	Def Maint Qty:	\$ 459,35 8 119	8 \$82,684 EACH	\$542,042
21030-01-1C Correct Chalkboard r Markerboard Major Deterioration by Demo & Replacement	C1030 Fittings	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$112,080 4,000	\$20,174 SQFT	\$132,254

Detailed Assessmen (Conducted in March 2017)	t Report			Location Name:Elbert Palmer ESPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 4 of 11						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
C30 Interior Finishes			Total Estimated	l Cost for C10	Interior (Construction	\$619,914	\$111,585	\$731,499	
C3010-01-5C Correct Plaster Interior Wall Finish Minor Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$118,076 39,000 B	\$21,254 BLDGSF	\$139,330	
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$24,801 11,000 B	\$4,464 BLDGSF	\$29,265	
C3020-03-1C Correct Cast in Place Terrazzo Tile Minor Deterioration by Selective Demo, Prep Surface & Replace in Kind	C3020 Floor Finishes	Building- wide	Repair (3) cracks in main lobby and polish terrazzo surfaces at lobbies, corridors and stairwells.	Damage/ Wear	4	Def Maint Qty:	\$142,622 4,000 S	\$25,672 QFT	\$168,294	
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$85,944 15,500 S	\$15,470 QFT	\$101,414	
C3020-05-2C Correct Resilient File Flooring Major Deterioration by Complete Demo of Existing,	C3020 Floor Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$80,081 11,000 S	\$14,415 QFT	\$94,496	



Prep Surface & Replace Tile

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C3020-05-9C Correct Resilient Tile Flooring Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Kitchen		Damage/ Wear	2	Def Maint Qty:	\$22,193 834 \$	\$3,995 SQFT	\$26,187
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$162,915 3,865 \$	\$29,325 Sqyd	\$192,239
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$297,027 43,000 \$	\$53,465 SQFT	\$350,492
D20 Plumbing			Total Estimated	d Cost for C30	Interior I	Finishes	\$933,659	\$168,059	\$1,101,717
D2010-10-2C Correct Electric Water Cooler Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	Units are deteriorated as well.	Accessibility	2	Def Maint Qty:	\$22,247 5 H	\$4,005 EACH	\$26,252
			Total Estimate	d Cost for D20	Plumbing	g	\$22,247	\$4,005	\$26,252
D30 HVAC									
D3020-03-3C Correct Deteriorated or Inefficient Oil Burner by Demo	D3020 Heat Generation	Boiler	Preferred burner on HB Smith Boiler	Damage/ Wear	2	Def Maint Qty:	\$34,331 1 I	\$6,180 Each	\$40,510



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Location Name: Elbert Palmer ES

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Soft Cost

\$300

\$27.598

\$741

\$167

\$206

\$429

\$7.832

SQFT

EACH

EACH

SQFT

LNFT

LNFT

EACH

Total Cost

\$1.966

\$180.920

\$4.856

\$1.093

\$1.350

\$2,813

\$51.344

CorrectionName Area Name Correction Notes Reason Priority Category Subsystem Name Const. Cost D3020-06-3C Correct Breeching D3020 Heat 2 Def Maint \$1.666 Boiler Damage/ Major Deterioration by Demo & Generation Wear Qty: 20 Replace (SQFT) D3030-01-12C Correct D3030 Roof Damage/ 4 Def Maint \$153.322 Wear Deteriorated or Inefficient Chiller Refrigeration Qty: 1 115 Tons by Demo & Replace with Air Cooled Chiller D3040 HVAC Sidewall, upblast type, 2 \$4.115 D3040-03-18C Correct Damage/ Def Maint Exterior Deteriorated or Insufficient Exhaust Distribution centrifugal EF that serves Wear Qty: 1 Fan (1/5 HP) by Demo and Replace kitchen D3040-11-17C Correct Exterior D3040 HVAC \$927 Exterior Associated with AAON Damage/ 2 Def Maint Wear Insulated Ductwork Major Distribution unit serving new wing 40 Qty: Deterioration by Demo & Replace appears damaged due to vandalism D3040 HVAC Metal clad pipe insulation 2 Def Maint \$1.144 D3040-15-2C Correct Damaged Exterior Damage/ HVAC Pipe Insulation by Repair Distribution assocated with AAON unit Wear Qty: 30 serving new wing appears damaged due to vandalism D3040-15-5C Correct Damaged D3040 HVAC Roof *Metal clad pipe insulation* Damage/ 2 Def Maint \$2.384 Exterior HVAC Pipe Insulation by Distribution assocated with roof Wear 30 Qty: mounted chiller Repair D3040 HVAC 2 Chilled water pumps and Damage/ 4 Def Maint \$43,512 D3040-16-2C Correct Deteriorated Boiler or Inadequate HVAC Distribution Distribution 2 Hot Water pumps Wear Qty: 4 Pump by Demo & Replace

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Auditorium	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 E.	\$18,178 ACH	\$119,168
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves new wing. Unit is on ground and damaged by vandalism	Damage/ Wear	2	Def Maint Qty:	\$50,495 1 E.	\$9,089 Ach	\$59,584
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Old Wing	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 E.	\$18,178 Ach	\$119,168
D3050-08-2C Correct Blower Coil Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$ 299,031 32 E.	\$53,826 ACH	\$352,857
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Library		Damage/ Wear	4	Def Maint Qty:	\$23,245 2 E.	\$4,184 ACH	\$27,429
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$ 72,086 7 E.	\$12,975 ACH	\$85,061



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost	
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$45,140 8	\$8,125 EACH	\$53,266	
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Data Aire CU on rooft with inside evaporator/AHU	Damage/ Wear	4	Def Maint Qty:	\$17,805 1	\$3,205 EACH	\$21,009	
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$1,571 10	\$283 LNFT	\$1,853	
			Total Estimated	Cost for D30	HVAC		\$952,754	\$171,496	\$1,124,250	
D50 Electrical										
D5020-16-6C Correct Inappropriate Exit Sign by Removing Sign & Associated Wiring	D5020 Lighting & Branch Wiring	Exterior	Remote heads outside exit doors are missing. Recommend to complete asap but not required until renov or notice from annual inspection.	Life Safety	2	Def Maint Qty:	\$4,109 10	\$740 EACH	\$4,849	
D5020-21-2C Correct Deteriorated Exterior Lighting by Demo & Replace	D5020 Lighting & Branch Wiring	Exterior		Damage/ Wear	2	Def Maint Qty:	\$16,906 15	\$3,043 EACH	\$19,949	



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D5035-05-2C Correct Building- Wide Telephone System Major Deterioration by Demo & Replacement	D5035 Telephone System	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$89,314 52,755 St	\$16,077 QFT	\$105,391
			Total Estimated	Cost for D50	Electrical	l	\$110,329	\$19,859	\$130,189
E20 Furnishings									
E2010-02-2C Correct Teacher Wardrobe Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$20,386 22 E	\$3,669 ACH	\$24,055
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide	Includes Admin. Casework	Damage/ Wear	2	Def Maint Qty:	\$172,705 187 L	\$31,087 NFT	\$203,792
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$82,131 5,100 S	\$14,784 QFT	\$96,915
E2013-01-1C Correct Auditorium Seating Major Deterioration by Demo & Replacement	E2013 Fixed Seating	Gym Balcony		Damage/ Wear	2	Def Maint Qty:	\$ 34,339 46 E	\$6,181 ACH	\$40,520

Total Estimated Cost for E20 Furnishings \$309,562

\$55,721

\$365,283



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
F20 Selective Demolition									
F2020-02-2C Correct Asbestos Boiler Gasketing by Abatement	F2020 Hazardous Components Abatement	Boiler	Abate 30 LF of Gasketing. As noted on AHERA Report	Environ- mental	3	Def Maint Qty:	\$1,250 1 E	\$225 EACH	\$1,476
F2020-02-3C Correct Asbestos Boiler Insulation and Packing by Abatement	F2020 Hazardous Components Abatement	Boiler	Friable material as noted on AHERA Report	Environ- mental	3	Def Maint Qty:	\$11,911 202 S	\$2,144 SQFT	\$14,055
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building- wide	As noted in AHERA Report	Environ- mental	2	Def Maint Qty:	\$118,538 12,657 S	\$21,337 SQFT	\$139,875
F2020-05-5C Correct Asbestos Tile with Carpet Overlay by Remove, Abate, & Replace with VCT	F2020 Hazardous Components Abatement	Building- wide	As noted in AHERA Report	Environ- mental	2	Def Maint Qty:	\$72,087 3,865 S	\$12,976 SQFT	\$85,062
			Total Estimated	Cost for F20	Selective	Demolition	\$203,786	\$36,682	\$240,468
G20 Site Improvements									
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site Perimeter sidewalk		Damage/ Wear	2	Def Maint Qty:	\$ 53,208 4,000 S	\$9,577 SQFT	\$62,785



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Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2030-04-2C Correct Bituminous Playground Paving Major Deterioration by Demo and Replace	G2030 Pedestrian Paving	Grounds / Site		Damage/ Wear	3	Def Maint Qty:	\$259,713 10,000 SC	\$46,748 QYD	\$306,461
G2040-02-1C Correct Chain Link Fences Major Deterioration by Demo and Replace	G2040 Site Development	Grounds / Site		Damage/ Wear	3	Def Maint Qty:	\$21,566 600 LI	\$3,882 NFT	\$25,448
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Playground		Damage/ Wear	3	Def Maint Qty:	\$8,868 40 SC	\$1,596 QYD	\$10,464
			Total Estimated (Total Estimated Cost for G20 Site Improvements\$343,355\$61,804Total Estimated Cost for Elbert Palmer ES					
			r						



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only		Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Elbert Palmer ESPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 1 of 3								
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	7 Cat	egory	Const. Cos	t Soft Cost	Total Cost
Elbert Palmer ES										
C10 Interior Construction										
C1030-10-7C Correct Panel Signage Non Compliant Signage by Demo and Replace (BLDGSF)	C1030 Fittings	Interior Signs		Codes/ Standards	2	Cap l	mprvmt Qty:	\$53,283 47,800	\$9,591 BLDGSF	\$62,874
			Total Estimated	Cost for C10	Interior	Const	ruction	\$53,283	\$9,591	\$62,874
C30 Interior Finishes										
C3010-10-5C Correct Acoustic Wall Panels Not Present by Install Acoustical Wall Padding	C3010 Wall Finishes	Gym		Codes/ Standards	2	Cap l	mprvmt Qty:	\$63,772 3,000	\$11,479 SQFT	\$75,250
			Total Estimated	Cost for C30	Interior	Finisł	nes	\$63,772	\$11,479	\$75,250
D30 HVAC										
D3040-11-9C Correct Uninsulated Ductwork by Install New Insulation	D3040 HVAC Distribution	Stage		Energy Conserv	2	Cap I	mprvmt Qty:	\$3,660 60	\$659 SQFT	\$4,319
D3050-19-12C Correct New Split Air Conditioning Unit (1.5 Ton) Required by Installing New	D3050 Terminal & Packaged Units	MDF		Program Reqmt	2	Cap I	mprvmt Qty:	\$15,038 1	\$2,707 EACH	\$17,744
			Total Estimated	Cost for D30	HVAC			\$18,698	\$3,366	\$22,063



(Conducted in March 2017)

Location Name: Elbert Palmer ES

Priority: Comprehensive

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Total Cost

\$582,108

\$432,748

\$22,069

\$94,229

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost
D50 Electrical								
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:		\$88,796 QFT
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty:	\$366,736 54,000 S	\$66,012 QFT
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$18,702 35 E	\$3,366 EACH
D5032-06-2C Correct Large Area Clock System Not Installed by New Installation	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:		\$14,374 QFT

		Total Estimated Cost for D50 F	Total Estimated Cost for D50 Electrical					
E10 Equipment								
E1090-08-2C Correct Gym Wall Padding None Installed by Install New	E1090 Other Gym Equipment		Codes/ Standards	2	Cap Imprvmt Qty:		\$478 SQFT	\$3,132
			Total Estimated Cost for E10 E	quipn	nent	\$2,654	\$478	\$3,132



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Require	ements								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:		\$22,680 QFT	\$148,680
H1020-05-1C Correct Non ADA Toilet by Demo & Reconfigure Space	H1020 Space Reconfiguration	Building- wide	All single-user toilet rooms plus (4) additional toilet rooms.	Accessibility	3	Cap Imprvmt Qty:		\$108,000 QFT	\$708,000
			Total Estimated	d Cost for H10	Addition	nal Space Req	\$726,000	\$130,680	\$856,680
Z10 General Requirements									
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building- wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:		\$3,554 PSM	\$23,297
			Total Estimated	d Cost for Z10	General	Requirement	\$19,744	\$3,554	\$23,297
				Total Estimate	ed Cost fo	r Elbert Palm	er ES		\$2,174,451



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only	t Report				Location Na Pric	ame: 2017 DD0 ame: Elbert Pa ority: Compreh nted: Tuesday, Page 1 o	lmer ES ensive April 11, 2017	City Schools Asses	sment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
<i>Elbert Palmer ES</i> C30 Interior Finishes									
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Building- wide		Program Reqmt	3	RC Criteria Qty:	\$16,664 600	\$2,999 SQFT	\$19,663
D20 Plumbing			Total Est	imated Cost for C30	Interior 3	Finishes	\$16,664	\$2,999	\$19,663
D2010-01-10C Correct Water Closet Flush Valve Not Automatic by Demo & Replace with Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$ 29,086 33	\$5,235 Each	\$34,321
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$20,059 15	\$3,611 Each	\$23,670
D30 HVAC			Total Est	imated Cost for D20	Plumbin	g	\$49,145	\$8,846	\$57,991
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$86,723 41	\$15,610 EACH	\$102,333
			Total Est	imated Cost for D30	HVAC		\$86,723	\$15,610	\$102,333
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform		-	Priority 3 : Medium Priority 4 : Low		be performed withi be performed withi	-		STUDIO JAEI Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
E10 Equipment									
E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	<i>Coordinate with</i> <i>reconfiguration /</i> <i>renovation of existing</i> <i>space as noted.</i>	Program Reqmt	2	RC Criteria Qty:	\$ 85,555 1	\$15,400 LPSM	\$100,955
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$64,336 19	\$11,580 ROOM	\$75,916
			Total Estimated	Cost for E10	Equipme	nt	\$149,891	\$26,980	\$176,872
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$18,075 83	\$3,254 EACH	\$21,329
			Total Estimated	Cost for E20	Furnishi	ngs	\$18,075	\$3,254	\$21,329
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Exterior Sign	26 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$11,022 52	\$1,984 EACH	\$13,006
			Total Estimated	Cost for G20) Site Imp	rovements	\$11,022	\$1,984	\$13,006
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform			3 : Medium 4 : Low		be performed withi be performed with			STUDIO JAED Powered By: CT2000

Detailed Assessment Report (Conducted in March 2017)			Location Name:Elbert Palmer ESPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 3 of 3						
CorrectionName	Subsystem Name	Area Name Co	prrection Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Require	ements								
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$536,890 1,896 S0	\$96,640 QFT	\$633,531
			Total Estima	ted Cost for H10	Addition	al Space Req	\$536,890	\$96,640	\$633,531
				Total Estimated	d Cost for	Elbert Palm	er ES		\$1,024,724

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Sarah Pyle Academy
Building Type:	High School
Building Area (SF):	31,980
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1954, 2005
Date Assessed:	March 2017
Address:	

501 North Lombard Street,

Wilmington, DE 19801



		Assessment Costs by Priority										
Correction Category		Priority	1	-	Priority 2		Priority 3		Priority 4		Sub-Total	
Deferred Maintenance	\$		-	\$	2,008,129	\$	2,557,318	\$	570,593	\$	5,136,040	
Capital Improvements	\$		-	\$	2,007,627	\$	-	\$	-	\$	2,007,627	
RCCSD Criteria	\$		-	\$	816,667	\$	24,579	\$	-	\$	841,246	
Sub Total by Priority	ć			ć	1 022 122	ć	2 501 007	ć	570 502			

 Sub-Total by Priority:
 \$
 4,832,423
 \$
 2,581,897
 \$
 570,593

Total Assessed Cost:7,984,913Est. Replacement Cost:13,521,144Facility Condition Index:0.59

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On								Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Sarah Pyle AcademyPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 1 of 12					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost				
Sarah Pyle Academy B10 Superstructure													
B1014-01-2C Correct Deteriorated Exterior Steel Ladder by Demo & Replace	B1014 Exterior Building Access Ladder	Roof		Damage/ Wear	2	Def Maint Qty:	\$7,558 16 L	\$1,360 NFT	\$8,918				
B20 Exterior Enclosure			Total Estimated	l Cost for B1	0 Superstru	icture	\$7,558	\$1,360	\$8,918				
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Brick Envelope		Damage/ Wear	2	Def Maint Qty:	\$44,330 5,000 S	\$7,979 QFT	\$52,309				
B2010-03-7C Correct Brick Masonry Exterior Wall Staining by Cleaning Brick	B2010 Exterior Walls	Building- wide	Clean exterior brick and concrete surfaces.	Damage/ Wear	2	Def Maint Qty:	\$26,818 5,500 S	\$4,827 QFT	\$31,645				
B2010-04-2C Correct Common CMU Exterior Wall CMU & Mortar Joint Deterioration by Selective Demolition Replace CMU	B2010 Exterior Walls	Outside Rm. 300A		Damage/ Wear	2	Def Maint Qty:	\$6,382 60 S	\$1,149 QFT	\$7,531				
B2010-13-1C Correct Translucent Exterior Wall Major Deterioration by Demo Existing and Replace in Kind	B2010 Exterior Walls	Gym		Damage/ Wear	2	Def Maint Qty:	\$75,967 300 S	\$13,674 QFT	\$89,641				
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-		3 : Medium 4 : Low			in the next 3-5 years		STUDIO JAED Powered By: CT200				

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2011-06-6C Correct Stucco Exterior Soffit System Major Deterioration by Demo & Replace in Kind	B2011 Exterior Wall Specialties	Exterior Soffits		Damage/ Wear	3	Def Maint Qty:	\$10,832 1,000	\$1,950 SQFT	\$12,781
B2020-02-1C Correct Aluminum Frame Exterior Windows Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Building- wide	New windows to be aluminum storefront system with operable vent inserts.	Damage/ Wear	3	Def Maint Qty:	\$384,237 2,500	\$69,163 SQFT	\$453,399
B2020-06-2C Correct Glass Block Exterior Window Major Deterioration by Demo and Install a Translucent Wall System	B2020 Exterior Windows	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$28,332 500	\$5,100 SQFT	\$33,432
B2030-05-3C Correct Hollow Metal Exterior Door Deterioration by Demo, Replace & Finish Door, Frame & Hardware	B2030 Exterior Doors	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$91,535 22	\$16,476 EACH	\$108,011
			Total Estimated	Cost for B20	Exterior 1	Enclosure	\$668,432	\$120,318	\$788,750
B30 Roofing									
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$32,879 6,600	\$5,918 SQFT	\$38,797



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	3	Def Maint Qty:	\$467,483 16,100 SQ	\$84,147 QFT	\$551,630
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/ Wear	3	Def Maint Qty:	\$ 5,397 325 LN	\$971 NFT	\$6,368
B3050-02-5C Correct Cast Stone Copings & Cornices Major Deterioration by Install Aluminum Coping over Existing	B3050 Roof Coping Cap	Roof		Damage/ Wear	2	Def Maint Qty:	\$22,069 325 LN	\$3,972 NFT	\$26,041
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia.	Damage/ Wear	3	Def Maint Qty:	\$49,140 950 LM	\$8,845 NFT	\$57,986
B3060-11-2C Correct Concrete Roof Protection Pads Deteriorated or Non-Existent by Remove & Install New	B3060 Roof Specialties	Roof		Damage/ Wear	3	Def Maint Qty:	\$ 305,849 1,300 EA	\$55,053 ACH	\$360,902
			Total Estim	ated Cost for B30	Roofing		\$882,817	\$158,907	\$1,041,724



Detailed Assessmen (Conducted in March 2017)	t Report			L		ity: Comprehe ed: Tuesday, A	 e: Sarah Pyle Academy y: Comprehensive d: Tuesday, April 11, 2017 Page 4 of 12 					
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost			
C10 Interior Construction												
C1020-01-3C Correct Hollow Metal Interior Door Deterioration by Demo, Replace & Finish Door Frame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$55,261 16	\$9,947 EACH	\$65,208			
C1020-02-30C Correct Deteriorated Wood Interior Door & Frame by Demo & Replace with Wood Door, Hollow Metal Frame, & New Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$295,288 80	\$53,152 EACH	\$348,440			
			Total Estimated	Cost for C10	Interior (Construction	\$350,549	\$63,099	\$413,648			
C30 Interior Finishes												
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$44,113 17,120	\$7,940 BLDG SF	\$52,053			
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$20,884 9,263	\$3,759 BLDGSF	\$24,644			
C3010-05-3C Correct Masonry Interior Wall Finish Minor Deterioration by Prep Surface and Repaint (Bldg SF)	C3010 Wall Finishes	Classrooms	Patch & repair walls from removal of existing TV Support Brackets (10 Rooms)	Damage/ Wear	2	Def Maint Qty:	\$902 400	\$162 BLDGSF	\$1,064			
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-				be performed within be performed within be performed within be been been been been been been been			STUDIO JAEL Powered By: CT200			

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Gym & Stage		Damage/ Wear	2	Def Maint Qty:	\$34,855 6,286	\$6,274 SQFT	\$41,128
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building- wide	Estimated quantity (LNFT) for building-wide replacement in 30K SF area	Damage/ Wear	2	Def Maint Qty:	\$ 45,222 8,000	\$8,140 LNFT	\$53,361
C3030-05-3C Correct Interior Ceiling Finish Major Tile & Grid Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$145,060 21,000	\$26,111 SQFT	\$171,170
			Total Estimated	Cost for C30	Interior I	Finishes	\$291,035	\$52,386	\$343,421
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$24,062 21	\$4,331 EACH	\$28,393
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$9,272 19	\$1,669 EACH	\$10,941
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Gym		Damage/ Wear	2	Def Maint Qty:	\$2,773 1	\$499 Each	\$3,272



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	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
Replace with Il Mounted,	D2010 Plumbing Fixtures	Gym		Damage/ Wear	2	Def Maint Qty:	\$2,259 1	\$407 EACH	\$2,666
ter (80 Gal)	D2020 Domestic Water Distribution	Boiler	Bradford White Domestic Water Heater	Damage/ Wear	4	Def Maint Qty:	\$8,235 1	\$1,482 EACH	\$9,717
			Total Estimated	Cost for D20	Plumbing	5	\$46,601	\$8,388	\$54,989
tion by Demo	D3020 Heat Generation	Boiler		Damage/ Wear	2	Def Maint Qty:	\$ 25,241 2	\$4,543 Each	\$29,785
	D3040 HVAC Distribution	Gym	AHU #3 in Gym in not operating. Service & Repair for proper operation	Damage/ Wear	2	Def Maint Qty:	\$1,033 1	\$186 EACH	\$1,219
r	D3040 HVAC Distribution	Roof		Damage/ Wear	3	Def Maint Qty:	\$ 51,812 11	\$9,326 EACH	\$61,138
2 Diffusers	D3040 HVAC Distribution	Gym	<i>Replace damaged diffusers</i> <i>in gym</i>	Damage/ Wear	2	Def Maint Qty:	\$4,486 6	\$808 EACH	\$5,294
	et Deteriorated Replace with all Mounted, it ect Gas Fired ter (80 Gal) by Demo & et Combustion tion by Demo ath Operators et AHU Minor rice & Repair et Centrifugal r no & Replace et Grilles, by Demo	ct Deteriorated Replace with all Mounted, itD2010 Plumbing Fixturesect Gas Fired ter (80 Gal) by Demo &D2020 Domestic Water Distributionct Combustion tion by Demo th OperatorsD3020 Heat Generationct AHU Minor rice & RepairD3040 HVAC Distributionct Centrifugal or no & ReplaceD3040 HVAC Distribution	ct Deteriorated Replace with all Mounted, itD2010 Plumbing FixturesGymect Gas Fired ter (80 Gal) by Demo &D2020 Domestic Water DistributionBoilerect Gas Fired ter (80 Gal) by Demo &D2020 Domestic Water DistributionBoilerct Combustion tion by Demo th OperatorsD3020 Heat GenerationBoilerct Combustion tin OperatorsD3020 Heat GenerationBoilerct AHU Minor rice & RepairD3040 HVAC DistributionGymct Centrifugal r no & ReplaceD3040 HVAC DistributionRoofct Grilles, a DiffusersD3040 HVAC DistributionGym	ct Deteriorated Replace with III Mounted, itD2010 Plumbing FixturesGymect Gas Fired ter (80 Gal) by Demo &D2020 Domestic Water DistributionBoilerBradford White Domestic Water HeaterTotal Estimatedct Combustion tion by Demo th OperatorsD3020 Heat GenerationBoilerTotal Estimatedct AHU Minor tice & RepairD3040 HVAC DistributionGymAHU #3 in Gym in not operating. Service & Repair for proper operationct Centrifugal r no & ReplaceD3040 HVAC DistributionRoofct Grilles, biffusersD3040 HVAC DistributionRoof	ct Deteriorated Replace with Il Mounted, it D2010 Plumbing Fixtures Gym Damage/ Wear ect Gas Fired by Demo & Domestic Water Domestic Water D2020 Domestic Water Boiler Bradford White Domestic Water Heater Damage/ Wear Composition by Demo & Distribution D3020 Heat Generation Boiler Boiler Damage/ Wear Ct Combustion th Operators D3020 Heat Generation Boiler Damage/ Wear Damage/ Wear ct AHU Minor trice & Repair D3040 HVAC Distribution Gym AHU #3 in Gym in not operating. Service & Repair for proper operation Damage/ Wear ct Centrifugal r to & Replace D3040 HVAC Distribution Roof Damage/ Wear ct Grilles, bistribution D3040 HVAC Distribution Roof Distribution Damage/ Wear	ct Deteriorated Replace with it D2010 Plumbing Fixtures Gym Damage/ Wear 2 ext Gas Fired ter (80 Gal) by Demo & D2020 Domestic Water Distribution Boiler Bradford White Domestic Water Heater Damage/ Wear 4 Total Estimated Cost for D20 Plumbing Damage/ Wear 2 Composition Distribution D3020 Heat Generation Boiler Damage/ Wear 2 Ct Combustion th Operators D3040 HVAC rice & Repair Gym AHU #3 in Gym in not operating. Service & Repair for proper operation Damage/ Wear 2 Ct Centrifugal r no & Replace D3040 HVAC r for & Replace Roof Distribution Damage/ Replace damaged diffusers 3 Ct Grilles, Distribution D3040 HVAC Distribution Roof Distribution Damage/ Replace damaged diffusers 2	xt Deteriorated Replace with it D2010 Plumbing Fixtures Gym Damage/ Wear 2 Def Maint Qty: it Plumbing Fixtures Boiler Bradford White Domestic Water Heater Damage/ Wear 4 Def Maint Qty: cet Gas Fired by Demo & Domestic Water D2020 Domestic Water Distribution Boiler Bradford White Domestic Water Heater Damage/ Wear 4 Def Maint Qty: cet Combustion by Demo wear D3020 Heat Generation Boiler Damage/ Wear 2 Def Maint Qty: cet Combustion th Operators D3020 Heat Generation Boiler Damage/ Wear 2 Def Maint Qty: cet Combustion th Operators D3020 Heat Generation Boiler Damage/ Wear 2 Def Maint Qty: cet AHU Minor trice & Repair D3040 HVAC Distribution Gym AHU #3 in Gym in not operating. Service & Repair for proper operation Damage/ Wear 2 Def Maint Qty: cet Centrifugal ro & Replace D3040 HVAC Distribution Roof Damage/ Replace damaged diffusers 3 Def Maint Qty:	ext Deteriorated Replace with Ill Mounted, it D2010 Plumbing Fixtures Gym Damage/ Wear 2 Def Maint Qty: \$2,259 Qty: ect Gas Fired ter (80 Gal) by Demo & D2020 Domestic Water Distribution Boiler Bradford White Domestic Water Heater Damage/ Wear 4 Def Maint (8,235) Qty: \$8,235 Qty: ect Gas Fired ter (80 Gal) by Demo & D2020 Domestic Water Distribution Boiler Bradford White Domestic Water Heater Damage/ Wear 4 Def Maint (8,235) Qty: \$8,235 Qty: ect Combustion tion by Demo th Operators D3020 Heat Generation Boiler Damage/ Wear 2 Def Maint (825,241 Qty: \$25,241 Qty: ext Combustion th Operators D3040 HVAC Distribution Boiler Damage/ Operating, Service & Repair for proper operation Damage/ Wear 2 Def Maint (81,033 Qty: \$1,033 Qty: ext Centrifugal r to & Replace D3040 HVAC Distribution Roof Damage/ Replace damaged diffusers Damage/ Wear 3 Def Maint Qty: \$51,812 Qty:	at Deteriorated Replace with It Mounted, it D2010 Plumbing Fixtures Gym Damage/ Wear 2 Def Maint Wear \$2,259 \$407 at Gas Fired (it D2020 Domestic Water Distribution Boiler Bradford White Domestic Water Heater Damage/ Wear 4 Def Maint Qty: \$2,259 \$407 ct Gas Fired (st Gal) by Demo & D2020 Domestic Water Distribution Boiler Bradford White Domestic Water Heater Damage/ Wear 4 Def Maint Qty: \$8,235 \$1,482 ct Combustion tion by Demo (th Operators) D3020 Heat Generation Boiler Damage/ Wear 2 Def Maint Qty: \$2,241 \$4,543 ct Combustion tin by Demo (at Centrifugal roe & Repair D3040 HVAC Distribution Gym AHU #3 in Gym in not operating. Service & Repair for proper operation Damage/ Wear 2 Def Maint Qty: \$1,033 \$186 ct Centrifugal ro & Replace D3040 HVAC Distribution Roof Damage/ Replace damaged diffusers Damage/ Wear 3 Def Maint Qty: \$51,812 \$9,326 ct Centrifugal ro D3040 HVAC Gym Replace damaged diffusers Damage/ Wear 2 Def Maint Qty: \$1,486 \$808

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof	Damaged Ductwork at Trane RTU	Damage/ Wear	2	Def Maint Qty:	\$1,853 80	\$334 SQFT	\$2,187
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Gym		Damage/ Wear	2	Def Maint Qty:	\$1,144 30	\$206 LNFT	\$1,350
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	CHW Distribution Pumps in Boiler Room	Damage/ Wear	3	Def Maint Qty:	\$21,756 2	\$3,916 Each	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	<i>HWH Distribution Pumps</i> in Boiler Room	Damage/ Wear	3	Def Maint Qty:	\$ 32,63 4 3	\$5,874 Each	\$38,508
D3040-29-2C Correct Propeller Fan Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Gym		Damage/ Wear	2	Def Maint Qty:	\$2,929 2	\$527 EACH	\$3,457
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Trane RTU	Damage/ Wear	4	Def Maint Qty:	\$27,300 1	\$4,914 Each	\$32,214
D3050-01-7C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 10 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON RTU	Damage/ Wear	4	Def Maint Qty:	\$35,258 1	\$6,346 Each	\$41,604



Location Name: Sarah Pyle Academy Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	AAON RTU	Damage/ Wear	4	Def Maint Qty:	\$50,495 1 E.	\$9,089 Ach	\$59,584
D3050-01-9C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 15 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Trane RTU	Damage/ Wear	3	Def Maint Qty:	\$50,495 1 Ea	\$9,089 ACH	\$59,584
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$ 139,470 12 E.	\$25,105 ACH	\$164,575
D3050-14-2C Correct Heating and Cooling Fan Coil Unit Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$133,874 13 E.	\$24,097 ACH	\$157,971
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Sanyo Split System	Damage/ Wear	2	Def Maint Qty:	\$35,609 2 E.	\$6,410 ACH	\$42,019
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units		Existing units are approx. 1+ Ton	Damage/ Wear	2	Def Maint Qty:	\$35,609 2 E	\$6,410 ACH	\$42,019
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform	-					in the next 3-5 years in the next 6-10 yea		STUDIO JAED

Location Name: Sarah Pyle Academy

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	minal & MDF Rm		Damage/ Wear	2	Def Maint Qty:	\$17,805 1	\$3,205 EACH	\$21,009
D3050-25-2C Correct Minor Fin Tube Radiation Deterioration by Repair	D3050 Terminal & Packaged Units	Auditorium	Service & Repair controls. Select Fin Tube valves are disconnected. Reconnect and confirm proper operation	Damage/ Wear	2	Def Maint Qty:	\$1,130 30	\$203 LNFT	\$1,334
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	4	Def Maint Qty:	\$18,848 120	\$3,393 LNFT	\$22,240
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units			Damage/ Wear	4	Def Maint Qty:	\$14,813 3	\$2,666 EACH	\$17,479
			Total Estimated	Cost for D30	HVAC		\$703,595	\$126,647	\$830,242
D40 Fire Protection									
D4010-01-4C Correct Deteriorated Wet Pipe Sprinkler System Heads by Demo and Replace	D4010 Sprinklers	Kitchen	Replace sprinkler head and fitting. Head is very corroded.	Damage/ Wear	2	Def Maint Qty:	\$1,805 748	\$325 SQFT	\$2,130
			Total Estimated	Cost for D40	Fire Prot	ection	\$1,805	\$325	\$2,130



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D50 Electrical									
D5020-28-1C Correct Deteriorated Compact Fluorescent Surface Mtd Fixture by Demo & Replace	D5020 Lighting & Branch Wiring	Janitor Closet		Damage/ Wear	2	Def Maint Qty:	\$998 3 1	\$180 EACH	\$1,177
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace		Classroom		Functionality	2	Def Maint Qty:	\$9,567 10 1	\$1,722 EACH	\$11,290
			Total Estima	ted Cost for D50	Electrica	1	\$10,565	\$1,902	\$12,467
E10 Equipment									
E1020-05-3C Correct Stage Curtains Major Deterioration by Demo and Replace Curtain and Hardware	E1020 Institutional Equipment	Auditorium		Damage/ Wear	2	Def Maint Qty:	\$489,009 1,560 \$	\$88,022 Sqyd	\$577,031
			Total Estima	ted Cost for E10	Equipme	nt	\$489,009	\$88,022	\$577,031
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$249,360 270 I	\$44,885 LNFT	\$294,245
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Restrooms Bldg-Wide		Damage/ Wear	2	Def Maint Qty:	\$40,261 2,500 \$	\$7,247 SQFT	\$47,507
			Total Estima	ted Cost for E20	Furnishii	ngs	\$289,621	\$52,132	\$341,752
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	-			in the next 3-5 yea in the next 6-10 ye		STUDIO JAED Powered By: CT2000

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Location Name: Sarah Pyle Academy Priority: Comprehensive Date Printed: Tuesday, April 11, 2017 Page 11 of 12

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
F20 Selective Demolition									
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Stairwells		Environ- mental	2	Def Maint Qty:	\$3,044 325 S0	\$548 QFT	\$3,592
F2020-05-2C Correct Asbestos Tile with VCT Overlay by Remove, Abate Both Floors, & Replace with VCT	F2020 Hazardous Components Abatement	Building- wide		Environ- mental	2	Def Maint Qty:	\$73,673 4,232 S0	\$13,261 QFT	\$86,934
F2020-05-3C Correct Asbestos Tile with Carpet Overlay by Remove, Abate Both Floors, & Replace with Medium Grade Carpet Tiles	F2020 Hazardous Components Abatement	Classrooms & Corridors		Environ- mental	2	Def Maint Qty:	\$187,532 7,626 S0	\$33,756 QFT	\$221,287
F2020-13-1C Correct Asbestos Acoustical Wall Panel by Demo & Replace	F2020 Hazardous Components Abatement	Auditorium		Environ- mental	2	Def Maint Qty:	\$155,961 3,500 So	\$28,073 QFT	\$184,034
F2020-15-1C Correct Asbestos Wiring Insulation By Abatement	F2020 Hazardous Components Abatement	Building Wide	Wiring for stage lights (9). As noted in AHERA report. Length (100') is estimated	Environ- mental	2	Def Maint Qty:	\$2,995 100 L1	\$539 NFT	\$3,535



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms		Environ- mental	2	Def Maint Qty:	\$44,525 768	\$8,014 SQFT	\$52,539
F2020-31-1C Correct Asbestos Wall Plaster Finish by Abate & Replace	F2020 Hazardous Components Abatement	Auditorium	Abate Plaster Finish and replace with Drywall and Acoustical wall panels.	Environ- mental	2	Def Maint Qty:	\$115,435 3,500	\$20,778 SQFT	\$136,213
			Total Estimated	Cost for F20	Selective	Demolition	\$583,164	\$104,970	\$688,134
G20 Site Improvements									
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Parking Lot		Damage/ Wear	2	Def Maint Qty:	\$7,382 2,000	\$1,329 SQYD	\$8,710
G2030-05-2C Correct Conc Stairs on Grade Non-Compliant Handrail by Demo & Replace	G2030 Pedestrian Paving	Site-wide		Codes/ Standards	2	Def Maint Qty:	\$7,201 47	\$1,296 LNFT	\$8,498
G2030-05-3C Correct Conc Stairs on Grade Major Deterioration by Demo & Install New	G2030 Pedestrian Paving	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$13,243 18	\$2,384 RISR	\$15,627
			Total Estimated	Cost for G20	Site Imp	rovements	\$27,826	\$5,009	\$32,834
			Total Estimated Cost for Sarah Pyle Academy						



Detailed Assessmen (Conducted in March 2017) Capital Improvement Only	-				Project Name:2017 DDOE Wilmington City Schools AssessmeLocation Name:Sarah Pyle AcademyPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 1 of 3						
CorrectionName	Subsystem Name	Area Name	Correction	Notes Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost		
<i>Sarah Pyle Academy</i> D20 Plumbing											
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution			Codes/ Standards	2	Cap Imprvmt Qty:	\$5,259 1	\$947 EACH	\$6,206		
D30 HVAC				Total Estimated Cost for D20	Plumbir	ng	\$5,259	\$947	\$6,206		
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #1	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1	\$8,462 Each	\$55,471		
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #2	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1	\$8,462 Each	\$55,471		
D3040-02-46C Correct Heating Only AHU Major Deterioration by Demo & Replace with 8 Ton AHU W/HW Heat & DX Cooling (Large Group Space)	D3040 HVAC Distribution	Gym	Unit #3	Program Reqmt	2	Cap Imprvmt Qty:	\$47,009 1	\$8,462 EACH	\$55,471		
				Total Estimated Cost for D30	HVAC		\$141,028	\$25,385	\$166,413		
Priority Definitions: Priority 1 : Immediate Priority 2 : High Extended Total Cost: Includes client defined.	Work should be perform Work should be perform	ed within the next	1-2 years.	Priority 4 : Low	Work should	d be performed within d be performed withi	n the next 6-10	years.	STUDIO JAED Powered By: CT2000		

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
D50 Electrical									
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$299,04 5 31,980	\$53,828 SQFT	\$352,873
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty:	\$67,914 10,000	\$12,225 SQFT	\$80,139
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen		Codes/ Standards	2	Cap Imprvmt Qty:	\$2,476 12	\$446 EACH	\$2,922
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$26,717 50	\$4,809 EACH	\$31,527
D5032-02-1C Correct Master Clock System Not Installed by New Installation	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Cap Imprvmt Qty:	\$494,871 31,980	\$89,077 BLDG SF	\$583,948
			Total Estimat	ted Cost for D50	Electric	al	\$891,024	\$160,384	\$1,051,408
H10 Additional Space Require	ments								
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty:	\$126,000 400	\$22,680 SQFT	\$148,680
Priority Definitional Drindty 4 - Immediate	Work about the perform	ad immodiately. D	otoptiol life/cofety incurs	ity 2 · Modium	Norkchart	he performed with	n the post 0.5 ··		
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	-		l be performed within I be performed withi	-		STUDIO JAEL Powered By: CT200

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Locker Room	Abandoned locker rooms contain unused benches, lockers, showers. Demo & convert space.	Functionality	2	Cap Imprvmt Qty:	\$122,324 577 S	\$22,018 SQFT	\$144,342
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Restroom	Create accessible toilet rooms at (10) locations.	Accessibility	2	Cap Imprvmt Qty:	\$ 396,000 720 \$	\$71,280 SQFT	\$467,280
			Total Estimated	Cost for H10	Additio	nal Space Req	\$644,324	\$115,978	\$760,302
Z10 General Requirements			Total Estimated	Cost for H10	Additio	nal Space Req	\$644,324	\$115,978	\$760,302
Z10 General Requirements Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Wide	Total Estimated Coordination and short circuit study to determine PPE levels at electrical equipment	Cost for H10 Codes/ Standards	Addition 2	nal Space Req Cap Imprvmt Qty:	\$19,744	\$115,978 \$3,554 LPSM	\$760,302 \$23,297
Z1040-01-1C Correct AE Investigation Consultant Services Required by Contracting With	& Consultant	-	Coordination and short circuit study to determine PPE levels at electrical	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744	\$3,554	



Detailed Assessmen (Conducted in March 2017) RCCSD Criteria Only		Project Name: 2017 DDOE Wilmington City Schools Assessment Location Name: Sarah Pyle Academy Priority: Comprehensive Date Printed: Tuesday, April 11, 2017 Page 1 of 3							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Sarah Pyle Academy									
C30 Interior Finishes									
C3020-01-7C Correct Ceramic Floor Tile Major Deterioration by Demo & Install New Poured Epoxy Floor	C3020 Floor Finishes	Building- wide		Program Reqmt	3	RC Criteria Qty:	\$20,829 750 St	\$3,749 QFT	\$24,579
			Total Estimated	Cost for C30	Interior I	Tinishes	\$20,829	\$3,749	\$24,579
D20 Plumbing									
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$6,224 5 E.	\$1,120 ACH	\$7,344
			Total Estimated	Cost for D20) Plumbing	ç	\$6,224	\$1,120	\$7,344
D30 HVAC									
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide	HVAC Control System Occupancy Sensor Not Installed	Energy Conserv	2	RC Criteria Qty:	\$118,451 56 E.	\$21,321 ACH	\$139,772
			Total Estimated	Cost for D30	HVAC		\$118,451	\$21,321	\$139,772
Priority Definitions: Priority 1 : Immediate	Work should be perform	ed immediately. P	otential life/safety issue. Priority	3 : Medium	Work should I	be performed with	in the next 3-5 years	s. F	

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E10 Equipment									
E1020-01-2C Correct Additional MS Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Based on student capacity, treated as MS. Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$94,769 1	\$17,058 LPSM	\$111,828
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$8,895 1	\$1,601 EACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classroom		Program Reqmt	2	RC Criteria Qty:	\$30,475 9	\$5,485 ROOM	\$35,960
			Total Estimated	Cost for E10	Equipme	ent	\$134,139	\$24,145	\$158,284
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$1 3,066 60	\$2,352 EACH	\$15,418
			Total Estimated	Cost for E20	Furnishi	ngs	\$13,066	\$2,352	\$15,418
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform			: Medium : Low		be performed with be performed with			STUDIO JAED Powered By: CT2000

Detailed Assessmen (Conducted in March 2017)		Location Name:Sarah Pyle AcademyPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 3 of 3							
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Grounds @ E 5th St.	16 letters in 2 locations.	Program Reqmt	2	RC Criteria Qty:	\$ 6,783 32 E.	\$1,221 ACH	\$8,004
H10 Additional Space Require	ements		Total Estimate	d Cost for G20	Site Imp	rovements	\$6,783	\$1,221	\$8,004
H10 Additional Space Require H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$413,428 1,460 Se	\$74,417 QFT	\$487,845
			Total Estimate	d Cost for H10	Addition	al Space Req	\$413,428	\$74,417	\$487,845
				Total Estimate	ed Cost for	Sarah Pyle A	Academy		\$841,246

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Frederick Douglass Stubbs Elementary School Building Information Summary Report

DDOE FACILITIES CONDITION EVALUATION PROJECT

Abbreviated Name:	Stubbs ES
Building Type:	Elementary
Building Area (SF):	89,247
Number of Floors:	Basement + 2
Constr./Renov. Yrs:	1954
Date Assessed:	March 2017
Address:	
1100 North Pine Stree	et

Wilmington, DE 19801



		Assessment Costs by Priority										
Correction Category	Priori	ty 1		Priority 2		Priority 3		Priority 4		Sub-Total		
Deferred Maintenance	\$	-	\$	6,948,308	\$	1,852,308	\$	5,470,087	\$	14,270,703		
Capital Improvements	\$		\$	4,349,864	\$	256,359	\$		\$	4,606,223		
RCCSD Criteria	\$	-	\$	1,384,614	\$	-	\$	-	\$	1,384,614		

Sub-Total by Priority: \$ - \$ 12,682,785 \$ 2,108,667 \$ 5,470,087

Total Assessed Cost:\$ 20,261,539Est. Replacement Cost:\$ 33,110,637Facility Condition Index:0.61

Legend / Definitions:

Priority 1: Work should be performed immediately. Potential Life/Safety Issue.

Priority 2: Work should be performed within next 1-2 yrs. Asset has reached end of useful life.

Priority 3: Work should be performed within next 3-5 yrs. Asset will reach useful life soon.

Priority 4: Work should be performed within next 6-10 yrs. Anticipated maintenance or replacement.

FCI: "Total Assessed Cost" divided by "Estimated Replacement Cost" per DDOE cost allowances.Cost Model: Based on January 2017 R.S. Means regionalized for Wilmington, Delaware with no inflation.



Detailed Assessmen (Conducted in March 2017) Deferred Maintenance On	-				Location Na	me: Stubbs E rity: Compreh	ensive April 11, 2017	ity Schools Asses	ssment
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Stubbs ES B10 Superstructure									
B1011-01-4C Correct Deteriorated Concrete Exterior Stair by Demo and Replace	B1011 Exterior Above Grade Stairs	Stairs to Elevated Sidewalk	(3) at rear from elevated concrete sidewalk	Damage/ Wear	2	Def Maint Qty:	\$53,016 140 Se	\$9,543 QFT	\$62,558
B1011-01-5C Correct Concrete Exterior Aluminum Stair Handrail Major Deterioration by Demo & Replace in Kind	B1011 Exterior Above Grade Stairs	Elevated Sidewalk	Includes handrail/guardrail at rear elevated sidewalk, stairs and ramp.	Damage/ Wear	2	Def Maint Qty:	\$139,713 470 L	\$25,148 NFT	\$164,861
B1012-01-8C Correct Concrete Interior Ramp Handrail Major Deterioration by Demo & Replace	B1012 Interior Ramps	Boiler		Damage/ Wear	2	Def Maint Qty:	\$4,038 40 L	\$727 NFT	\$4,764
			Total Estimated	Cost for B1	0 Superstru	icture	\$196,766	\$35,418	\$232,184
B20 Exterior Enclosure B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Brick Screen Wall	Screen wall at 11th Street by parking lot	Damage/ Wear	2	Def Maint Qty:	\$4,433 500 St	\$798 QFT	\$5,231
B2010-09-1C Correct Deteriorated Paint on Stucco by Prepping and Repainting	B2010 Exterior Walls	Foundation walls and soffits		Damage/ Wear	2	Def Maint Qty:	\$22,754 7,000 Se	\$ 4,096 QFT	\$26,850
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-		: Medium : Low		-	in the next 3-5 years		STUDIO JAE Powered By: CT20

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Location Name: Stubbs ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2011-05-1C Correct Exterior Cast-In-Place Cantilevered Balcony Major Deterioration by Demo & Replace Including Guardrails	B2011 Exterior Wall Specialties	Concrete Elevated Sidewalk	Exterior elevated concrete walkway on footings	Damage/ Wear	2	Def Maint Qty:	\$186,146 1,154 S	\$33,506 QFT	\$219,652
B2011-05-1C Correct Exterior Cast-In-Place Cantilevered Balcony Major Deterioration by Demo & Replace Including Guardrails	B2011 Exterior Wall Specialties	Faculty Room Balcony		Damage/ Wear	3	Def Maint Qty:	\$ 5,807 36 St	\$1,045 QFT	\$6,852
B2020-02-1C Correct Aluminum Frame Exterior Windows Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Exterior		Damage/ Wear	4	Def Maint Qty:	\$1,229,558 8,000 St	\$221,320 QFT	\$1,450,878
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Exterior	Existing aluminum "windows" are aluminum storefront systems.	Damage/ Wear	4	Def Maint Qty:	\$132,347 600 S	\$23,822 QFT	\$156,169
B2030-01-1C Correct Aluminum Storefront Exterior Door Frame Deterioration by Demo & Replace Door, Frame & Hardware	B2030 Exterior Doors	Exterior		Damage/ Wear	4	Def Maint Qty:	\$113,633 17 E	\$20,454 ACH	\$134,087
B2030-05-9C Correct Hollow Metal Exterior Door & Frame Deterioration by Demo Replace & Finish Dr/Frame Hdwr	B2030 Exterior Doors	Exterior		Damage/ Wear	2	Def Maint Qty:	\$39,352 14 E	\$7,083 ACH	\$46,436



Location Name: Stubbs ES

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2030-09-3C Correct Overhead Exterior Door Deterioration by Demo & Replace Door	B2030 Exterior Doors	Exterior		Damage/ Wear	2	Def Maint Qty:	\$12,992 2 E	\$2,339 EACH	\$15,331
			Total Estimat	ed Cost for B20	Exterior 1	Enclosure	\$1,747,022	\$314,464	\$2,061,486
B30 Roofing									
B3010-09-9C Correct Built-up Bituminous Roofing Major Deterioration by Demo & Replace with EPDM and 5" Average Thickness Tapered Insulation	B3010 Roof Coverings	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,248,557 43,000 S	\$224,740 QFT	\$1,473,297
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/ Wear	2	Def Maint Qty:	\$147,480 40 E	\$26,546 CACH	\$174,026
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	Includes 12" high aluminum fascia	Damage/ Wear	2	Def Maint Qty:	\$103,453 2,000 L	\$18,622 NFT	\$122,075
			Total Estimat	ed Cost for B30	Roofing		\$1,499,489	\$269,908	\$1,769,397
C10 Interior Construction									
C1011-02-3C Correct Operable Partition Major Deterioration by Demo & Infill with CMU	C1011 Operable Partitions	Room 101/102		Damage/ Wear	3	Def Maint Qty:	\$8,711 250 S	\$1,568 QFT	\$10,279
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform	-	-	-			in the next 3-5 year		

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C1012-03-4C Correct Deteriorate Wood Frame Interior Borrowed Lite by Demo & Install New	d C1012 Interior Window	Building- wide	Raise sill at borrowed lites to 6'-8" AFF	Codes/ Standards	2	Def Maint Qty:	\$334,149 2,500	\$60,147 SQFT	\$394,296
C1020-01-3C Correct Hollow Metal Interior Door Deterioration by Demo, Replace & Finish Door Frame & Hardware	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$103,614 30	\$18,651 Each	\$122,265
C1020-02-13C Correct Door & Frame Deterioration by Complete Demo & Replace Door, Frame & Hardware, Finish	C1020 Interior Door	Building- wide		Damage/ Wear	3	Def Maint Qty:	\$463,218 120	\$83,379 EACH	\$546,597
C1030-03-1C Correct Toilet Compartments Major Deterioratio by Demo & Replacement	C1030 Fittings	Toilets		Damage/ Wear	2	Def Maint Qty:	\$45,842 13	\$8,252 EACH	\$54,094
C1030-06-6C Correct Deteriorate or Broken Mirror by Demo & Replace	d C1030 Fittings	Toilets	Includes 49 toilet room mirrors	Damage/ Wear	2	Def Maint Qty:	\$36,600 300	\$6,588 SQFT	\$43,188
			Total Estimated	d Cost for C10) Interior (Construction	\$992,135	\$178,584	\$1,170,719
C20 Stairs C2020-05-2C Correct Rubber Interior Stair Treads & Risers Major Deterioration by Demo & Replace	C2020 Stair Finishes	Stairs		Damage/ Wear	3	Def Maint Qty:	\$ 65,306 308	\$11,755 LNFT	\$77,061
Priority Definitions: Priority 1 : Immediat	e Work should be perforn Work should be perform			3 : Medium		be performed with be performed with			STUDIO JAE Powered By: CT20

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C2020-11-1C Correct Deteriorated Safety Risers & Treads by Demo & Replace	C2020 Stair Finishes	Stairs		Damage/ Wear	2	Def Maint Qty:	\$ 4,087 93 L	\$736 NFT	\$4,823
			Total Estimated	Cost for C20	Stairs		\$69,394	\$12,491	\$81,884
C30 Interior Finishes									
C3010-02-7C Correct Drywall Interior Wall Finish Major Deterioration by Patch, Prep, & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	First paint cycle in basement	Damage/ Wear	2	Def Maint Qty:	\$175,212 34,000 B	\$31,538 LDG SF	\$206,750
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	2nd paint cycle building- wide	Damage/ Wear	4	Def Maint Qty:	\$247,363 96,000 B	\$44,525 LDG SF	\$291,889
C3010-02-8C Correct Drywall Interior Wall Finish Minor Deterioration by Prep & Repaint (Bldg SF)	C3010 Wall Finishes	Building- wide	First paint cycle 2nd and 3rd floors.	Damage/ Wear	2	Def Maint Qty:	\$1 59,755 62,000 B	\$28,756 LDG SF	\$188,511
C3010-04-2C Correct Ceramic Tile Interior Wall Finish Major Deterioration by Complete Demo Existing Prep Surface & Replace In Kind	C3010 Wall Finishes	Toilet rooms		Damage/ Wear	2	Def Maint Qty:	\$360,822 16,000 Se	\$64,948 QFT	\$425,770



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C3020-04-2C Correct Hardwo Flooring Major Deterioration b Demo Existing & Replace In K	y Finishes	Gym		Damage/ Wear	2	Def Maint Qty:	\$119,469 6,700 S	\$21,504 SQFT	\$140,973
C3020-05-2C Correct Resilien Tile Flooring Major Deteriorati by Complete Demo of Existing Prep Surface & Replace Tile	on Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$216,219 29,700 S	\$38,919 SQFT	\$255,138
C3020-06-2C Correct Resilien Sheet Flooring Deterioration by Installing Underlayment & New Flooring	Finishes	Cafeteria		Damage/ Wear	2	Def Maint Qty:	\$43,569 2,500 S	\$7,842 SQFT	\$51,412
C3020-07-1C Correct Carpet Flooring Deterioration by Dem Existing, Prep & Replace in Kin		Building- wide		Damage/ Wear	2	Def Maint Qty:	\$231,832 5,500 S	\$41,730 Sqyd	\$273,562
C3020-13-2C Correct Resilien Base Major Deterioration by Pr Surface & Replace		Building- wide	Estimated quantity (LNFT)	Damage/ Wear	2	Def Maint Qty:	\$28,264 5,000 L	\$5,087 LNFT	\$33,351
C3020-19-3C Correct Deterior Epoxy Poured Floor By Demo Replace Epoxy Floor		Toilet rooms	;	Damage/ Wear	3	Def Maint Qty:	\$16,313 800 S	\$2,936 SQFT	\$19,249
C3030-02-2C Correct Interior Plaster Ceiling Finish Major Deterioration by Demo, Replac Finish	C3030 Ceiling Finishes e &	Basement		Damage/ Wear	2	Def Maint Qty:	\$46,631 2,000 S	\$8,394 SQFT	\$55,025
Finish Priority Definitions: Priority 1 : Imme Priority 2 : High	diate Work should be perform Work should be perform	-		: Medium : Low			in the next 3-5 year		STUDIO JA Powered By: CT

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	st Soft Cost	Total Cost
C3030-05-2C Correct Interior Ceiling Finish Major Tile Deterioration by Complete Tile Demo & Replacement	C3030 Ceiling Finishes	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$375,788 62,000	8 \$67,642 SQFT	\$443,430
			Total Estimated	Cost for C30	Interior F	inishes	\$2,021,238	\$363,823	\$2,385,061
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Bsmt Maint Bathroom		Damage/ Wear	2	Def Maint Qty:	\$2,292 2	\$412 EACH	\$2,704
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$2,292 2	\$412 EACH	\$2,704
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$976 2	\$176 EACH	\$1,152
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$4,148 3	\$747 EACH	\$4,895
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Bsmt Maint Bathroom		Damage/ Wear	2	Def Maint Qty:	\$2,888 1	\$520 EACH	\$3,408



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CorrectionName	Subsystem Name	Area Name Correction No	otes Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2010-09-1C Correct Drinking Fountain Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Gym	Damage/ Wear	2	Def Maint Qty:	\$2,773 1	\$499 Each	\$3,272
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	2nd Floor Corridor	Damage/ Wear	2	Def Maint Qty:	\$4,449 1	\$801 EACH	\$5,250
D2010-10-1C Correct Electric Water Cooler Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Cafeteria	Damage/ Wear	2	Def Maint Qty:	\$8,899 2	\$1,602 EACH	\$10,501
D2010-15-1C Correct Deteriorated Cuspidor by Demo & Replace with a Fully Recessed, Wall Mounted, Non-Refrigerated Unit	D2010 Plumbing Fixtures	Gym	Damage/ Wear	2	Def Maint Qty:	\$2,259 1	\$407 EACH	\$2,666
D2020-04-2C Correct Plumbing Pump Major Deterioration by Demo & Replace Pump	D2020 Domestic Water Distribution	Boiler	Damage/ Wear	4	Def Maint Qty:	\$3,170 1	\$ 571 EACH	\$3,740
D2020-08-19C Correct Gas Fired Domestic Water Heater (80 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler	Damage/ Wear	4	Def Maint Qty:	\$8,235 1	\$1,482 EACH	\$9,717
		Te	otal Estimated Cost for D20	Plumbing	3	\$42,380	\$7,628	\$50,009



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				Priority	Category	Const. Cost	Soft Cost	Total Cost
D3010 Energy Supply	Exterior		Damage/ Wear	2	Def Maint Qty:	\$8,447 30	\$1,521 LNFT	\$9,968
D3040 HVAC Distribution	Auditorium	Replace exist heat only AHUs with new that include DX coils in them to be paired with roof mounted condensing units.	Damage/ Wear	2	Def Maint Qty:	\$47,804 2	\$8,605 EACH	\$56,409
D3040 HVAC Distribution	Gym		Damage/ Wear	2	Def Maint Qty:	\$47,804 2	\$8,605 EACH	\$56,409
D3040 HVAC Distribution	Gym		Damage/ Wear	3	Def Maint Qty:	\$4,115 1	\$741 EACH	\$4,856
D3040 HVAC Distribution	Basement	Propellor EF	Damage/ Wear	2	Def Maint Qty:	\$3,812 1	\$686 EACH	\$4,498
D3040 HVAC Distribution	Building Wide	Ceiling EF	Damage/ Wear	2	Def Maint Qty:	\$3,812 1	\$686 Each	\$4,498
D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$98,914 21	\$17,805 Each	\$116,719
	Supply D3040 HVAC Distribution D3040 HVAC Distribution D3040 HVAC Distribution D3040 HVAC Distribution D3040 HVAC Distribution D3040 HVAC Distribution	Supply3040 HVAC DistributionAuditorium3040 HVAC DistributionGym3040 HVAC DistributionGym3040 HVAC DistributionGym3040 HVAC DistributionBasement3040 HVAC DistributionBuilding Wide3040 HVAC DistributionBuilding Wide	SupplyComparisonAuditoriumReplace exist heat only AHUs with new that include DX coils in them to be paired with roof mounted condensing units.D3040 HVACGymD3040 HVACGymD3040 HVACGymD3040 HVACBasementPropellor EFD3040 HVACBuildingCeiling EFD3040 HVACRoof	SupplyWearO3040 HVAC DistributionAuditorium Auditorium AHUs with new that include DX coils in them to be paired with roof mounted condensing units.Damage/ WearO3040 HVAC DistributionGymDamage/ WearO3040 HVAC DistributionGymDamage/ WearO3040 HVAC DistributionGymDamage/ WearO3040 HVAC DistributionGymDamage/ WearO3040 HVAC DistributionBasement WearPropellor EFDamage/ WearO3040 HVAC DistributionBuilding WideCeiling EFDamage/ WearO3040 HVAC DistributionBuilding WideCeiling EFDamage/ Wear	SupplyWear03040 HVAC DistributionAuditorium Allus with new that include DX coils in them to be paired with roof mounted condensing units.Damage/ Wear203040 HVAC DistributionGymDamage/ Wear203040 HVAC DistributionGymDamage/ Wear203040 HVAC DistributionGymDamage/ Wear303040 HVAC DistributionGymDamage/ Wear303040 HVAC DistributionBasement WidePropellor EFDamage/ Wear203040 HVAC DistributionBuilding WideCeiling EFDamage/ Wear203040 HVAC DistributionBuilding WideCeiling EFDamage/ Wear203040 HVAC DistributionBuilding WideCeiling EFDamage/ Wear203040 HVAC DistributionRoofDamage/ Z2	NupplyWearQty:03040 HVAC DistributionAuditorium Allus with new that include DX coils in them to be paired with roof mounted condensing units.Damage/ Wear2Def Maint Qty:03040 HVAC DistributionGymDamage/ Replace exist heat only Allus with new that include DX coils in them to be paired with roof mounted condensing units.Damage/ Wear2Def Maint Qty:03040 HVAC DistributionGymDamage/ Replace exist heat only Allus with new that include DX coils in them to be paired with roof mounted condensing units.Damage/ Replace exist heat only Wear2Def Maint Qty:03040 HVAC DistributionGymDamage/ Replace exist heat only WideDamage/ Replace exist heat only Replace exist heat only Wear2Def Maint Qty:03040 HVAC DistributionBuilding WideCeiling EF WearDamage/ Replace exist heat only Replace exist heat only 	hupplyWearQty:3003040 HVAC DistributionAuditorium AHUs with new that include DX coils in them to be paired with roof mounted condensing units.Damage/ Wear2Def Maint Qty:\$47,804 Qty:03040 HVAC DistributionGymDamage/ Wear2Def Maint Qty:\$47,804 Qty:03040 HVAC DistributionGymDamage/ Wear2Def Maint Qty:\$47,804 Qty:03040 HVAC DistributionGymDamage/ Wear3Def Maint Qty:\$4,115 Qty:03040 HVAC DistributionGymDamage/ Wear3Def Maint Qty:\$4,115 Qty:03040 HVAC DistributionBasement WidePropellor EFDamage/ Wear2Def Maint Qty:\$3,812 Qty:03040 HVAC DistributionBuilding WideCeiling EFDamage/ Wear2Def Maint Qty:\$3,812 Qty:03040 HVAC DistributionRoofDamage/ Wear2Def Maint Qty:\$3,812 Qty:1	hupplyWearQty:30LNFTJ3040 HVAC DistributionAuditorium <i>Replace exist heat only AHUs with new that include DX coils in them to be paired with roof mounted condensing units.</i> Damage/ Wear2Def Maint Qty:\$47,804 2\$8,605 2J3040 HVAC DistributionGymDamage/ Wear2Def Maint Qty:\$47,804 2\$8,605 2J3040 HVAC DistributionGymDamage/ Wear2Def Maint Qty:\$47,804 2\$8,605 2J3040 HVAC DistributionGymDamage/ Wear3Def Maint Qty:\$47,804 2\$8,605 2J3040 HVAC DistributionGymPropellor EF WearDamage/ Wear3Def Maint Qty:\$41,15 1\$741 2J3040 HVAC DistributionBuilding WideCeiling EF WideDamage/ Wear2Def Maint Qty:\$3,812 1\$686 2 Qty:\$686 1J3040 HVAC DistributionRoofDamage/ Wear2Def Maint Qty:\$3,812 1\$686 2 2J3040 HVAC DistributionSuiding WideCeiling EF WearDamage/ 22Def Maint Qty:\$3,812 1\$686 2 1J3040 HVAC DistributionRoofDamage/ 22Def Maint 2\$3,812 2\$686 2 2J3040 HVAC DistributionRoofDamage/ 22Def Maint 2\$9,914\$17,805

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D3040-06-1C Correct Deteriorated or Non-Compliant Kitchen Exhaust by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$ 51,444 1 E.	\$9,260 ACH	\$60,704
D3040-07-2C Correct Insufficient or Deteriorated Gas Fired Air Make- Up Unit by Demo & Replace	D3040 HVAC Distribution	Roof	Greenheck 1.5 HP	Damage/ Wear	3	Def Maint Qty:	\$72,970 1 E	\$13,135 ACH	\$86,105
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Cafeteria	Return Louver in wall	Damage/ Wear	2	Def Maint Qty:	\$1,495 2 E.	\$ 269 ACH	\$1,765
D3040-11-14C Correct Exterior Uninsulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof	Connected to Kitchen Hood and Roof Mounted Kitchen Hood EF	Damage/ Wear	2	Def Maint Qty:	\$4,253 140 Se	\$765 QFT	\$5,018
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$10,425 450 Se	\$1,876 QFT	\$12,301
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Basement		Damage/ Wear	3	Def Maint Qty:	\$10,878 1 E.	\$1,958 ACH	\$12,836
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	For main dual temp pumps	Damage/ Wear	4	Def Maint Qty:	\$43,512 4 E.	\$7,832 ACH	\$51,344



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-25-2C Correct Wall Louver Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/ Wear	2	Def Maint Qty:	\$1,446 2 E4	\$260 ACH	\$1,706
D3050-01-4C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 2 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Nurse's Office	Damage/ Wear	2	Def Maint Qty:	\$20,655 1 E	\$3,718 ACH	\$24,373
D3050-01-5C Correct Packaged Rooftop Air Conditioning & Heating Unit Major Deterioration of 5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Roof	Serves Main Office Areas	Damage/ Wear	2	Def Maint Qty:	\$27,300 1 EA	\$4,914 ACH	\$32,214
D3050-11-11C Correct Vertical Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	3	Def Maint Qty:	\$ 709,676 31 Ea	\$127,742 ACH	\$837,418
D3050-15-1C Correct Major Deterioration of Cabinet Heater by Demo and Replace	D3050 Terminal & Packaged Units	Bsmt Maint Bathroom		Damage/ Wear	2	Def Maint Qty:	\$5,643 1 Ez	\$1,016 ACH	\$6,658
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Asst. Principal		Damage/ Wear	4	Def Maint Qty:	\$9,130 1 E4	\$1,643 ACH	\$10,773



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Exterior	Mitsubishi unit	Damage/ Wear	2	Def Maint Qty:	\$9,130 1 E.	\$1,643 ACH	\$10,773	
D3050-16-4C Correct Air to Air Split System Heat Pump Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	Office (Romano)		Damage/ Wear	4	Def Maint Qty:	\$9,130 1 E.	\$1,643 ACH	\$10,773	
D3050-17-7C Correct Air to Air Single System Heat Pump Major Deterioration of 5 Ton Unit by Demo & Replace Unit	D3050 Terminal & Packaged Units	Library	Vertical Unit Ventilators	Damage/ Wear	2	Def Maint Qty:	\$ 45,652 2 E.	\$8,217 ACH	\$53,869	
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	IDF 1A		Damage/ Wear	2	Def Maint Qty:	\$17,805 1 E.	\$3,205 ACH	\$21,009	
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	IDF 2A		Damage/ Wear	2	Def Maint Qty:	\$17,805 1 E.	\$3,205 ACH	\$21,009	
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$17,112 4 E.	\$3,080 ACH	\$20,192	

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

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CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost	
D3050-22-1C Correct Steam & Hot Water Unit Heater Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	Former Boys Lkr Rm	Damage/ Wear	2	Def Maint Qty:	\$4,278 1 E4	\$770 ACH	\$5,048	
D3050-23-4C Correct Steam & Hot Water Cabinet Heater Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$ 29,811 4 EA	\$5,366 ACH	\$35,177	
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide	Damage/ Wear	2	Def Maint Qty:	\$ 41,465 264 L1	\$7,464 NFT	\$48,929	
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide Classrooms	Damage/ Wear	3	Def Maint Qty:	\$97,380 620 L1	\$17,528 NFT	\$114,908	
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Gym	Damage/ Wear	2	Def Maint Qty:	\$32,512 207 LI	\$5,852 NFT	\$38,364	
D3050-26-4C Correct Steam and Hot Water Baseboard Radiation Deteriorated Cover by Demo & Install New Cover	D3050 Terminal & Packaged Units	Girls Toilet Adj. Gym & Nurse	Damage/ Wear	2	Def Maint Qty:	\$3,803 45 L1	\$685 NFT	\$4,488	
D3050-27-2C Correct Electric Baseboard Heat Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Former Cust Office Bsmt	Damage/ Wear	2	Def Maint Qty:	\$1,758 20 LI	\$316 NFT	\$2,075	

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3050-27-2C Correct Electric Baseboard Heat Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Main Office		Damage/ Wear	3	Def Maint Qty:	\$1,758 20 Li	\$316 NFT	\$2,075
D3050-28-4C Correct Convector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/ Wear	2	Def Maint Qty:	\$4,938 1 E.	\$889 ACH	\$5,826
			Total Estimated	Cost for D30	HVAC		\$1,517,870	\$273,217	\$1,791,086
D50 Electrical									
D5020-16-4C Upgrade Exit Signs By Demo And Replace	D5020 Lighting & Branch Wiring	Building Wide	Recommend to complete asap but not required until renov or notice from annual inspection.	Codes/ Standards	2	Def Maint Qty:	\$ 7,582 25 E.	\$1,365 ACH	\$8,947
D5032-06-1C Correct Master Clock, Room Clocks, & System Wiring by Demo & Replace	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Def Maint Qty:	\$158,101 89,247 S	\$28,458 QFT	\$186,559
			Total Estimated	Cost for D50	Electrica	1	\$165,683	\$29,823	\$195,506
E20 Furnishings									
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building- wide		Damage/ Wear	4	Def Maint Qty:	\$1,385,334 1,500 L1	\$249,360 NFT	\$1,634,694



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Location Name: Stubbs ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	t Soft Cost	Total Cost
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Sunscreens	E2011 Window Treatment	Building- wide		Damage/ Wear	2	Def Maint Qty:	\$128,834 8,000	\$23,190 SQFT	\$152,024
E2020-09-2C Correct Deteriorated Cafeteria Furniture by Demo & Replace with New Moveable Table & Chair Units	E2020 Movable Furnishings	Cafeteria		Functionality	4	Def Maint Qty:	\$862,249 2,530	\$155,205 SEAT	\$1,017,454
			Total Estimated	Cost for E20	Furnishir	ngs	\$2,376,417	\$427,755	\$2,804,172
F20 Selective Demolition									
F2020-04-3C Correct Asbestos Pipe Insulation Complex Removal by Enhanced Abatement	F2020 Hazardous Components Abatement	Mech Room	Inaccessible area as noted on AHERA Report	Environ- mental	3	Def Maint Qty:	\$7,754 300	\$1,396 LNFT	\$9,150
F2020-05-2C Correct Asbestos File with VCT Overlay by Remove, Abate Both Floors, & Replace with VCT	F2020 Hazardous Components Abatement	Building- wide	As noted in AHERA Report	Environ- mental	2	Def Maint Qty:	\$766,675 44,040	\$138,001 SQFT	\$904,676
F2020-17-1C Correct Asbestos Sink Undercoating By Abatement	F2020 Hazardous Components Abatement	Building Wide	As noted on AHERA Report	Environ- mental	3	Def Maint Qty:	\$2,251 30	\$405 EACH	\$2,657



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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Building- wide	As noted in AHERA Report. Remove chalkboard and replace with white board.	Environ- mental	2	Def Maint Qty:	\$41,742 720	\$7,514 SQFT	\$49,256
			Total Estimate	ed Cost for F20	Selective	Demolition	\$818,422	\$147,316	\$965,738
G20 Site Improvements									
G2010-04-1C Correct Deteriorated Roadway Curb by Demo and Replace	G2010 Roadways	Site	Street curbs and planting beds	Damage/ Wear	2	Def Maint Qty:	\$54,154 900	\$9,748 LNFT	\$63,901
G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site		Damage/ Wear	2	Def Maint Qty:	\$116,413 3,333	\$20,954 Sqyd	\$137,368
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Site		Damage/ Wear	2	Def Maint Qty:	\$12,301 3,333	\$2,214 Sqyd	\$14,516
G2020-02-2C Correct Concrete Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site		Damage/ Wear	2	Def Maint Qty:	\$127,650 555	\$22,977 Sqyd	\$150,627
G2020-05-1C Correct Parking Bumpers Major Deterioration by Demo and Replace	G2020 Parking Lots	Exterior		Damage/ Wear	2	Def Maint Qty:	\$14,981 82	\$2,697 EACH	\$17,678
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site		Damage/ Wear	2	Def Maint Qty:	\$83,537 6,280	\$15,037 SQFT	\$98,573
Priority Definitions: Priority 1 : Immediate Priority 2 : High	Work should be perform Work should be perform			y 3 : Medium y 4 : Low		be performed with be performed with			STUDIO JAED Powered By: CT2000

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2030-05-3C Correct Conc Stairs on Grade Major Deterioration by Demo & Install New	G2030 Pedestrian Paving	Main Entrances	(2) Main entrances. Stair width = 15'-6" each	Damage/ Wear	2	Def Maint Qty:	\$4,414 6 R	\$795 ISR	\$5,209
G2030-06-3C Correct Conc Ramp on Grade Non-Compliant by Demo Existing & Install New	G2030 Pedestrian Paving	Ramp to Elevated Sidwalk		Codes/ Standards	2	Def Maint Qty:	\$24,996 60 S	\$4,499 QFT	\$29,495
G2040-02-1C Correct Chain Link Fences Major Deterioration by Demo and Replace	G2040 Site Development	Site		Damage/ Wear	2	Def Maint Qty:	\$ 25,160 700 L	\$4,529 NFT	\$29,689
G2040-04-3C Correct Exterior Iron Gate Major Deterioration by Demo & Replace	G2040 Site Development	Exterior		Damage/ Wear	2	Def Maint Qty:	\$16,011 400 S	\$2,882 QFT	\$18,893
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replan	G2050 Landscaping t	Exterior		Damage/ Wear	2	Def Maint Qty:	\$167,380 755 S	\$30,128 QYD	\$197,509
			Total Estimated	Cost for G20	Site Imp	rovements	\$646,998	\$116,460	\$763,458
				Total Estimate	ed Cost for	Stubbs ES			\$14,270,703



Detailed <i>I</i>	Assessment	t Report				ocation N	lame: Stubbs ES	S	Project Name: 2017 DDOE Wilmington City Schools Assessment Location Name: Stubbs ES Priority: Comprehensive								
(Conducted in	March 2017)					Date Pri	-	April 11, 2017	7								
Capital Impr	rovement Only	,					Page 1 of										
CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	7 Category	Const. Cos	st Soft Cost	t Total Cost							
Stubbs ES																	
B10 Superstru	cture																
B1012-01-1C Co Concrete Interior by Install New		B1012 Interior Ramps	Boiler	Boiler Room	Codes/ Standards	2	Cap Imprvmt Qty:	\$ 19,250 150	\$3,465 SQFT	\$22,715							
B1012-01-7C Co Concrete Interior Existent Handrail Handrail	Ramp Non-	B1012 Interior Ramps	Boiler		Codes/ Standards	2	Cap Imprvmt Qty:	\$4,114 50	\$740 LNFT	\$4,854							
				Total F	Estimated Cost for B10	Superstr	ructure	\$23,364	\$4,205	\$27,569							
C10 Interior Co	onstruction																
C1030-10-7C Co Signage Non Com Demo and Replac	npliant Signage by	C1030 Fittings	Building- wide		Codes/ Standards	2	Cap Imprvmt Qty:	\$69,111 62,000	\$12,440 BLDGSF	\$81,551							
				Total F	Estimated Cost for C10	Interior	Construction	\$69,111	\$12,440	\$81,551							
D20 Plumbing																	
D2020-02-1C Co Preventer Not Installation of Bac	stalled by	D2020 Domestic Water Distribution	Boiler		Codes/ Standards	2	Cap Imprvmt Qty:	\$5,259 1	\$947 EACH	\$6,206							
				Total F	Estimated Cost for D20	Plumbin	ıg	\$5,259	\$947	\$6,206							
Priority Definitions:	-	Work should be perform	-	-	-		d be performed within	-									
	Priority 2 : High	Work should be performe	ed within the next	1-2 years.	Priority 4 : Low V	VOIK SHOUIU	d be performed withir	the next 6-10	years.	Powered By: CT200							

Location Name:Stubbs ESDetailed Assessment ReportPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017(Conducted in March 2017)Page 2 of 6											
ibsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost			
3030 efrigeration	Boiler	Chiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced.	Program Reqmt	2	Cap Imprvmt Qty:	\$454,563 58,000 S	\$81,821 QFT	\$536,385			
3030 efrigeration	Roof	Work to coincide with chiller replacement in the boiler room.	Damage/ Wear	2	Cap Imprvmt Qty:	\$129,045 1 E.	\$23,228 ACH	\$152,273			
3030 efrigeration	Roof	To be provided	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 2 E.	\$5,223 ACH	\$34,239			
3030 Efrigeration	Roof	To be provided with replacement AHUs in the Auditorium	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 2 E.	\$5,223 ACH	\$34,239			
3040 HVAC stribution	Boiler		Energy Conserv	2	Cap Imprvmt Qty:	\$1,371 30 L	\$247 NFT	\$1,618			
3050 erminal & ckaged Units	Hallway	<i>To provide for cooling in the Corridors</i>	Program Reqmt	2	Cap Imprvmt Qty:	\$ 309,954 15 E.	\$55,792 ACH	\$365,746			
	030 frigeration 030 frigeration 030 frigeration 030 frigeration 030 frigeration 040 HVAC stribution 050 rminal & ckaged Units	030 frigerationBoiler030 frigerationBoiler030 frigerationRoof030 frigerationRoof030 frigerationRoof030 frigerationRoof040 stributionBoiler050 rminal & ckaged UnitsHallway	030 frigerationBoilerChiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced.030 frigerationRoofWork to coincide with chiller replacement in the boiler room.030 frigerationRoofTo be provided030 frigerationRoofTo be provided with replacement AHUs in the Auditorium040 O40 O50 mminal & ckaged UnitsHallwayTo provide for cooling in the Corridors	030 frigerationBoilerChiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced.Program Reqmt030 frigerationRoofWork to coincide with chiller replacement in the boiler room.Damage/ Wear030 frigerationRoofTo be providedProgram Reqmt030 frigerationRoofTo be provided with replacement AHUs in the AuditoriumProgram Reqmt030 frigerationRoofTo be provided with replacement AHUs in the AuditoriumProgram Reqmt030 frigerationHallwayTo provide for cooling in the CorridorsProgram Reqmt	030 Boiler Chiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced. Reqmt 2 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 2 030 Roof To be provided Program Reqmt 2 030 Roof To be provided with replacement in the boiler room. Damage/ 2 2 030 Roof To be provided with replacement AHUs in the Auditorium Program 2 2 030 Roof To be provided with replacement AHUs in the Auditorium Program 2 2 030 Roof To provide for cooling in the Corridors Program 2 2	030 Boiler Chiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced. 2 Cap Imprvmt Qty: 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvmt Qty: 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvmt Qty: 030 Roof To be provided Program Reqmt 2 Cap Imprvmt Qty: 030 Roof To be provided with replacement AHUs in the Auditorium Program Reqmt 2 Cap Imprvmt Qty: 030 Roof To be provided with replacement AHUs in the Auditorium Program Reqmt 2 Cap Imprvmt Qty: 040 HVAC Boiler Energy Conserv 2 Cap Imprvmt Qty: 050 Hallway To provide for cooling in the Corridors Program Reqmt 2 Cap Imprvmt Qty:	030 Boiler Chiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced. 2 Cap Imprvmt Qty: \$454,563 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvmt Qty: \$129,045 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvmt Qty: \$129,045 030 Roof To be provided Program Reqmt 2 Cap Imprvmt Qty: \$129,045 030 Roof To be provided with chiller replacement in the boiler room. Damage/ 2 Cap Imprvmt Qty: \$129,016 030 Roof To be provided with replacement AHUs in the Auditorium Program Reqmt 2 Cap Imprvmt Qty: \$29,016 030 Roof To be provided with replacement AHUs in the Auditorium Program Reqmt 2 Cap Imprvmt Qty: \$29,016 040 HVAC Boiler Energy Conserv 2 Cap Imprvmt Qty: \$1,371 050 Hallway To provide for cooling in the Corridors Program Reqmt 2 <td< td=""><td>030 Boiler Chiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced. 2 Cap Imprvnt. \$454,563 \$81,821 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvnt. \$129,045 \$23,228 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvnt. \$129,045 \$23,228 030 Roof To be provided Program Reqmt 2 Cap Imprvnt. \$129,045 \$23,228 030 Roof To be provided Program Reqmt 2 Cap Imprvnt. \$129,045 \$52,223 030 Roof To be provided Program Reqmt 2 Cap Imprvnt. \$29,016 \$5,223 030 Roof To be provided with replacement AHUs in the Auditorium Program Reqmt 2 Cap Imprvnt. \$29,016 \$5,223 040 HVAC Boiler Energy Conserv 2 Cap Imprvmt. \$1,371 \$247 050 Hallway To provide for cooling in the Co</td></td<>	030 Boiler Chiller is not yet due for replacement. However, it is too small to handle the additional load of air conditioning hallways. Also, the associated condensing unit is deteriorated, and needs to be replaced. 2 Cap Imprvnt. \$454,563 \$81,821 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvnt. \$129,045 \$23,228 030 Roof Work to coincide with chiller replacement in the boiler room. Damage/ 2 Cap Imprvnt. \$129,045 \$23,228 030 Roof To be provided Program Reqmt 2 Cap Imprvnt. \$129,045 \$23,228 030 Roof To be provided Program Reqmt 2 Cap Imprvnt. \$129,045 \$52,223 030 Roof To be provided Program Reqmt 2 Cap Imprvnt. \$29,016 \$5,223 030 Roof To be provided with replacement AHUs in the Auditorium Program Reqmt 2 Cap Imprvnt. \$29,016 \$5,223 040 HVAC Boiler Energy Conserv 2 Cap Imprvmt. \$1,371 \$247 050 Hallway To provide for cooling in the Co			

Location Name: Stubbs ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
			Total Estimated	Cost for D30	HVAC		\$952,967	\$171,534	\$1,124,501
D50 Electrical									
D5010-12-4C Correct Insufficient Quantity of Electrical Panel Boards by Installing Additional Panel Boards	D5010 Electrical Service & Distribution	Building Wide	Additional panels are required to power additional outlets through out school	Functionality	3	Cap Imprvmt Qty:	\$161,517 6 E	\$29,073 EACH	\$190,589
D5010-13-2C Correct Improperly Sized Switchboard by Demo & Replace with 1200 Amp Switchboard & 20 Breakers	D5010 Electrical Service & Distribution	Boiler	Replace 1200 amp,208/120v switchboard with main service disconnect & 18 extg feeder breakers & add (6) new amp feeder breakers	Functionality	3	Cap Imprvmt Qty:	\$55,737 1 E	\$10,033 EACH	\$65,770
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty:	\$834,549 89,247 S	\$150,219 SQFT	\$984,767
D5020-16-5C Correct Insufficient Exit Signs by Install New	D5020 Lighting & Branch Wiring	Building Wide	Recommend to complete asap but not required until renov or notice from annual inspection.	Life Safety	2	Cap Imprvmt Qty:	\$17,638 20 E	\$3,175 EACH	\$20,813
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classrooms & Library		Functionality	2	Cap Imprvmt Qty:	\$203,742 30,000 S	\$36,674 SQFT	\$240,416



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Location Name: Stubbs ES

Priority: Comprehensive

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CorrectionName Area Name Correction Notes Reason Priority Category Soft Cost Subsystem Name Const. Cost **Total Cost** D5021-02-7C Correct Motion D5021 Branch Cap Imprvmt \$26.717 \$4.809 \$31.527 Building Energy 2 Sensor Activated Light Switch Not Wiring Wide Conserv Qty: 50 EACH Installed by Install New D5030-05-1C Correct Fire D5030 Fire Classroom *Recommend to complete* Life Safety 2 Cap Imprvmt \$33.763 \$6.077 \$39.840 asap but not required until Horn/Strobe Not Installed by Alarm System EACH Qty: 26 Installing renov or notice from annual inspection. \$62.376 D5031-04-1C Correct Security D5031 Security Building Intrusion System - motion 2 Cap Imprvmt \$52.861 \$9.515 Security System Motion Detector Not Access & Wide sensors are required in 89,247 Qty: BLDGSF Installed by Install New System & Surveillance office, hallways, kitchen, library and computer rm. Components (Bldg SF) \$3,291 \$592 \$3,883 D5035-01-3C Correct Telephone D5035 Building Program 2 Cap Imprvmt System Control Panel Battery Telephone Wide Reqmt Oty: 1 EACH Backup Not Installed by Install System Backup System Total Estimated Cost for **D50 Electrical** \$1,389,814 \$250,167 \$1,639,981 H10 Additional Space Requirements H1010-03-1C Correct Add H1010 New Main Provide Secure Entrance 2 Cap Imprvmt \$126,000 \$22.680 \$148.680 Security Administration Space by Construct Space Entrance SOFT Qty: 400 New Space H1020 Space H1020-01-1C Correct General *Basement toilet rooms* Functionality 2 Cap Imprvmt \$137.800 \$24.804 \$162.604 Basement Space Upgrade by Demo & Reconfiguration (abandoned) 650 SOFT Qty: **Reconfigure Space Priority Definitions:** Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue. Priority 3 : Medium Work should be performed within the next 3-5 years. STUDIO JAED Priority 2 : High Work should be performed within the next 1-2 years. Priority 4 : Low Work should be performed within the next 6-10 years. Powered By: CT2000

(Conducted in March 2017)

Location Name: Stubbs ES

Priority: Comprehensive

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CorrectionName		Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H1020-01-1C Co Space Upgrade by Reconfigure Space	Demo &	H1020 Space Reconfiguration	Basement	Correct abandoned locker room by remove lockers, concrete locker bases, cmu walls, ceramic tile floor & wall finishes, plaster ceiling finishes, patch surfaces, paint walls and ceiling. Seal concrete floor for future storage space.	Functionality	2	Cap Imprvmt Qty:	\$309,520 1,460 S	\$55,714 QFT	\$365,234
H1020-05-1C Co Toilet by Demo & Space		H1020 Space Reconfiguration	Classroom Toilets	Convert (1 of 2) existing toilet rooms in each of (13) first floor classrooms to an accessible toilet room (13 total toilet rooms at 38 SF each)	Accessibility	2	Cap Imprvmt Qty:	\$375,000 500 St	\$67,500 QFT	\$442,500
H1020-05-2C Co Compliant Toilet I by Demo and Rec Existing General S	Room Required onfiguring	H1020 Space Reconfiguration	3rd Floor Group Toilets	<i>Group toilet rooms are currently non-compliant.</i>	Accessibility	2	Cap Imprvmt Qty:	\$495,000 900 St	\$89,100 QFT	\$584,100
				Total Estimated	Cost for H10	Additio	nal Space ReqS	\$1,443,320	\$259,798	\$1,703,118
Z10 General Re	equirements									
Z1040-01-1C Con Investigation Cons Required by Contr Appropriate AE P	sultant Services cacting With	Z1040 Design & Consultant Services	Building Wide	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,744 1 L	\$3,554 PSM	\$23,297
				Total Estimated	Cost for Z10	General	Requirement	\$19,744	\$3,554	\$23,297
Priority Definitions:	Priority 1 : Immediate Priority 2 : High	Work should be perform	•				d be performed within			

Detailed Asses (Conducted in March	-			Prior	me: Stubbs E ity: Compreh ed: Tuesday, Page 6 c	nensive , April 11, 2017		
CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
			Total Estimat	ted Cost for	Stubbs ES			\$4,606,223

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.

Detailed Assessment Report (Conducted in March 2017) RCCSD Criteria Only					Project Name:2017 DDOE Wilmington City Schools AssessmentLocation Name:Stubbs ESPriority:ComprehensiveDate Printed:Tuesday, April 11, 2017Page 1 of 3						
CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cos	t Soft Cost	Total Cost		
Stubbs ES D20 Plumbing											
D2010-02-15C Correct Lavatory Faucet Not Automatic by Install Automatic Faucet	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$62,853 47	\$11,314 EACH	\$74,167		
D2010-03-8C Correct Urinal Flush Valve Not Automatic by Replace With Automatic Flush Valve	D2010 Plumbing Fixtures	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$7,469 6	\$1,344 EACH	\$8,813		
D30 HVAC			Total Estimate	ed Cost for D2 0) Plumbin	g	\$70,322	\$12,658	\$82,979		
D3060-02-8C Correct Electronic Control System Space Occupancy Sensor Not Installed by Install Sensor	D3060 HVAC Instrumentation & Controls	Building Wide		Energy Conserv	2	RC Criteria Qty:	\$126,912 60	\$22,844 EACH	\$149,756		
E10 Equipmont			Total Estimate	ed Cost for D30	HVAC		\$126,912	\$22,844	\$149,756		
E10 Equipment E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$ 85,555 1	\$15,400 LPSM	\$100,955		

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$8,895 1 E4	\$1,601 ACH	\$10,496
E1020-15-1C Correct Classroom Sound Enhancement System Not Installed by Install New	E1020 Institutional Equipment	Classrooms		Program Reqmt	2	RC Criteria Qty:	\$88,038 26 R(\$15,847 OOM	\$103,885
			Total Estimated	Cost for E10	Equipme	ent	\$182,489	\$32,848	\$215,337
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers	Program Reqmt	2	RC Criteria Qty:	\$18,946 87 EA	\$3,410 ACH	\$22,357
			Total Estimated Cost for E20 Furnishings				\$18,946	\$3,410	\$22,357
G20 Site Improvements									
G2042-01-5C Correct Exterior Signage 16" Pin Mounted Aluminum Letters Missing by Install New Letters	G2042 Exterior Signs	Main Entrance	24 Letters in 2 locations	Program Reqmt	2	RC Criteria Qty:	\$10,174 48 E4	\$1,831 ACH	\$12,005
			Total Estimated Cost for G20 Site Improvements				\$10,174	\$1,831	\$12,005



Detailed Assessment Report (Conducted in March 2017)			Location Name: Stubbs ES Priority: Comprehensive Date Printed: Tuesday, April 11, 2017 Page 3 of 3					
CorrectionName	Subsystem Name	Area Name Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Require	ements							
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library	Program Reqmt	2	RC Criteria Qty:	\$ 764,559 2,700 S	\$137,621 SQFT	\$902,180
		Total Estim	ated Cost for H10	Addition	al Space Req	\$764,559	\$137,621	\$902,180
			Total Estimate	ed Cost for	Stubbs ES			\$1,384,614

 Priority Definitions:
 Priority 1 : Immediate
 Work should be performed immediately. Potential life/safety issue.
 Priority 3 : Medium
 Work should be performed within the next 3-5 years.

 Priority 2 : High
 Work should be performed within the next 1-2 years.
 Priority 4 : Low
 Work should be performed within the next 6-10 years.





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