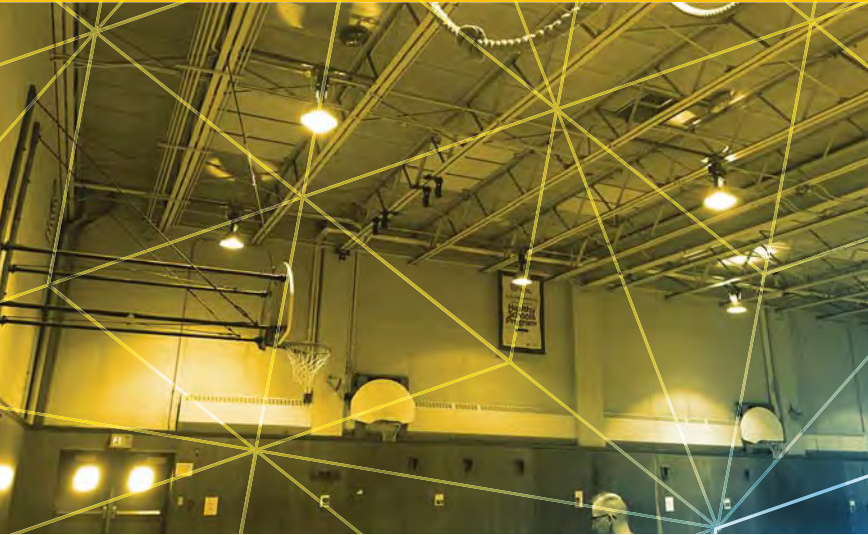




Delaware Department of Education

Facilities Condition Evaluation

March, 2017



STUDIO JAED

ARCHITECTS • ENGINEERS • FACILITIES SOLUTIONS

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& Standards

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by Building

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March 2017

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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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Data Analysis / Findings

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Deferred Maintenance	\$ -	\$ 37,328,125	\$ 23,490,898	\$ 16,012,803	\$ 76,831,826	63%	
Capital Improvements	\$ -	\$ 31,661,360	\$ 3,337,070	\$ -	\$ 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 Total Assessed Cost: \$ 121,642,269

DEFERRED MAINTENANCE: Assessment Costs by Priority							
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	\$ -	\$ 2,991,453	\$ 458,179	\$ -	\$ 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		
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Stubbs ES	\$ -	\$ 6,948,308	\$ 1,852,308	\$ 5,470,087	\$ 14,270,703		

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

DDOE Facilities Condition Evaluation

Executive Summary

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Correction Category	CAPITAL IMPROVEMENT: Assessment Costs by Priority					Sub-Total
	Priority 1	Priority 2	Priority 3	Priority 4		
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 Est. Total Assessed Cost: \$ 34,998,430

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RCCSD CRITERIA: Assessment Costs by Priority					
Correction Category	Priority 1	Priority 2	Priority 3	Priority 4	Sub-Total
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Bayard MS	\$ -	\$ 2,163,686	\$ -	\$ 16,386	\$ 2,180,071
Douglass School	\$ -	\$ 838,797	\$ 32,772	\$ -	\$ 871,569
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Pyle Academy	\$ -	\$ 816,667	\$ 24,579	\$ -	\$ 841,246
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RCCSD Criteria Sub-Total by Priority: \$ - \$ 9,557,880 \$ 77,014 \$ 177,118

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

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.

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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: Tuesday, April 11, 2017

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Building Name	Area (SF)	Year of Constr	Assessment Costs by Priority				Total Assessment Cost	Replcmnt Cost / SF	Total Replacement Cost	Facility Condition Index
			Priority 1	Priority 2	Priority 3	Priority 4				
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".
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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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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:

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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

System Name	Assessment Costs by Priority				Total System Cost	System % of Total Cost
	Priority 1	Priority 2	Priority 3	Priority 4		
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

(Conducted in March 2017)

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

Date Printed: Tuesday, April 11, 2017

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Cost Analysis by Priority and Building System

*

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

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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	

- 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.



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DDOE Facilities Condition Evaluation

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.

DDOE Facilities Condition Evaluation

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 .

DDOE Facilities Condition Evaluation

Executive Summary

March 2017

PROJECT Assessment Costs by Priority						
Correction Category	Priority 1	Priority 2	Priority 3	Priority 4	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	\$ -	\$ 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 Total Assessed Cost: \$ 121,642,268

DEFERRED MAINTENANCE: Assessment Costs by Priority					
Correction Category	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	\$ 2,988,590	\$ 458,179	\$ -	\$ 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	\$ 5,957,092
Pulaski ES	\$ 6,442	\$ 2,058,343	\$ 6,274,231	\$ 1,174,379	\$ 9,513,395
Pyle Academy	\$ -	\$ 2,008,129	\$ 2,557,318	\$ 570,593	\$ 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 Est. Total Assessed Cost: \$ 76,831,826

DDOE Facilities Condition Evaluation

Executive Summary

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CAPITAL IMPROVEMENT: Assessment Costs by Priority						
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	\$ -	\$ -	\$ 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 Est. Total Assessed Cost: \$ 34,998,430

DDOE Facilities Condition Evaluation

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RCCSD CRITERIA: Assessment Costs by Priority					
Correction Category	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 Est. Total Assessed Cost: \$ 9,812,012

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

Building Name	Area (SF)	Year of Constr	Assessment Costs by Priority				Total Assessment Cost	Replcmnt Cost / SF	Total Replacement Cost	Facility Condition Index
			Priority 1	Priority 2	Priority 3	Priority 4				
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".
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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.

Building Name	Area (SF)	Year of Constr	Assessment Costs by Priority				Total Assessment Cost	Replcmnt Cost / SF	Total Replacement Cost	Facilty Condition Index
			Priority 1	Priority 2	Priority 3	Priority 4				
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.

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Cost Analysis by Priority and Building System

*

Project Name: 2017 DDOE Wilmington City Schools Assessment

Building Type: *

Date Printed: Thursday, March 30, 2017

System Name	Assessment Costs by Priority				Total System Cost	System % of Total Cost
	Priority 1	Priority 2	Priority 3	Priority 4		
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	

- Notes:**
1. Facility Condition Index (FCI) is equal to the "Total Assessment Cost" (Priorities 1 - 4) divided by the "Total Replacement Cost".
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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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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 | 10. D30 – HVAC |
| 2. B10 – Superstructure | 11. D40 – Fire Protection |
| 3. B20 – Exterior Enclosure | 12. D50 – Electrical |
| 4. B30 – Roofing | 13. E10 – Equipment |
| 5. C10 – Interior Construction | 14. E20 – Furnishings |
| 6. C20 – Stairs | 15. F10 – Special Construction |
| 7. C30 – Interior Finishes | 16. G20 – Site Improvements |
| 8. D10 – Conveying | 17. G30 – Site/Mechanical Utilities |
| 9. D20 – Plumbing | 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.

• 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 existing 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
 - 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 Enclosure	
Exterior Doors	<ul style="list-style-type: none"> a. Hollow Metal b. Master Key System (Schlage Primus) c. Card Access System (ES – 5, MS – 8, HS – 10) d. Secured Entrance
Exterior Windows	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> a. Water & Air Tight b. Bldg Envelope (Spray Foam, Weather-stripping, seals, etc.)
Roofing	<ul style="list-style-type: none"> a. Water Tight
Canopy	<ul style="list-style-type: none"> a. Where Roof Area at Main Entry does not Exist, Canopy for Weather Protection Provided over Secured Buzzer Location
Interior Construction / Finishes	
Interior Doors	<ul style="list-style-type: none"> a. Master Key System (Schlage Primus) b. Select Card Access Doors (ES – 3, MS – 4, HS – 5)
Interior Walls	<ul style="list-style-type: none"> a. Paint Cycle every 5 - 7 years b. All Wet Walls are Tile
Flooring	<ul style="list-style-type: none"> a. No Carpet in Classrooms b. All Asbestos Tile Abated c. All Kitchens & Bathrooms have Epoxy Poured Floor (Stonehard)
Stairs	<ul style="list-style-type: none"> a. Rubber Stair Treads, Risers, and Landings
Conveying / Ramps	
Building-wide	<ul style="list-style-type: none"> a. All Public - Student Floors / Spaces to be ADA Accessible b. All Student Platforms / Stages to be ADA Accessible
HVAC	
Building-wide	<ul style="list-style-type: none"> a. Fully Air-Conditioned in All Spaces Except Corridors, Halls, and 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 j. No Active Fuel Storage Tanks
Main Office	<ul style="list-style-type: none"> a. Stand-Alone System (VRF for New Systems)
MDF / IDF	<ul style="list-style-type: none"> a. Wall-mounted Split System

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.

Plumbing

Bathrooms	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> a. Elkay Hi-Lo Water Coolers with Bottle Filler
Dispensers	<ul style="list-style-type: none"> a. RCCSD Specific Standard Dual Dispensing Toilet Tissue Dispenser b. RCCSD Specific Standard Paper Towel Dispenser c. RCCSD Specific Standard Soap Dispenser

Electrical

Emergency Lighting	<ul style="list-style-type: none"> a. Battery Back-up Required
PA / Phone System	<ul style="list-style-type: none"> a. Fully Operational PA / Phone System b. Battery Back-up Required
Clock System	<ul style="list-style-type: none"> a. Centrally Controlled Clock System (Currently Bogen / Sapling) b. Tied into Bell / Tone PA System
Lighting	<ul style="list-style-type: none"> a. All Interior, Exterior, & Site Lighting converted to LED b. Occupancy Sensors in All Spaces Except Corridors / Halls / Vestibules
Power	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> a. Sound / Voice Enhancement System in All Classrooms (Redcat)
Security	<ul style="list-style-type: none"> 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

Fire Protection

Building-wide	<ul style="list-style-type: none"> a. Building-wide Sprinkler System
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Specialty Equipment

Kitchen	<ul style="list-style-type: none"> a. Kitchen Freezers Electronically Monitored (High Temp) b. RCCSD Specific Cooking and Warming Kitchen District Standards c. RCCSD Specific Serving Line District Standards
Service Lift	<ul style="list-style-type: none"> a. Stand-Alone Interior Service Lift (High Bay Areas)

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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> a. Poured-in-Place Rubber Surface b. New Playground Equipment Recently Installed (All Elementary)
Furnishings	
Classroom / Learning Areas	<ul style="list-style-type: none"> a. Lockable Wardrobe Required in All Classrooms (Teacher Contract) b. No Chalkboards. Provide Markerboards in all Learning Areas.
Science Lab	<ul style="list-style-type: none"> a. Science Lab District Standards
Art Room	<ul style="list-style-type: none"> a. Kiln Provided in All Art Rooms
Library	<ul style="list-style-type: none"> a. District-Wide Modernization with Furnishing, Casework & Space Improvements
Site Improvements	
Driveway / Parking	<ul style="list-style-type: none"> a. Repave, Reseal, and Re-Stripe All Vehicular Traffic Areas (Driveways and Parking Lots) Every 5 - 7 years
Signage	<ul style="list-style-type: none"> a. District Site, Building Exterior b. Interior Signage per code requirements (braille, etc.)

William P. Bancroft Elementary School

Building Information Summary Report

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



Correction Category	Assessment Costs by Priority				
	Priority 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	\$ -	\$ -	\$ 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: \$ 33,335,363

Est. Replacement Cost: \$ 59,425,296

Facility 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

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Bancroft ES									
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:	\$23,618 50 LNFT	\$4,251	\$27,869
Total Estimated Cost for B10 Superstructure							\$23,618	\$4,251	\$27,869
B20 Exterior Enclosure									
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	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 SQFT	\$15,959	\$104,619
B2011-01-1C Correct Architectural Louver Major Deterioration by Demo & Replacement	B2011 Exterior Wall Specialties	Boiler Room		Damage/ Wear	3	Def Maint Qty:	\$6,361 3 EACH	\$1,145	\$7,506
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:	\$1,692,271 7,672 SQFT	\$304,609	\$1,996,879
B2020-05-1C Correct Metal Panel & Glazing Curtain Wall System Major Deterioration by Demo & Replace	B2020 Exterior Windows	Exterior	Replace (4) existing stairwell curtainwall systems.	Damage/ Wear	4	Def Maint Qty:	\$90,273 572 SQFT	\$16,249	\$106,523

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

Detailed Assessment Report

(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
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 EACH	\$19,251	\$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 EACH	\$2,996	\$19,638
Total Estimated 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 SQFT	\$350,177	\$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 EACH	\$35,174	\$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 LNFT	\$31,779	\$208,332

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Detailed Assessment Report

(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
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 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 Estimated Cost for C10 Interior Construction							\$389,226	\$70,061	\$459,287

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Detailed Assessment Report

(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
C30 Interior Finishes									
C3010-01-5C Correct Plaster Interior Wall Finish Minor Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finishes	Building-wide		Damage/Wear	2	Def Maint Qty: 162,155	\$490,940 BLDGSF	\$88,369	\$579,310
C3010-01-5C Correct Plaster Interior Wall Finish Minor Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finishes	Building-wide		Damage/Wear	4	Def Maint Qty: 162,155	\$490,940 BLDGSF	\$88,369	\$579,310
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	4	Def Maint Qty: 1,117	\$25,190 SQFT	\$4,534	\$29,724
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Classrooms Front 2nd & 3rd	Classrooms (requires patching)	Damage/Wear	2	Def Maint Qty: 20,000	\$110,896 SQFT	\$19,961	\$130,857
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Gym & Stage	Gym (refinish only)	Damage/Wear	2	Def Maint Qty: 12,700	\$70,419 SQFT	\$12,675	\$83,094
C3020-05-1C Correct Resilient Tile Flooring Minor Deterioration by Demo Existing, Prep Surface & Replace Tile	C3020 Floor Finishes	Classrooms		Damage/Wear	4	Def Maint Qty: 6,300	\$45,012 SQFT	\$8,102	\$53,114

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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.

Detailed Assessment Report

(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
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		Damage/Wear	2	Def Maint Qty: 12,640 SQFT	\$92,020	\$16,564	\$108,584
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Admin. & Faculty Areas		Damage/Wear	2	Def Maint Qty: 444 SQYD	\$18,715	\$3,369	\$22,084
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Auditorium & Library		Damage/Wear	3	Def Maint Qty: 611 SQYD	\$25,754	\$4,636	\$30,390
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building-wide		Damage/Wear	2	Def Maint Qty: 15,000 LNFT	\$84,791	\$15,262	\$100,053
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: 162,155 SQFT	\$1,120,102	\$201,618	\$1,321,720
Total Estimated Cost for C30 Interior 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		Damage/Wear	2	Def Maint Qty: 6 EACH	\$8,296	\$1,493	\$9,789
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Detailed Assessment Report

(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
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 EACH	\$3,109	\$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 EACH	\$1,040	\$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 EACH	\$1,497	\$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 EACH	\$801	\$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 EACH	\$407	\$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 EACH	\$476	\$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 EACH	\$1,999	\$13,102

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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.

Detailed Assessment Report

(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
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	\$2,523	\$454	\$2,977
							Qty: 20 LNFT		
Total Estimated 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	\$207,176	\$37,292	\$244,468
							Qty: 1 EACH		
D3020-11-4C Correct Steam Condensate Tank/Pump No Longer Required by Demo	D3020 Heat Generation	Boiler Room		Damage/Wear	2	Def Maint	\$3,383	\$609	\$3,992
							Qty: 2 EACH		
D3030-08-3C Correct Major Deterioration of Fluid Cooler 150 Ton by Demo & Replace	D3030 Refrigeration	Roof		Damage/Wear	2	Def Maint	\$192,796	\$34,703	\$227,499
							Qty: 1 EACH		
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	\$11,281	\$2,031	\$13,312
							Qty: 2 EACH		
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	\$188,847	\$33,992	\$222,839
							Qty: 3 EACH		

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Detailed Assessment Report

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

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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.

Detailed Assessment Report

(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
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	\$20,015 SQFT	\$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	\$252 LNFT	\$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	\$21,967 SQFT	\$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	\$3,687 EACH	\$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	\$858 LNFT	\$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	\$3,916 EACH	\$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	\$3,916 EACH	\$25,672

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Detailed Assessment Report

(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
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 EACH	\$7,832	\$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 EACH	\$11,770	\$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 EACH	\$8,648	\$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 EACH	\$61,658	\$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 EACH	\$18,178	\$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 EACH	\$152,466	\$999,499

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Detailed Assessment Report

(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
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 EACH	\$53,569	\$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 EACH	\$3,707	\$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 EACH	\$15,235	\$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 EACH	\$1,643	\$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 EACH	\$6,850	\$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 EACH	\$20,549	\$134,709

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
D3050-25-5C Correct Fin Tube Radiation Major Deterioration by Demo and Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	2	Def Maint	\$129,106	\$23,239	\$152,346
Qty:							822	LNFT	
D3050-28-4C Correct Convectector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	2	Def Maint	\$227,127	\$40,883	\$268,009
Qty:							46	EACH	
Total Estimated 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	\$93,435	\$16,818	\$110,253
Qty:							6	EACH	
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	\$105,913	\$19,064	\$124,977
Qty:							1	EACH	
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	\$3,698	\$666	\$4,364
Qty:							9	EACH	

Priority Definitions: 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.

Priority 3 : Medium

Work should be performed within the next 3-5 years.

Priority 4 : Low

Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
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	\$112,860	\$20,315	\$133,175
Qty: 160,176 SQFT									
D5035-05-2C Correct Building-Wide Telephone System Major Deterioration by Demo & Replacement	D5035 Telephone System	Building Wide		Damage/Wear	2	Def Maint	\$271,178	\$48,812	\$319,990
Qty: 160,176 SQFT									
Total Estimated Cost for D50 Electrical							\$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	\$1,570,046	\$282,608	\$1,852,654
Qty: 1,700 LNFT									
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	\$123,551	\$22,239	\$145,791
Qty: 7,672 SQFT									
Total Estimated Cost for E20 Furnishings							\$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	Environmental	2	Def Maint	\$2,878	\$518	\$3,396
Qty: 154 LNFT									

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$578,257 61,744 SQFT	\$104,086	\$682,344
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.	Environmental	2	Def Maint Qty:	\$231,900 4,000 SQFT	\$41,742	\$273,642
F2020-39-1C Correct Asbestos Exterior Window Sill by Abate & Replace with Solid Surfacing	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$85,226 1,750 LNFT	\$15,341	\$100,567
F2020-40-1C Correct Asbestos Containing Countertop by Abate & Replace with Epoxy Countertop	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$58,125 480 SQFT	\$10,463	\$68,588
Total Estimated Cost for F20 Selective Demolition							\$956,387	\$172,150	\$1,128,537

G20 Site Improvements

G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Site		Damage/Wear	4	Def Maint Qty:	\$36,908 10,000 SQYD	\$6,643	\$43,551
G2020-04-1C Correct Parking Lot Curb Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site	Concrete curbs at perimeter planting beds.	Damage/Wear	2	Def Maint Qty:	\$30,272 800 LNFT	\$5,449	\$35,722

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

Detailed Assessment Report

(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	<i>Perimeter of building. Re-grade to provide accessible entrances at (4) openings.</i>	Damage/Wear	3	Def Maint Qty: 15,000 SQFT	\$199,530	\$35,915	\$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: 120 SQFT	\$4,348	\$783	\$5,131
G2041-04-1C Correct Playground Equipment Major Deterioration by Demo & Replace	G2041 Athletic & Recreational Equipment	Site		Damage/Wear	4	Def Maint Qty: 5,000 SQFT	\$289,875	\$52,178	\$342,053
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Site		Damage/Wear	2	Def Maint Qty: 5,000 SQYD	\$1,108,480	\$199,526	\$1,308,006
Total Estimated Cost for G20 Site Improvements							\$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	<i>Coordination and short circuit study to find out PPE levels at electrical equipment</i>	Codes/Standards	2	Def Maint Qty: 1 LPSM	\$19,744	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Bancroft ES									\$18,713,490

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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: 3,240	\$90,784 SQFT	\$16,341	\$107,126
C1030-10-7C Correct Panel Signage Non Compliant Signage by Demo and Replace (BLDGSF)	C1030 Fittings	Building-wide		Codes/ Standards	2	Cap Imprvmt Qty: 162,155	\$180,754 BLDGSF	\$32,536	\$213,290
Total Estimated Cost for C10 Interior Construction							\$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		Functionality	2	Cap Imprvmt Qty: 1	\$1,020 EACH	\$184	\$1,203
Total Estimated Cost for D20 Plumbing							\$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 Imprvmt Qty: 2	\$59,270 EACH	\$10,669	\$69,939

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

Detailed Assessment Report

(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
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: 1 EACH	\$36,161	\$6,509	\$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: 8 EACH	\$62,327	\$11,219	\$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: 40 LNFT	\$914	\$165	\$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	To accommodate conversion from Steam to HW	Program Reqmt	2	Cap Imprvmt Qty: 160,176 BLDG SF	\$2,990,566	\$538,302	\$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: 4 EACH	\$146,934	\$26,448	\$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 IDF's	Program Reqmt	2	Cap Imprvmt Qty: 4 EACH	\$60,150	\$10,827	\$70,977
Total Estimated Cost for D30 HVAC							\$3,356,323	\$604,138	\$3,960,461

Priority Definitions: 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.

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

Detailed Assessment Report

(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
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: 8 EACH	\$215,355	\$38,764	\$254,119
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty: 160,176 SQFT	\$1,497,806	\$269,605	\$1,767,411
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty: 52,000 SQFT	\$353,153	\$63,568	\$416,720
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Classroom	<i>Strobes are not installed</i>	Life Safety	1	Cap Imprvmt Qty: 54 EACH	\$70,123	\$12,622	\$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: 1 EACH	\$4,230	\$761	\$4,992
D5090-13-1C Correct Daylight Harvesting Controls Not Installed by New Installation	D5090 Other Electrical Systems	Building Wide	<i>Motion sensors in classrooms</i>	Energy Conserv	2	Cap Imprvmt Qty: 54 SQFT	\$326,600	\$58,788	\$385,388
Total Estimated Cost for D50 Electrical							\$2,467,267	\$444,108	\$2,911,375

Priority Definitions: 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.

Priority 3 : Medium

Work should be performed within the next 3-5 years.

Priority 4 : Low

Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
H10 Additional Space Requirements									
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: 2 EACH	\$20,604	\$3,709	\$24,312
H1020-05-1C Correct Non ADA Toilet by Demo & Reconfigure Space	H1020 Space Reconfiguration	Building-wide		Accessibility	2	Cap Imprvmt Qty: 6,000 SQFT	\$4,500,000	\$810,000	\$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: 400 SQFT	\$170,000	\$30,600	\$200,600
Total Estimated Cost for H10 Additional Space Req							\$4,690,604	\$844,309	\$5,534,912
Total Estimated Cost for Bancroft ES									\$12,728,366

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 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 Assessment

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
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 SQFT	\$15,612	\$102,346
Total Estimated Cost for C30 Interior Finishes							\$86,734	\$15,612	\$102,346
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:	\$51,120 58 EACH	\$9,202	\$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 EACH	\$12,517	\$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 EACH	\$6,722	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$212,231	\$38,202	\$250,433

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.

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.

Detailed Assessment Report

(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
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 EACH	\$31,982	\$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	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$85,555 1 LPSM	\$15,400	\$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 ROOM	\$32,913	\$215,762
Total Estimated Cost for E10 Equipment							\$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 EACH	\$5,723	\$37,518
Total Estimated Cost for E20 Furnishings							\$31,795	\$5,723	\$37,518

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
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 EACH	\$1,908	\$12,506
Total Estimated Cost for G20 Site Improvements							\$10,598	\$1,908	\$12,506
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$817,229 2,886 SQFT	\$147,101	\$964,330
Total Estimated Cost for H10 Additional Space Req							\$817,229	\$147,101	\$964,330
Total Estimated Cost for Bancroft ES									\$1,893,507

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

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



Correction Category	Assessment Costs by Priority					Sub-Total
	Priority 1	Priority 2	Priority 3	Priority 4		
Deferred Maintenance	\$ -	\$ 5,306,149	\$ 6,279,178	\$ 3,707,530		\$ 15,292,858
Capital Improvements	\$ 70,486	\$ 3,985,868	\$ 1,204,511	\$ -		\$ 5,260,865
RCCSD Criteria	\$ -	\$ 2,163,686	\$ -	\$ 16,386		\$ 2,180,071

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

Total Assessed Cost: \$ 22,733,794

Est. Replacement Cost: \$ 56,389,561

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Bayard MS									
B10 Superstructure									
B1011-01-12C Correct Concrete Exterior Steel Stair Handrail Major Deterioration by Demo & Replace with Aluminum Handrail	B1011 Exterior Above Grade Stairs	Site - Maple St. Side		Damage/Wear	4	Def Maint Qty:	\$14,863 50 LNFT	\$2,675	\$17,538
B1011-01-4C Correct Deteriorated Concrete Exterior Stair by Demo and Replace	B1011 Exterior Above Grade Stairs	Full Site		Damage/Wear	4	Def Maint Qty:	\$151,473 400 SQFT	\$27,265	\$178,739
B1011-01-5C Correct Concrete Exterior Aluminum Stair Handrail Major Deterioration by Demo & Replace in Kind	B1011 Exterior Above Grade Stairs	Main Entrances (2)		Damage/Wear	4	Def Maint Qty:	\$35,969 121 LNFT	\$6,474	\$42,443
B1014-01-2C Correct Deteriorated Exterior Steel Ladder by Demo & Replace	B1014 Exterior Building Access Ladder	Roof		Damage/Wear	3	Def Maint Qty:	\$17,005 36 LNFT	\$3,061	\$20,066
Total Estimated Cost for B10 Superstructure							\$219,310	\$39,476	\$258,786
B20 Exterior Enclosure									
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Building Envelope	Re-point entire building envelope and planter walls.	Damage/Wear	4	Def Maint Qty:	\$310,310 35,000 SQFT	\$55,856	\$366,166
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.				
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
B2010-08-3C Correct Metal Siding Major Deterioration by Complete Demo Install New Material & Finish	B2010 Exterior Walls	Roof Area 4		Damage/Wear	2	Def Maint	\$37,586	\$6,765	\$44,351
Qty: 2,000 SQFT									
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	\$104,113	\$18,740	\$122,853
Qty: 472 SQFT									
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	\$573,502	\$103,230	\$676,732
Qty: 2,600 SQFT									
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	\$66,571	\$11,983	\$78,554
Qty: 16 EACH									
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	\$2,413,605	\$434,449	\$2,848,054
Qty: 83,124 SQFT									

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

Priority 3 : Medium

Work should be performed within the next 3-5 years.

Priority 4 : Low

Work should be performed within the next 6-10 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
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 EACH	\$2,655	\$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 EACH	\$612	\$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 LNFT	\$24,446	\$160,255
Total Estimated 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 SQFT	\$54,564	\$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 EACH	\$37,301	\$244,530

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C1020-02-28C Correct Wood Interior Door Hardware by Demo & Replace Hardware	C1020 Interior Door	Building-wide	Existing door hardware is not ADA compliant	Codes/ Standards	2	Def Maint Qty:	\$69,475 43 EACH	\$12,505	\$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 EACH	\$57,138	\$374,573
Total Estimated Cost for C10 Interior Construction							\$897,271	\$161,509	\$1,058,780
C30 Interior Finishes									
C3010-05-3C Correct Masonry Interior 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 BLDGSF	\$52,758	\$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 SQFT	\$10,503	\$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 SQYD	\$6,297	\$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 LNFT	\$15,262	\$100,053

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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: 100,000 SQFT	\$690,760	\$124,337	\$815,097
Total Estimated Cost for C30 Interior 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: 46 EACH	\$52,706	\$9,487	\$62,194
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/Wear	2	Def Maint Qty: 57 EACH	\$27,816	\$5,007	\$32,823
D2010-06-2C Correct Residential Sink Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Library		Damage/Wear	2	Def Maint Qty: 1 EACH	\$2,634	\$474	\$3,108
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Locker Room		Damage/Wear	2	Def Maint Qty: 3 EACH	\$8,664	\$1,559	\$10,223
D2010-07-5C Correct Shower Faucet Deterioration by Replace Faucet	D2010 Plumbing Fixtures	Locker Room		Damage/Wear	2	Def Maint Qty: 2 EACH	\$1,372	\$247	\$1,619

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D2010-10-2C Correct Electric Water Cooler Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/Wear	2	Def Maint Qty:	\$71,192 16 EACH	\$12,815	\$84,006
D2020-08-26C Correct Gas Fired Domestic Water Heater (140 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler Room		Damage/Wear	4	Def Maint Qty:	\$79,145 2 EACH	\$14,246	\$93,391
D2030-07-1C Correct Grease Interceptor Major Deterioration by Demo & Replace Existing	D2030 Sanitary Waste	Kitchen	Replace grease interceptor (from 2011 assessment)	Damage/Wear	2	Def Maint Qty:	\$3,924 1 EACH	\$706	\$4,630
Total Estimated Cost for D20 Plumbing							\$247,452	\$44,541	\$291,993

D30 HVAC

D3020-02-7C Correct Deteriorated Hot Water Boilers by Demo and Replace Boilers and Burners (System)	D3020 Heat Generation	Boiler Room	Replace (2) 4800 MBH Hot Water Boilers - Gas Fired	Damage/Wear	4	Def Maint Qty:	\$414,352 2 EACH	\$74,583	\$488,935
D3020-06-4C Correct Breeching Major Deterioration Minor Deterioration by Clean & Paint Steel Breeching (SQFT)	D3020 Heat Generation	Boiler Room		Damage/Wear	4	Def Maint Qty:	\$11,366 785 SQFT	\$2,046	\$13,412
D3030-02-1C Correct Major Deterioration of Cooling Tower by Demo & Replace	D3030 Refrigeration		Existing 400 Ton Cooling Tower	Damage/Wear	3	Def Maint Qty:	\$114,458 1 EACH	\$20,602	\$135,061

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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 EACH	\$945	\$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 EACH	\$3,043	\$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 EACH	\$9,491	\$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 EACH	\$4,302	\$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 EACH	\$25,142	\$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 EACH	\$25,142	\$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 EACH	\$5,028	\$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 EACH	\$8,173	\$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 EACH	\$9,402	\$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 EACH	\$1,984	\$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 EACH	\$6,570	\$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 EACH	\$9,326	\$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 EACH	\$4,114	\$26,970
D3040-10-12C Correct Wall Louwer 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 EACH	\$2,924	\$19,167

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Building Wide	Replace various ceiling diffusers	Damage/Wear	2	Def Maint Qty:	\$22,431 30 EACH	\$4,038	\$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 EACH	\$269	\$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 EACH	\$269	\$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 SQFT	\$1,001	\$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 LNFT	\$4,070	\$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 EACH	\$3,916	\$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 EACH	\$5,874	\$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 EACH	\$7,832	\$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 EACH	\$1,958	\$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 EACH	\$9,790	\$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 EACH	\$13,245	\$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 EACH	\$1,055	\$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 EACH	\$81,590	\$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 EACH	\$13,204	\$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: 5 EACH	\$21,390	\$3,850	\$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: 309 LNFT	\$48,533	\$8,736	\$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: 142,326 SQFT	\$1,265,065	\$227,712	\$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 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: 1 EACH	\$128,524	\$23,134	\$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: 1 EACH	\$168,698	\$30,366	\$199,064

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D5010-08-1C Correct Motor Control Center Deterioration by Demo & Replace	D5010 Electrical Service & Distribution	Building Wide	Motor control center with (18) combination size 1 starters	Functionality	3	Def Maint Qty: 1 EACH	\$168,698	\$30,366	\$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: 6 EACH	\$93,435	\$16,818	\$110,253
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Interior		Functionality	2	Def Maint Qty: 27 EACH	\$420,457	\$75,682	\$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: 1 EACH	\$77,139	\$13,885	\$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: 1 EACH	\$77,139	\$13,885	\$91,024
D5010-14-1C Correct Motor Starter Deterioration by Demo & Replace Motor Starter	D5010 Electrical Service & Distribution	Kitchen		Functionality	2	Def Maint Qty: 1 EACH	\$5,238	\$943	\$6,181

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
D5020-16-2C Correct Broken Exit Sign by Replacing	D5020 Lighting & Branch Wiring	Gym		Codes/ Standards	3	Def Maint Qty:	\$1,016 2 EACH	\$183	\$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 SQFT	\$45,376	\$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 SQFT	\$43,365	\$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 EACH	\$689	\$4,516
Total Estimated Cost for D50 Electrical							\$1,637,180	\$294,692	\$1,931,872

E10 Equipment

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 EACH	\$4,217	\$27,647
Total Estimated Cost for E10 Equipment							\$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 LNFT	\$6,650	\$43,592
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Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
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	\$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	\$5,798 SQFT	\$38,006
Total Estimated Cost for E20 Furnishings							\$76,752	\$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	Environmental	2	Def Maint Qty:	\$1,250 1	\$225 EACH	\$1,476
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide		Environmental	3	Def Maint Qty:	\$627,482 67,000	\$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	Environmental	4	Def Maint Qty:	\$74,208 1,280	\$13,357 SQFT	\$87,565

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
F2020-37-1C Correct Asbestos Boiler Flue Gasketing by Abatement	F2020 Hazardous Components Abatement	Boiler Room	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$8,908 50 LNFT	\$1,603	\$10,511
F2020-38-1C Correct Asbestos Light Fixture Heat Shield by Abatement	F2020 Hazardous Components Abatement	Boiler Room	As noted in AHERA Report. -Also noted in AHERA Report: "This material must remain assumed to contain asbestos until analysis proves otherwise".	Environmental	2	Def Maint Qty:	\$3,975 10 EACH	\$716	\$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 SQYD	\$42,952	\$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 SQYD	\$1,475	\$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 SQFT	\$53,227	\$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 LNFT	\$6,086	\$39,898

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
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 EACH	\$3,342	\$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 LNFT	\$55,086	\$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 SQYD	\$1,860	\$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 SQFT	\$12,564	\$82,365
Total Estimated Cost for G20 Site Improvements							\$981,070	\$176,593	\$1,157,662
Total Estimated Cost for Bayard MS									\$15,292,858

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Bayard MS

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
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:	\$1,020 1 EACH	\$184	\$1,203
Total Estimated Cost for D20 Plumbing							\$1,020	\$184	\$1,203
D30 HVAC									
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:	\$208,216 2 EACH	\$37,479	\$245,695
D3040-05-1C Correct Ceiling Exhauster Not Installed by New Installation	D3040 HVAC Distribution		Provide additional toilet exhaust	Functionality	2	Cap Imprvmt Qty:	\$22,856 1 EACH	\$4,114	\$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 LNFT	\$247	\$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 EACH	\$92,064	\$603,532

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
D3050-19-12C 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	\$30,075	\$5,414	\$35,489
						Qty:	2 EACH		

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	\$134,597	\$24,227	\$158,825
						Qty:	5 EACH		

D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt	\$1,330,675	\$239,522	\$1,570,197
						Qty:	142,303 SQFT		

D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt	\$312,404	\$56,233	\$368,637
						Qty:	46,000 SQFT		

D5021-01-6C Correct Insufficient GFCI Receptacles by Installing Additional GFCI Receptacles	D5021 Branch Wiring	Roof		Codes/ Standards	2	Cap Imprvmt	\$3,045	\$548	\$3,593
						Qty:	3 EACH		

D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt	\$40,076	\$7,214	\$47,290
						Qty:	75 EACH		

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.

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Priority 3 : Medium

Work should be performed within the next 3-5 years.

Priority 4 : Low

Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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	Building Wide		Life Safety	1	Cap Imprvmt	\$59,734	\$10,752	\$70,486
Qty: 46 EACH									
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	1 of 46 classrooms currently has smartboard technology	Program Reqmt	2	Cap Imprvmt	\$592,307	\$106,615	\$698,922
Qty: 45 EACH									
Total Estimated Cost for D50 Electrical							\$2,472,839	\$445,111	\$2,917,950

H10 Additional Space Requirements

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	\$822,772	\$148,099	\$970,871
Qty: 3,881 SQFT									
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	\$198,000	\$35,640	\$233,640
Qty: 360 SQFT									
H1020-10-1C Correct Entrance Space Reconfiguration Required by Demo & Reconfigure Space	H1020 Space Reconfiguration	Main Entrance	Secure Entrance	Security	2	Cap Imprvmt	\$170,000	\$30,600	\$200,600
Qty: 400 SQFT									
Total Estimated Cost for H10 Additional Space Req							\$1,190,772	\$214,339	\$1,405,111

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
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	\$3,554 LPSM	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Bayard MS									\$5,260,865

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Bayard MS

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
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 SQFT	\$2,500	\$16,386
Total Estimated Cost for C30 Interior Finishes							\$13,886	\$2,500	\$16,386
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:	\$40,543 46 EACH	\$7,298	\$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 EACH	\$13,721	\$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 EACH	\$1,792	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$180,956	\$32,572	\$213,529

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.



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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
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 EACH	\$41,500	\$272,056
Total Estimated 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	<i>Coordinate with reconfiguration / renovation of existing space as noted.</i>	Program Reqmt	2	RC Criteria Qty:	\$94,769 1 LPSM	\$17,058	\$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 EACH	\$1,601	\$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 ROOM	\$34,741	\$227,748
Total Estimated Cost for E10 Equipment							\$296,671	\$53,401	\$350,072

Priority Definitions: 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.

Priority 3 : Medium

Work should be performed within the next 3-5 years.

Priority 4 : Low

Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Bayard MS

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
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	<i>Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers</i>	Program Reqmt	2	RC Criteria Qty:	\$31,577 145 EACH	\$5,684	\$37,261
Total Estimated Cost for E20 Furnishings							\$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)	<i>18 Letters in 2 locations</i>	Program Reqmt	2	RC Criteria Qty:	\$7,631 36 EACH	\$1,373	\$9,004
Total Estimated Cost for G20 Site Improvements							\$7,631	\$1,373	\$9,004
H10 Additional Space Requirements									
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 SQFT	\$195,523	\$1,281,763
Total Estimated Cost for H10 Additional Space Req							\$1,086,240	\$195,523	\$1,281,763
Total Estimated Cost for Bayard MS									\$2,180,071

Priority Definitions: 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.

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

Casimir Pulaski Elementary School

Building Information Summary Report

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
Wilmington, DE 19805



	Assessment Costs by Priority								
Correction Category	Priority 1		Priority 2		Priority 3		Priority 4		Sub-Total
Deferred Maintenance	\$	6,442	\$	2,058,343	\$	6,274,231	\$	1,174,379	\$ 9,513,395
Capital Improvements	\$	38,563	\$	3,838,253	\$	1,168,200	\$	-	\$ 5,045,017
RCCSD Criteria	\$	-	\$	1,315,671	\$	-	\$	58,386	\$ 1,374,058

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

Total Assessed Cost: \$ 15,932,470

Est. Replacement Cost: \$ 27,488,132

Facility Condition Index: 0.58

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

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Casimir Pulaski ES									
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 LNFT	\$1,788	\$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 SQFT	\$12,269	\$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 LNFT	\$1,275	\$8,361
Total Estimated Cost for B10 Superstructure							\$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 SQFT	\$42,131	\$276,194

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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 SQFT	\$3,829	\$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 SQFT	\$218,372	\$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 EACH	\$12,732	\$83,463
Total Estimated Cost for B20 Exterior 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 SQFT	\$22,107	\$144,926
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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: 35,633 SQFT	\$1,034,647	\$186,236	\$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: 3,323 SQFT	\$86,078	\$15,494	\$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: 60 LNFT	\$996	\$179	\$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: 2,200 LNFT	\$113,799	\$20,484	\$134,282
Total Estimated 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: 24 EACH	\$82,891	\$14,920	\$97,812
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$10,108	\$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 EACH	\$8,097	\$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 BLDG SF	\$27,828	\$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 SQFT	\$1,579	\$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 BLDGSF	\$5,682	\$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 SQYD	\$12,140	\$79,582

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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	D2010 Plumbing Fixtures	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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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 EACH	\$7,148	\$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 EACH	\$520	\$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 EACH	\$4,492	\$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 EACH	\$3,204	\$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 EACH	\$571	\$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 EACH	\$547	\$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 EACH	\$2,712	\$17,776

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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 EACH	\$369	\$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 LNFT	\$2,377	\$15,583
Total Estimated Cost for D20 Plumbing							\$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 EACH	\$1,507	\$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 EACH	\$9,098	\$59,644
D3030-07-1C Correct Deteriorated Refrigeration Piping Insulation by Re-Insulate	D3030 Refrigeration	Roof	Replace Insulation for York condensing unit	Damage/Wear	2	Def Maint Qty:	\$4,567 200 LNFT	\$822	\$5,389
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution		Wall mounted exhaust fan	Damage/Wear	2	Def Maint Qty:	\$4,710 1 EACH	\$848	\$5,558

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$3,391	\$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 EACH	\$808	\$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 LNFT	\$226	\$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 SQFT	\$603	\$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 SQFT	\$283	\$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 EACH	\$3,916	\$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 EACH	\$3,916	\$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 EACH	\$4,486	\$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 EACH	\$5,014	\$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 EACH	\$264	\$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 EACH	\$4,914	\$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	Existing Packaged AC & Heating Unit is 3 Tons	Damage/Wear	4	Def Maint Qty:	\$27,300 1 EACH	\$4,914	\$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 EACH	\$5,623	\$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 EACH	\$18,178	\$119,168

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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 EACH	\$29,289	\$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 EACH	\$1,854	\$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 EACH	\$7,110	\$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 EACH	\$1,643	\$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 EACH	\$1,643	\$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 EACH	\$2,310	\$15,144

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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 LNFT	\$8,199	\$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 EACH	\$11,554	\$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 EACH	\$4,899	\$32,114
D3060-03-4C Correct Deteriorated or Obsolete Pneumatic Control System by Demo & Replace with DDC System	D3060 HVAC Instrumentation & Controls	Building Wide	Replace pneumatic system with DDC system	Damage/Wear	2	Def Maint Qty:	\$349,217 29,976 BLDGSF	\$62,859	\$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 EACH	\$227	\$1,488
Total Estimated 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 cks each	Functionality	3	Def Maint Qty:	\$264,732 17 EACH	\$47,652	\$312,384
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D5010-13-1C Correct 1200 AMP Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Boiler Room	1200 amp switchboard with (1) 1200 amp main breaker & (20) 225 AF circuit breakers	Functionality	3	Def Maint Qty: 1 EACH	\$55,737	\$10,033	\$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 EACH	\$1,287	\$232	\$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: 4 EACH	\$2,031	\$366	\$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.	Codes/ Standards	1	Def Maint Qty: 18 EACH	\$5,459	\$983	\$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: 4 EACH	\$1,922	\$346	\$2,267
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/one PA system	Program Reqmt	2	Def Maint Qty: 73,017 SQFT	\$129,350	\$23,283	\$152,633
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Building Wide		Functionality	2	Def Maint Qty: 10 EACH	\$9,567	\$1,722	\$11,290
Total Estimated Cost for D50 Electrical							\$470,085	\$84,615	\$554,700

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

Detailed Assessment Report

(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
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 EACH	\$4,217	\$27,647
Total Estimated Cost for E10 Equipment							\$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 LNFT	\$124,680	\$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 SQFT	\$580	\$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 SQFT	\$15,943	\$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 EACH	\$35,474	\$232,552
Total Estimated Cost for E20 Furnishings							\$981,539	\$176,677	\$1,158,216

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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.

Detailed Assessment Report

(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
F20 Selective Demolition									
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide		Environmental	3	Def Maint Qty:	\$346,520 37,000	\$62,374 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.	Environmental	2	Def Maint Qty:	\$4,989 10	\$898 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.	Environmental	2	Def Maint Qty:	\$2,995 100	\$539 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.	Environmental	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		Environmental	4	Def Maint Qty:	\$185,520 3,200	\$33,394 SQFT	\$218,914

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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.

Detailed Assessment Report

(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
F2020-39-1C Correct Asbestos Exterior Window Sill by Abate & Replace with Solid Surfacing	F2020 Hazardous Components Abatement	Window Sills		Environmental	2	Def Maint	\$29,220	\$5,260	\$34,480
Qty: 600 LNFT									

Total Estimated Cost for F20 Selective Demolition \$570,445 \$102,680 \$673,125

G20 Site Improvements

G2020-01-3C Correct Bituminous Parking Lot Major Deterioration by Demo and Replacement	G2020 Parking Lots	Parking Lot		Damage/Wear	2	Def Maint	\$586,782	\$105,621	\$692,403
Qty: 16,800 SQYD									
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Parking Lots		Damage/Wear	2	Def Maint	\$43,551	\$7,839	\$51,391
Qty: 11,800 SQYD									
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site-wide		Damage/Wear	3	Def Maint	\$17,612	\$3,170	\$20,782
Qty: 1,324 SQFT									
G2030-04-2C Correct Bituminous Playground Paving Major Deterioration by Demo and Replace	G2030 Pedestrian Paving	Playground		Damage/Wear	3	Def Maint	\$40,074	\$7,213	\$47,287
Qty: 1,543 SQYD									
G2040-02-1C Correct Chain Link Fences Major Deterioration by Demo and Replace	G2040 Site Development	Grounds Perimeter		Damage/Wear	2	Def Maint	\$38,423	\$6,916	\$45,340
Qty: 1,069 LNFT									
G2041-04-1C Correct Playground Equipment Major Deterioration by Demo & Replace	G2041 Athletic & Recreational Equipment	Playground		Damage/Wear	2	Def Maint	\$46,380	\$8,348	\$54,728
Qty: 800 SQFT									

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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.

Detailed Assessment Report

(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
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Exterior		Damage/Wear	3	Def Maint Qty:	\$4,656 1,000	\$838 SQYD	\$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	\$7,139 SQFT	\$46,798
Total Estimated Cost for G20 Site Improvements							\$817,138	\$147,085	\$964,223
Total Estimated Cost for Casimir Pulaski ES									\$9,513,395

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Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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: 1 EACH	\$47,009	\$8,462	\$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: 1 EACH	\$47,009	\$8,462	\$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	2	Cap Imprvmt Qty: 2 EACH	\$1,022,936	\$184,128	\$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: 1 EACH	\$15,038	\$2,707	\$17,744
Total Estimated Cost for D30 HVAC							\$1,131,992	\$203,759	\$1,335,751

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Detailed Assessment Report

(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
D40 Fire Protection									
D4010-01-2C Correct No Wet Pipe Sprinkler System Installed by System Installation	D4010 Sprinklers	Building Wide	<i>Sprinkler to be installed in older part of building</i>	Codes/ Standards	2	Cap Imprvmt Qty:	\$305,090 54,115	\$54,916 SQFT	\$360,006
Total Estimated Cost for D40 Fire Protection							\$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	\$19,382 EACH	\$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	\$122,901 SQFT	\$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	\$30,561 SQFT	\$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	\$483 EACH	\$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	\$334 EACH	\$2,191

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Detailed Assessment Report

(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
D5021-01-6C Correct Insufficient GFCI Receptacles by Installing Additional GFCI Receptacles	D5021 Branch Wiring	Roof		Codes/ Standards	1	Cap Imprvmt Qty:	\$6,090 6 EACH	\$1,096	\$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 EACH	\$4,809	\$31,527
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Building Wide		Codes/ Standards	1	Cap Imprvmt Qty:	\$6,493 5 EACH	\$1,169	\$7,662
D5030-08-3C Correct Fire Alarm Smoke Detector Not Installed by Install New	D5030 Fire Alarm System	Building Wide		Life Safety	1	Cap Imprvmt Qty:	\$15,559 21 EACH	\$2,801	\$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 EACH	\$592	\$3,883
Total Estimated Cost for D50 Electrical							\$1,022,934	\$184,128	\$1,207,062

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 SQYD	\$3,724	\$24,413
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Detailed Assessment Report

(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
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 Equipment** **\$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
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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
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Total Estimated Cost for **G20 Site Improvements** **\$465,665** **\$83,820** **\$549,484**

H10 Additional Space Requirements

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
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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	\$30,528 SQFT	\$200,128
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Detailed Assessment Report

(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
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	\$990,000	\$178,200	\$1,168,200
Qty: 1,800 SQFT									

Total Estimated Cost for H10 Additional Space Req \$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	\$19,744	\$3,554	\$23,297
Qty: 1 LPSM									
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	\$19,744	\$3,554	\$23,297
Qty: 1 LPSM									

Total Estimated Cost for Z10 General Requirements \$39,487 \$7,108 \$46,595

Total Estimated Cost for Casimir Pulaski ES \$5,045,017

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Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Casimir Pulaski ES									
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 SQFT	\$7,678	\$50,331
Total Estimated Cost for C30 Interior Finishes							\$42,653	\$7,678	\$50,331
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:	\$30,848 35 EACH	\$5,553	\$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 EACH	\$8,906	\$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 EACH	\$672	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$138,292	\$24,892	\$163,184

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Detailed Assessment Report

(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
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 EACH	\$21,321	\$139,772
Total Estimated Cost for D30 HVAC							\$118,451	\$21,321	\$139,772
E10 Equipment									
E1020-01-1C Correct Additional ES Library Equipment & Materials Required by Provide New	E1020 Institutional Equipment	Library	<i>Coordinate with reconfiguration / renovation of existing space as noted.</i>	Program Reqmt	2	RC Criteria Qty:	\$85,555 1 LPSM	\$15,400	\$100,955
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1 EACH	\$1,601	\$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 ROOM	\$16,456	\$107,881
Total Estimated Cost for E10 Equipment							\$185,875	\$33,458	\$219,333

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Detailed Assessment Report

(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
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 EACH	\$4,312	\$28,267
Total Estimated Cost for E20 Furnishings							\$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 EACH	\$2,289	\$15,007
Total Estimated Cost for G20 Site Improvements							\$12,718	\$2,289	\$15,007
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$642,513 2,269 SQFT	\$115,652	\$758,165
Total Estimated Cost for H10 Additional Space Req							\$642,513	\$115,652	\$758,165
Total Estimated Cost for Casimir Pulaski ES									\$1,374,058

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Douglass School

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,
Wilmington, DE 19805



Correction Category	Assessment Costs by Priority					Sub-Total
	Priority 1	Priority 2	Priority 3	Priority 4		
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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Douglass School									
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	\$6,384 SQFT	\$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	\$5,266 SQFT	\$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	\$17,425 SQFT	\$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	\$1,546 SQFT	\$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	\$650 SQFT	\$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	\$34,304 SQFT	\$224,883

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

Detailed Assessment Report

(Conducted in March 2017)

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 LNFT	\$1,676	\$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 EACH	\$8,987	\$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 SQFT	\$22,986	\$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 LNFT	\$2,391	\$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 EACH	\$19,932	\$130,665

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Detailed Assessment Report

(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. 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	\$123,804	\$22,285	\$146,089
						Qty:	45	EACH	

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	\$66,994	\$12,059	\$79,053
						Qty:	26,000	BLDG SF	
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	\$5,295	\$953	\$6,248
						Qty:	1,728	SQFT	
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building-wide		Damage/Wear	2	Def Maint	\$79,244	\$14,264	\$93,508
						Qty:	1,880	SQYD	
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	\$28,264	\$5,087	\$33,351
						Qty:	5,000	LNFT	
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	\$117,429	\$21,137	\$138,566
						Qty:	17,000	SQFT	

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
Total Estimated Cost for C30 Interior 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 EACH	\$3,712	\$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 EACH	\$1,757	\$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 EACH	\$211	\$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 EACH	\$498	\$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 EACH	\$4,575	\$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 EACH	\$520	\$3,408

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
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 EACH	\$3,204	\$21,002
D2020-01-18C Correct Deteriorated Domestic Water Pipe, Vlvs, Ftgs & Insul by Demo & Replace (Bldg-wide)	D2020 Domestic Water Distribution	Building Wide		Damage/Wear	2	Def Maint Qty:	\$207,228 25,634 BLDG SF	\$37,301	\$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 EACH	\$2,989	\$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 BLDG SF	\$16,657	\$109,194
Total Estimated Cost for D20 Plumbing							\$396,791	\$71,422	\$468,213

D30 HVAC

D3020-19-2C Correct Electric Unit Heater Major Deterioration by Demo & Replacement	D3020 Heat Generation			Damage/Wear	2	Def Maint Qty:	\$5,533 1 EACH	\$996	\$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:	\$52,548 2 EACH	\$9,459	\$62,006

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Douglass School

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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 condensers	Damage/Wear	2	Def Maint Qty:	\$73,000 2 EACH	\$13,140	\$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 EACH	\$2,963	\$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 EACH	\$1,078	\$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 EACH	\$2,155	\$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 EACH	\$3,382	\$22,171
D3040-11-13C Correct Uninsulated Ductwork Minor Deterioration By Repair	D3040 HVAC Distribution		Repair damaged ductwork in attic	Damage/Wear	2	Def Maint Qty:	\$1,247 50 LNFT	\$224	\$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 SQFT	\$922	\$6,046

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units		<i>Units are self-contained Heat Pump type, assumed with elec. heat backup</i>	Damage/Wear	2	Def Maint Qty:	\$151,093 13 EACH	\$27,197	\$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 LNFT	\$696	\$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 EACH	\$4,899	\$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>Convert Existing Pneumatic control system to DDC throughout</i>	Damage/Wear	2	Def Maint Qty:	\$298,634 25,634 BLDGSF	\$53,754	\$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 EACH	\$437	\$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 EACH	\$3,246	\$21,279

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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.

Detailed Assessment Report

(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. Cost	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 EACH	\$3,993	\$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 EACH	\$1,550	\$10,161
Total Estimated Cost for D50 Electrical							\$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 LNFT	\$50,537	\$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 SQFT	\$2,505	\$16,419
Total Estimated Cost for E20 Furnishings							\$294,675	\$53,042	\$347,717

F20 Selective Demolition

F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide		Environmental	2	Def Maint Qty:	\$85,974 9,180 SQFT	\$15,475	\$101,450
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Detailed Assessment Report

(Conducted in March 2017)

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	<i>Sink Undercoating in 10 Classrooms per AHERA Report</i>	Environmental	2	Def Maint Qty: 10 EACH	\$750	\$135	\$886
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms	<i>AHERA Report item.</i>	Environmental	2	Def Maint Qty: 1,000 SQFT	\$57,975	\$10,436	\$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: 3,173 SQYD	\$110,825	\$19,948	\$130,773
G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Site-wide		Damage/Wear	2	Def Maint Qty: 1,622 SQYD	\$5,986	\$1,078	\$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: 112 SQYD	\$14,460	\$2,603	\$17,063
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site-wide		Damage/Wear	2	Def Maint Qty: 1,100 SQFT	\$14,632	\$2,634	\$17,266

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
G2030-05-2C Correct Conc Stairs on Grade Non-Compliant Handrail by Demo & Replace	G2030 Pedestrian Paving	Building-wide		Codes/ Standards	2	Def Maint Qty:	\$18,386 120 LNFT	\$3,310	\$21,696
G2030-06-6C Correct Concrete Exterior Ramp Deteriorated Guardrail or Handrail by Demo & Replace	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$13,357 130 LNFT	\$2,404	\$15,761
G2040-02-1C Correct Chain Link Fences Major Deterioration by Demo and Replace	G2040 Site Development	Site-wide	6'-0" high	Damage/ Wear	2	Def Maint Qty:	\$35,404 985 LNFT	\$6,373	\$41,777
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$15,523 3,334 SQYD	\$2,794	\$18,317
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$39,660 2,500 SQFT	\$7,139	\$46,798
Total Estimated Cost for G20 Site Improvements							\$268,234	\$48,282	\$316,516
Total Estimated Cost for Douglass School									\$3,449,632

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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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Douglass School									
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 EACH	\$947	\$6,206
Total Estimated Cost for D20 Plumbing							\$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 EACH	\$3,756	\$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 EACH	\$2,707	\$17,744
Total Estimated Cost for D30 HVAC							\$35,907	\$6,463	\$42,370
D50 Electrical									
D5010-06-1C Correct Main Disconnect Switch Improperly Sized by Demo & Replace	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 EACH	\$5,828	\$38,208

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(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. 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	<i>Additional panels are required for additional receptacles, 225 amp, 42 ckts., 208/120v 3p4w.</i>	Functionality	2	Cap Imprvmt Qty: 2 EACH	\$53,839	\$9,691	\$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: 25,634 SQFT	\$239,704	\$43,147	\$282,850
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Building Wide		Functionality	2	Cap Imprvmt Qty: 9,000 SQFT	\$61,123	\$11,002	\$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: 9 EACH	\$1,857	\$334	\$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: 40 EACH	\$21,374	\$3,847	\$25,221
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Restroom & MP Room	<i>(6) in Restrooms and (2) in MP Room.</i>	Codes/ Standards	1	Cap Imprvmt Qty: 8 EACH	\$10,389	\$1,870	\$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: 12 EACH	\$157,949	\$28,431	\$186,379

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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.

Detailed Assessment Report

(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. Cost	Soft Cost	Total Cost
Total Estimated Cost for D50 Electrical							\$578,613	\$104,150	\$682,763
H10 Additional Space Requirements									
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty: 400	\$126,000 SQFT	\$22,680	\$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: 500	\$275,000 SQFT	\$49,500	\$324,500
Total Estimated Cost for H10 Additional Space Req							\$401,000	\$72,180	\$473,180
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: 1	\$19,744 LPSM	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Douglass School									\$1,227,816

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Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 SQFT	\$4,999	\$32,772
Total Estimated Cost for C30 Interior 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 EACH	\$2,856	\$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 EACH	\$4,814	\$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 EACH	\$672	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$100,574	\$18,103	\$118,677

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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
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 EACH	\$11,422	\$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 LPSM	\$17,058	\$111,828
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1 EACH	\$1,601	\$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 ROOM	\$7,314	\$47,947
Total Estimated Cost for E10 Equipment							\$144,297	\$25,974	\$170,271

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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	<i>Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers</i>	Program Reqmt	2	RC Criteria Qty:	\$11,760 54 EACH	\$2,117	\$13,876
Total Estimated Cost for E20 Furnishings							\$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	<i>20 Letters in 2 locations</i>	Program Reqmt	2	RC Criteria Qty:	\$8,478 40 EACH	\$1,526	\$10,004
Total Estimated Cost for G20 Site Improvements							\$8,478	\$1,526	\$10,004
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$382,280 1,350 SQFT	\$68,810	\$451,090
Total Estimated Cost for H10 Additional Space Req							\$382,280	\$68,810	\$451,090
Total Estimated Cost for Douglass School									\$871,569

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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	Priority 1	Priority 2	Priority 3	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: \$ 6,688,907

Est. Replacement Cost: \$ 19,941,992

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Drew Educ Supt Ctr

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
Drew Educ Supt Ctr									
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 SQFT	\$4,788	\$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 SQFT	\$2,145	\$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 EACH	\$5,991	\$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 EACH	\$1,169	\$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 EACH	\$366	\$2,397
Total Estimated Cost for B20 Exterior Enclosure							\$80,326	\$14,459	\$94,785

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

Priority: Comprehensive

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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: 32,000 SQFT	\$929,158	\$167,249	\$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: 7 EACH	\$25,809	\$4,646	\$30,455
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/Wear	2	Def Maint Qty: 100 LNFT	\$1,661	\$299	\$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: 340 LNFT	\$17,827	\$3,209	\$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: 1,400 LNFT	\$72,417	\$13,035	\$85,452
Total Estimated Cost for B30 Roofing							\$1,046,873	\$188,437	\$1,235,310

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Detailed Assessment Report

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Location Name: Drew Educ Supt Ctr

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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	Mix of wood and H.M. doors with non-compliant hardware.	Codes/ Standards	2	Def Maint Qty:	\$49,979 40 EACH	\$8,996	\$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 EACH	\$38,535	\$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 Room	All stairwell handrails are non-compliant.	Codes/ Standards	2	Def Maint Qty:	\$30,644 200 LNFT	\$5,516	\$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 SQFT	\$15,236	\$99,879

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Detailed Assessment Report

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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	\$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	\$5,948 SQFT	\$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	\$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	\$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	4	Def Maint Qty:	\$193,413 28,000	\$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	Qty increased to meet minimum cost.	Damage/Wear	2	Def Maint Qty:	\$6,908 1,000	\$1,243 SQFT	\$8,151
Total Estimated Cost for C30 Interior Finishes							\$535,679	\$96,422	\$632,101

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Location Name: Drew Educ Supt Ctr

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 bathrooms on 2nd floor</i>	Damage/Wear	2	Def Maint Qty:	\$12,604 11 EACH	\$2,269	\$14,872
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	<i>Qty. includes unused group bathrooms on 2nd floor</i>	Damage/Wear	2	Def Maint Qty:	\$4,880 10 EACH	\$878	\$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 EACH	\$584	\$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 EACH	\$211	\$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 EACH	\$498	\$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 EACH	\$998	\$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 EACH	\$1,602	\$10,501

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Detailed Assessment Report

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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 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 LNFT	\$566	\$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 LNFT	\$298	\$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 EACH	\$1,482	\$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 EACH	\$547	\$3,584
Total Estimated Cost for D20 Plumbing							\$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 EACH	\$3,017	\$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 EACH	\$996	\$6,529

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Detailed Assessment Report

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Location Name: Drew Educ Supt Ctr

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$996	\$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 EACH	\$686	\$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 EACH	\$2,544	\$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 EACH	\$135	\$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 EACH	\$602	\$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 LNFT	\$206	\$1,350
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	HWH Pumps	Damage/Wear	2	Def Maint Qty:	\$21,756 2 EACH	\$3,916	\$25,672

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
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 EACH	\$5,038	\$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 EACH	\$4,914	\$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 EACH	\$9,828	\$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 EACH	\$9,089	\$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 EACH	\$4,184	\$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 EACH	\$25,105	\$164,575

Priority Definitions: 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.

Priority 3 : Medium

Priority 4 : Low

Work should be performed within the next 3-5 years.

Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
D3050-19-4C Correct Split System Air Conditioning System Major Deterioration of 1.5 Ton Unit by Demo & Replace	D3050 Terminal & Packaged Units	MDF Rm	1st Floor MDF	Damage/Wear	2	Def Maint Qty: 1 EACH	\$17,805	\$3,205	\$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: 5 EACH	\$4,142	\$746	\$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: 210 LNFT	\$32,983	\$5,937	\$38,920
D3050-28-4C Correct Convactor Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	3	Def Maint Qty: 6 EACH	\$29,625	\$5,333	\$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: 26 EACH	\$176,901	\$31,842	\$208,743
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: 53,752 SQFT	\$477,775	\$85,999	\$563,774
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 2 : High Work should be performed within the next 1-2 years.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
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	Replace (3) panel each 225 amp, 42 cks	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.	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 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
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Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
E2010-10-1C Correct Deteriorated Wall Cabinet by Demo & Replace	E2010 Fixed Furnishings	Lunch		Damage/Wear	3	Def Maint Qty:	\$3,595 9 LNFT	\$647	\$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 SQFT	\$11,595	\$76,012
Total Estimated Cost for E20 Furnishings							\$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.	Environmental	2	Def Maint Qty:	\$21,606 1,156 LNFT	\$3,889	\$25,495
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide	AHERA Report item	Environmental	2	Def Maint Qty:	\$87,426 9,335 SQFT	\$15,737	\$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	Environmental	2	Def Maint Qty:	\$43,522 2,500 SQFT	\$7,834	\$51,355
F2020-07-1C Correct Asbestos Transite Panel Board by Abatement	F2020 Hazardous Components Abatement	2nd Floor Restrooms		Environmental	2	Def Maint Qty:	\$8,127 600 SQFT	\$1,463	\$9,589

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
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
Total Estimated Cost for G20 Site Improvements							\$44,198	\$7,956	\$52,153
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	Def Maint Qty:	\$19,744 1	\$3,554 LPSM	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Drew Educ Supt Ctr									\$4,498,617

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Drew Educ Supt Ctr

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
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:	\$9,305 24 LNFT	\$1,675	\$10,980
Total Estimated Cost for B10 Superstructure							\$9,305	\$1,675	\$10,980
C10 Interior Construction									
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 EACH	\$3,400	\$22,290
Total Estimated Cost for C10 Interior Construction							\$18,890	\$3,400	\$22,290
D20 Plumbing									
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 EACH	\$947	\$6,206
Total Estimated Cost for D20 Plumbing							\$5,259	\$947	\$6,206
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	Convert Steam Boilers to Hot Water (2)	Program Reqmt	2	Cap Imprvmt Qty:	\$59,270 2 EACH	\$10,669	\$69,939

Priority Definitions: 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.

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
D3050-19-12C 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	\$30,075	\$5,414	\$35,489
Qty:							2	EACH	

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	\$449,783	\$80,961	\$530,744
Qty:							48,100	SQFT	

D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt	\$10,687	\$1,924	\$12,611
Qty:							20	EACH	

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	\$3,291	\$592	\$3,883
Qty:							1	EACH	

Total Estimated Cost for D50 Electrical

\$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	\$35,943	\$6,470	\$42,413
Qty:							275	LNFT	

Total Estimated Cost for G20 Site Improvements

\$35,943

\$6,470

\$42,413

Priority Definitions: 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.

Priority 3 : Medium

Work should be performed within the next 3-5 years.

Priority 4 : Low

Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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 Requirements									
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	2nd Floor	Abandoned toilet rooms and classrooms need to be reconfigured into usable spaces.	Functionality	2	Cap Imprvmt Qty:	\$572,400 2,700	\$103,032 SQFT	\$675,432
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Restrooms	Create accessible toilet rooms at (10) locations.	Accessibility	2	Cap Imprvmt Qty:	\$330,000 600	\$59,400 SQFT	\$389,400
Total Estimated Cost for H10 Additional Space Req							\$1,028,400	\$185,112	\$1,213,512
Total Estimated Cost for Drew Educ Supt Ctr									\$1,948,066

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 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 Assessment

Location Name: Drew Educ Supt Ctr

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
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 EACH	\$33,505	\$219,642
Total Estimated 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 EACH	\$1,842	\$12,078
Total Estimated Cost for E20 Furnishings							\$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 EACH	\$1,602	\$10,505
Total Estimated Cost for G20 Site Improvements							\$8,902	\$1,602	\$10,505
Total Estimated Cost for Drew Educ Supt Ctr									\$242,224

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

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
 Wilmington, DE 19801



	Assessment Costs by Priority								
Correction Category	Priority 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: \$ 9,156,267

Est. Replacement Cost: \$ 19,572,105

Facility Condition Index: 0.47

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

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 LNFT	\$1,153	\$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 RISR	\$7,201	\$47,204
Total Estimated Cost for B10 Superstructure							\$46,408	\$8,353	\$54,761
B20 Exterior Enclosure									
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 SQFT	\$35,812	\$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 SQFT	\$2,118	\$13,882
B2020-03-12C 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 SQFT	\$105,060	\$688,726
Total Estimated Cost for B20 Exterior Enclosure							\$794,383	\$142,989	\$937,372

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

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
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 SQFT	\$8,519	\$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 SQFT	\$99,304	\$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 EACH	\$399	\$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 EACH	\$1,706	\$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 EACH	\$414	\$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 LNFT	\$2,252	\$14,763

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Downspouts		Damage/Wear	3	Def Maint Qty:	\$4,982 300 LNFT	\$897	\$5,878
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:	\$81,486 1,200 LNFT	\$14,667	\$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 LNFT	\$1,887	\$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 EACH	\$6,839	\$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 EACH	\$82,684	\$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 SQFT	\$20,174	\$132,254

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Location Name: Elbert Palmer 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 C10 Interior Construction							\$619,914	\$111,585	\$731,499
C30 Interior Finishes									
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 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

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Elbert Palmer ES

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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	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 Cost for C30 Interior 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 Cost for D20 Plumbing							\$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

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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 EACH	\$27,598	\$180,920
D3040-03-18C Correct Deteriorated or Insufficient Exhaust Fan (1/5 HP) by Demo and Replace	D3040 HVAC Distribution	Exterior	<i>Sidewall, upblast type, centrifugal EF that serves kitchen</i>	Damage/ Wear	2	Def Maint Qty:	\$4,115 1 EACH	\$741	\$4,856
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Exterior	<i>Associated with AAON unit serving new wing appears damaged due to vandalism</i>	Damage/ Wear	2	Def Maint Qty:	\$927 40 SQFT	\$167	\$1,093
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Exterior	<i>Metal clad pipe insulation associated with AAON unit serving new wing appears damaged due to vandalism</i>	Damage/ Wear	2	Def Maint Qty:	\$1,144 30 LNFT	\$206	\$1,350
D3040-15-5C Correct Damaged Exterior HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Roof	<i>Metal clad pipe insulation associated with roof mounted chiller</i>	Damage/ Wear	2	Def Maint Qty:	\$2,384 30 LNFT	\$429	\$2,813
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	<i>2 Chilled water pumps and 2 Hot Water pumps</i>	Damage/ Wear	4	Def Maint Qty:	\$43,512 4 EACH	\$7,832	\$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	<i>Serves Auditorium</i>	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 EACH	\$18,178	\$119,168

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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>Serves new wing. Unit is on ground and damaged by vandalism</i>	Damage/Wear	2	Def Maint Qty:	\$50,495 1 EACH	\$9,089	\$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	<i>Serves Old Wing</i>	Damage/Wear	3	Def Maint Qty:	\$100,990 2 EACH	\$18,178	\$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 EACH	\$53,826	\$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 EACH	\$4,184	\$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 EACH	\$12,975	\$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 EACH	\$8,125	\$53,266

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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 EACH	\$3,205	\$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 LNFT	\$283	\$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.	Codes/ Standards	1	Def Maint Qty:	\$4,109 10 EACH	\$740	\$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 EACH	\$3,043	\$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 SQFT	\$16,077	\$105,391
Total Estimated Cost for D50 Electrical							\$110,329	\$19,859	\$130,189

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$3,669	\$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 LNFT	\$31,087	\$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 SQFT	\$14,784	\$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 EACH	\$6,181	\$40,520
Total Estimated Cost for E20 Furnishings							\$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	Environmental	3	Def Maint Qty:	\$1,250 1 EACH	\$225	\$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	Environmental	3	Def Maint Qty:	\$11,911 202 SQFT	\$2,144	\$14,055

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Location Name: Elbert Palmer ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint Qty: 12,657 SQFT	\$118,538	\$21,337	\$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	Environmental	2	Def Maint Qty: 3,865 SQFT	\$72,087	\$12,976	\$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: 4,000 SQFT	\$53,208	\$9,577	\$62,785
G2030-04-2C Correct Bituminous Playground Paving Major Deterioration by Demo and Replace	G2030 Pedestrian Paving	Grounds / Site		Damage/Wear	3	Def Maint Qty: 10,000 SQYD	\$259,713	\$46,748	\$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: 600 LNFT	\$21,566	\$3,882	\$25,448
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Playground		Damage/Wear	3	Def Maint Qty: 40 SQYD	\$8,868	\$1,596	\$10,464
Total Estimated Cost for G20 Site Improvements							\$343,355	\$61,804	\$405,159

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Total Estimated Cost for Elbert Palmer 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.
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Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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	\$53,283	\$9,591	\$62,874
						Qty:	47,800	BLDGSF	
Total Estimated 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	\$63,772	\$11,479	\$75,250
						Qty:	3,000	SQFT	
Total Estimated 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	\$3,660	\$659	\$4,319
						Qty:	60	SQFT	
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	\$15,038	\$2,707	\$17,744
						Qty:	1	EACH	
Total Estimated Cost for D30 HVAC							\$18,698	\$3,366	\$22,063

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Location Name: Elbert Palmer ES

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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:	\$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 Estimated Cost for D50 Electrical							\$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 Estimated Cost for E10 Equipment							\$2,654	\$478	\$3,132

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Elbert Palmer ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Requirements									
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
H1020-05-1C 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:	\$600,000 800	\$108,000 SQFT	\$708,000
Total Estimated Cost for H10 Additional 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	\$3,554 LPSM	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Elbert Palmer ES									\$2,174,451

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Priority 3 : Medium

Work should be performed within the next 3-5 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 Assessment

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
Elbert Palmer ES									
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 SQFT	\$2,999	\$19,663
Total Estimated Cost for C30 Interior Finishes							\$16,664	\$2,999	\$19,663
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:	\$29,086 33 EACH	\$5,235	\$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 EACH	\$3,611	\$23,670
Total Estimated Cost for D20 Plumbing							\$49,145	\$8,846	\$57,991
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:	\$86,723 41 EACH	\$15,610	\$102,333
Total Estimated Cost for D30 HVAC							\$86,723	\$15,610	\$102,333

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

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
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 Equipment							\$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 Furnishings							\$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 Improvements							\$11,022	\$1,984	\$13,006

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Elbert Palmer ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$536,890 1,896	\$96,640 SQFT	\$633,531
Total Estimated Cost for H10 Additional Space Req							\$536,890	\$96,640	\$633,531
Total Estimated Cost for Elbert Palmer 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.

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Sarah Pyle Academy

Building Information Summary Report

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	\$	2,922	\$	2,004,705	\$	-	\$	-	\$ 2,007,627
RCCSD Criteria	\$	-	\$	816,667	\$	24,579	\$	-	\$ 841,246

Sub-Total by Priority: \$ 2,922 \$ 4,829,501 \$ 2,581,897 \$ 570,593

Total Assessed Cost: \$ 7,984,913

Est. Replacement Cost: \$ 13,521,144

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 LNFT	\$1,360	\$8,918
Total Estimated Cost for B10 Superstructure							\$7,558	\$1,360	\$8,918
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:	\$44,330 5,000 SQFT	\$7,979	\$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 SQFT	\$4,827	\$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 SQFT	\$1,149	\$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 SQFT	\$13,674	\$89,641

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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.

Detailed Assessment Report

(Conducted in March 2017)

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



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Detailed Assessment Report

(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
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: 16,100 SQFT	\$467,483	\$84,147	\$551,630
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/Wear	3	Def Maint Qty: 325 LNFT	\$5,397	\$971	\$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: 325 LNFT	\$22,069	\$3,972	\$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: 950 LNFT	\$49,140	\$8,845	\$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: 1,300 EACH	\$305,849	\$55,053	\$360,902
Total Estimated Cost for B30 Roofing							\$882,817	\$158,907	\$1,041,724

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(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
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 EACH	\$9,947	\$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 EACH	\$53,152	\$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 BLDG SF	\$7,940	\$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 BLDGSF	\$3,759	\$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 BLDGSF	\$162	\$1,064

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Detailed Assessment Report

(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
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 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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Detailed Assessment Report

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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
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 EACH	\$407	\$2,666
D2020-08-19C Correct Gas Fired Domestic Water Heater (80 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler Room	Bradford White Domestic Water Heater	Damage/Wear	4	Def Maint Qty:	\$8,235 1 EACH	\$1,482	\$9,717
Total Estimated Cost for D20 Plumbing							\$46,601	\$8,388	\$54,989
D30 HVAC									
D3020-13-3C Correct Combustion Air Louver Deterioration by Demo & Replace Louver with Operators	D3020 Heat Generation	Boiler Room		Damage/Wear	2	Def Maint Qty:	\$25,241 2 EACH	\$4,543	\$29,785
D3040-02-3C Correct AHU Minor Deterioration by Service & 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 1 EACH	\$186	\$1,219
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	3	Def Maint Qty:	\$51,812 11 EACH	\$9,326	\$61,138
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Gym	Replace damaged diffusers in gym	Damage/Wear	2	Def Maint Qty:	\$4,486 6 EACH	\$808	\$5,294

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(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
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 SQFT	\$334	\$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 LNFT	\$206	\$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 EACH	\$3,916	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler Room	HWH Distribution Pumps in Boiler Room	Damage/Wear	3	Def Maint Qty:	\$32,634 3 EACH	\$5,874	\$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 EACH	\$527	\$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 EACH	\$4,914	\$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 EACH	\$6,346	\$41,604

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Detailed Assessment Report

(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
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 EACH	\$9,089	\$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 EACH	\$9,089	\$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 EACH	\$25,105	\$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 EACH	\$24,097	\$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 EACH	\$6,410	\$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 EACH	\$6,410	\$42,019

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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.

Detailed Assessment Report

(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
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 EACH	\$3,205	\$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 LNFT	\$203	\$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 LNFT	\$3,393	\$22,240
D3050-28-4C Correct Convactor Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units			Damage/Wear	4	Def Maint Qty:	\$14,813 3 EACH	\$2,666	\$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 SQFT	\$325	\$2,130
Total Estimated Cost for D40 Fire Protection							\$1,805	\$325	\$2,130

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(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
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 EACH	\$180	\$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 EACH	\$1,722	\$11,290
Total Estimated Cost for D50 Electrical							\$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 SQYD	\$88,022	\$577,031
Total Estimated Cost for E10 Equipment							\$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 LNFT	\$44,885	\$294,245
E2011-05-2C Correct Deteriorated Roll Up Shades by Demo & Replace with Manual Roller Shade Screens	E2011 Window Treatment	Restrooms Bldg-Wide		Damage/Wear	2	Def Maint Qty:	\$40,261 2,500 SQFT	\$7,247	\$47,507
Total Estimated Cost for E20 Furnishings							\$289,621	\$52,132	\$341,752

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

Detailed Assessment Report

(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 SQFT	\$548	\$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 SQFT	\$13,261	\$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 SQFT	\$33,756	\$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 SQFT	\$28,073	\$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 LNFT	\$539	\$3,535

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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.

Detailed Assessment Report

(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
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms		Environmental	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.	Environmental	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 Improvements							\$27,826	\$5,009	\$32,834
Total Estimated Cost for Sarah Pyle Academy									\$5,136,040

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 EACH	\$947	\$6,206
Total Estimated Cost for D20 Plumbing							\$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 EACH	\$8,462	\$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 EACH	\$8,462	\$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 EACH	\$8,462	\$55,471
Total Estimated Cost for D30 HVAC							\$141,028	\$25,385	\$166,413

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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.

Detailed Assessment Report

(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
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	\$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 Estimated Cost for D50 Electrical							\$891,024	\$160,384	\$1,051,408

H10 Additional Space Requirements

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
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Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
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: 577	\$122,324 SQFT	\$22,018	\$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: 720	\$396,000 SQFT	\$71,280	\$467,280
Total Estimated Cost for H10 Additional 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	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty: 1	\$19,744 LPSM	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Sarah Pyle Academy									\$2,007,627

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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.

Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 SQFT	\$3,749	\$24,579
Total Estimated Cost for C30 Interior Finishes							\$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 EACH	\$1,120	\$7,344
Total Estimated Cost for D20 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	<i>HVAC Control System Occupancy Sensor Not Installed</i>	Energy Conserv	2	RC Criteria Qty:	\$118,451 56 EACH	\$21,321	\$139,772
Total Estimated Cost for D30 HVAC							\$118,451	\$21,321	\$139,772

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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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.

Detailed Assessment Report

(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
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 LPSM	\$17,058	\$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 EACH	\$1,601	\$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 ROOM	\$5,485	\$35,960
Total Estimated Cost for E10 Equipment							\$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 EACH	\$2,352	\$15,418
Total Estimated Cost for E20 Furnishings							\$13,066	\$2,352	\$15,418

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

Detailed Assessment Report

(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
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 EACH	\$1,221	\$8,004
Total Estimated Cost for G20 Site Improvements							\$6,783	\$1,221	\$8,004
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$413,428 1,460 SQFT	\$74,417	\$487,845
Total Estimated Cost for H10 Additional Space Req							\$413,428	\$74,417	\$487,845
Total Estimated Cost for Sarah Pyle Academy									\$841,246

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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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.

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 Street
 Wilmington, DE 19801



	Assessment Costs by Priority									
Correction Category	Priority 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: \$ 20,261,539

Est. Replacement Cost: \$ 33,110,637

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 SQFT	\$9,543	\$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 LNFT	\$25,148	\$164,861
B1012-01-8C Correct Concrete Interior Ramp Handrail Major Deterioration by Demo & Replace	B1012 Interior Ramps	Boiler Room		Damage/Wear	2	Def Maint Qty:	\$4,038 40 LNFT	\$727	\$4,764
Total Estimated Cost for B10 Superstructure							\$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 SQFT	\$798	\$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 SQFT	\$4,096	\$26,850

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

Detailed Assessment Report

(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
B2011-05-1C Correct Exterior Cast-In-Place Cantilevered Balcony Major Deterioration by Demo & Replace Including Guardrails	B2011 Exterior Wall Specialties	Concrete Elevated Sidewalk	<i>Exterior elevated concrete walkway on footings</i>	Damage/Wear	2	Def Maint Qty:	\$186,146 1,154 SQFT	\$33,506	\$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 SQFT	\$1,045	\$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 SQFT	\$221,320	\$1,450,878
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Exterior	<i>Existing aluminum "windows" are aluminum storefront systems.</i>	Damage/Wear	4	Def Maint Qty:	\$132,347 600 SQFT	\$23,822	\$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 EACH	\$20,454	\$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 EACH	\$7,083	\$46,436

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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.

Detailed Assessment Report

(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
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 EACH	\$2,339	\$15,331

Total Estimated Cost for **B20 Exterior 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 SQFT	\$224,740	\$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 EACH	\$26,546	\$174,026
B3052-01-1C Correct Aluminum Roof Gravel Stop Remedial Damage by Selective Demolition & Replacement in Kind	B3052 Roof Gravel Stop	Roof	<i>Includes 12" high aluminum fascia</i>	Damage/ Wear	2	Def Maint Qty:	\$103,453 2,000 LNFT	\$18,622	\$122,075

Total Estimated 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 SQFT	\$1,568	\$10,279
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Priority 2 : High Work should be performed within the next 1-2 years.

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

Detailed Assessment Report

(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
C1012-03-4C Correct Deteriorated Wood Frame Interior Borrowed Lite by Demo & Install New	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 Deterioration by Demo & Replacement	C1030 Fittings	Toilets		Damage/ Wear	2	Def Maint Qty:	\$45,842 13	\$8,252 EACH	\$54,094
C1030-06-6C Correct Deteriorated or Broken Mirror by Demo & Replace	C1030 Fittings	Toilets	Includes 49 toilet room mirrors	Damage/ Wear	2	Def Maint Qty:	\$36,600 300	\$6,588 SQFT	\$43,188
Total Estimated 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
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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 LNFT	\$736	\$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 BLDG SF	\$31,538	\$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 BLDG SF	\$44,525	\$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 BLDG SF	\$28,756	\$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 SQFT	\$64,948	\$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 SQFT	\$21,504	\$140,973

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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: 29,700 SQFT	\$216,219	\$38,919	\$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: 2,500 SQFT	\$43,569	\$7,842	\$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: 5,500 SQYD	\$231,832	\$41,730	\$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: 5,000 LNFT	\$28,264	\$5,087	\$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: 800 SQFT	\$16,313	\$2,936	\$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: 2,000 SQFT	\$46,631	\$8,394	\$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: 62,000 SQFT	\$375,788	\$67,642	\$443,430

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total 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 EACH	\$412	\$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 EACH	\$412	\$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 EACH	\$176	\$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 EACH	\$747	\$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 EACH	\$520	\$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 EACH	\$499	\$3,272

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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 EACH	\$801	\$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 EACH	\$1,602	\$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 EACH	\$407	\$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 EACH	\$571	\$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 EACH	\$1,482	\$9,717
Total Estimated Cost for D20 Plumbing							\$42,380	\$7,628	\$50,009

D30 HVAC

D3010-02-4C Correct Gas Piping Rusty by Surface Prep and Repaint	D3010 Energy Supply	Exterior		Damage/Wear	2	Def Maint Qty:	\$8,447 30 LNFT	\$1,521	\$9,968
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-02-11C Correct AHU Major Deterioration of 7.5 Ton Unit 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 EACH	\$8,605	\$56,409
D3040-02-11C Correct AHU Major Deterioration of 7.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution	Gym		Damage/Wear	2	Def Maint Qty:	\$47,804 2 EACH	\$8,605	\$56,409
D3040-03-18C Correct Deteriorated or Insufficient Exhaust Fan (1/5 HP) by Demo and Replace	D3040 HVAC Distribution	Gym		Damage/Wear	3	Def Maint Qty:	\$4,115 1 EACH	\$741	\$4,856
D3040-03-1C Correct Deteriorated or Insufficient Exhaust Fan (1/8 HP) by Demo and Replace	D3040 HVAC Distribution	Basement	Propellor EF	Damage/Wear	2	Def Maint Qty:	\$3,812 1 EACH	\$686	\$4,498
D3040-03-1C Correct Deteriorated or Insufficient Exhaust Fan (1/8 HP) by Demo and Replace	D3040 HVAC Distribution	Building Wide	Ceiling EF	Damage/Wear	2	Def Maint Qty:	\$3,812 1 EACH	\$686	\$4,498
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	2	Def Maint Qty:	\$98,914 21 EACH	\$17,805	\$116,719
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 EACH	\$9,260	\$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 EACH	\$13,135	\$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 EACH	\$269	\$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 SQFT	\$765	\$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 SQFT	\$1,876	\$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 EACH	\$1,958	\$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 EACH	\$7,832	\$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 EACH	\$260	\$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	<i>Serves Nurse's Office</i>	Damage/Wear	2	Def Maint Qty:	\$20,655 1 EACH	\$3,718	\$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	<i>Serves Main Office Areas</i>	Damage/Wear	2	Def Maint Qty:	\$27,300 1 EACH	\$4,914	\$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 EACH	\$127,742	\$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 EACH	\$1,016	\$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 EACH	\$1,643	\$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	<i>Mitsubishi unit</i>	Damage/Wear	2	Def Maint Qty:	\$9,130 1 EACH	\$1,643	\$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 EACH	\$1,643	\$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 EACH	\$8,217	\$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 EACH	\$3,205	\$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 EACH	\$3,205	\$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 EACH	\$3,080	\$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 EACH	\$770	\$5,048

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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 EACH	\$5,366	\$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 LNFT	\$7,464	\$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 LNFT	\$17,528	\$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 LNFT	\$5,852	\$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 LNFT	\$685	\$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 LNFT	\$316	\$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 LNFT	\$316	\$2,075

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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	\$4,938	\$889	\$5,826
Qty: 1 EACH									

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		Codes/Standards	1	Def Maint	\$7,582	\$1,365	\$8,947
Qty: 25 EACH									
D5032-06-1C Correct Master Clock, Room Clocks, & System Wiring by Demo & Replace	D5032 Clock & Program Systems	Building Wide		Program Reqmt	2	Def Maint	\$158,101	\$28,458	\$186,559
Qty: 89,247 SQFT									

Total Estimated Cost for **D50 Electrical** **\$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	\$1,385,334	\$249,360	\$1,634,694
Qty: 1,500 LNFT									
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	\$128,834	\$23,190	\$152,024
Qty: 8,000 SQFT									

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E2020-09-2C Correct Deteriorated Cafeteria Furniture by Demo & Replace with New Moveable Table & Chair Units	E2020 Movable Furnishings	Cafeteria		Functionality	4	Def Maint	\$862,249	\$155,205	\$1,017,454
						Qty:	2,530	SEAT	

Total Estimated Cost for E20 Furnishings \$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	Environmental	3	Def Maint	\$7,754	\$1,396	\$9,150
						Qty:	300	LNFT	
F2020-05-2C Correct Asbestos Tile with VCT Overlay by Remove, Abate Both Floors, & Replace with VCT	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint	\$766,675	\$138,001	\$904,676
						Qty:	44,040	SQFT	
F2020-17-1C Correct Asbestos Sink Undercoating By Abatement	F2020 Hazardous Components Abatement	Building Wide	As noted on AHERA	Environmental	3	Def Maint	\$2,251	\$405	\$2,657
						Qty:	30	EACH	
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.	Environmental	2	Def Maint	\$41,742	\$7,514	\$49,256
						Qty:	720	SQFT	

Total Estimated Cost for F20 Selective Demolition \$818,422 \$147,316 \$965,738

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.



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.

Detailed Assessment Report

(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
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 LNFT	\$9,748	\$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 SQYD	\$20,954	\$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 SQYD	\$2,214	\$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 SQYD	\$22,977	\$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 EACH	\$2,697	\$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 SQFT	\$15,037	\$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 RISR	\$795	\$5,209

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
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 SQFT	\$4,499	\$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 LNFT	\$4,529	\$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 SQFT	\$2,882	\$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 SQYD	\$30,128	\$197,509
Total Estimated Cost for G20 Site Improvements							\$646,998	\$116,460	\$763,458
Total Estimated Cost for Stubbs ES									\$14,270,703

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Stubbs ES									
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 SQFT	\$3,465	\$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 LNFT	\$740	\$4,854
Total Estimated Cost for B10 Superstructure							\$23,364	\$4,205	\$27,569
C10 Interior Construction									
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 BLDGSF	\$12,440	\$81,551
Total Estimated Cost for C10 Interior Construction							\$69,111	\$12,440	\$81,551
D20 Plumbing									
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 EACH	\$947	\$6,206
Total Estimated Cost for D20 Plumbing							\$5,259	\$947	\$6,206

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

Detailed Assessment Report

(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
D30 HVAC									
D3030-01-3C Correct Deteriorated or Inefficient Chiller by Demo & Replace	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 58,000	\$81,821 SQFT	\$536,385
D3030-04-12C Correct Deteriorated or Inefficient Condensing Unit 130 Ton by Demo & Replace	D3030 Refrigeration	Roof	Work to coincide with chiller replacement in the boiler room.	Damage/Wear	2	Cap Imprvmt Qty:	\$129,045 1	\$23,228 EACH	\$152,273
D3030-04-13C Correct Condensing Unit 7.5 Ton Not Installed by Install New	D3030 Refrigeration	Roof	To be provided	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 2	\$5,223 EACH	\$34,239
D3030-04-13C Correct Condensing Unit 7.5 Ton Not Installed by Install New	D3030 Refrigeration	Roof	To be provided with replacement AHUs in the Auditorium	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 2	\$5,223 EACH	\$34,239
D3040-15-1C Correct Uninsulated HVAC Pipes by Install Insulation	D3040 HVAC Distribution	Boiler Room		Energy Conserv	2	Cap Imprvmt Qty:	\$1,371 30	\$247 LNFT	\$1,618
D3050-14-3C Correct Heating and Cooling Fan Coil Unit Not Installed by New Installation	D3050 Terminal & Packaged Units	Hallway	To provide for cooling in the Corridors	Program Reqmt	2	Cap Imprvmt Qty:	\$309,954 15	\$55,792 EACH	\$365,746

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
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	<i>Additional panels are required to power additional outlets through out school</i>	Functionality	3	Cap Imprvmt Qty:	\$161,517 6 EACH	\$29,073	\$190,589
D5010-13-2C Correct Improperly Sized Switchboard by Demo & Replace with 1200 Amp Switchboard & 20 Breakers	D5010 Electrical Service & Distribution	Boiler Room	<i>Replace 1200 amp, 208/120v switchboard with main service disconnect & 18 extg feeder breakers & add (6) new amp feeder breakers</i>	Functionality	3	Cap Imprvmt Qty:	\$55,737 1 EACH	\$10,033	\$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 SQFT	\$150,219	\$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 EACH	\$3,175	\$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 SQFT	\$36,674	\$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 EACH	\$4,809	\$31,527

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

Detailed Assessment Report

(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: 26 EACH	\$33,763	\$6,077	\$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: 89,247 BLDGSF	\$52,861	\$9,515	\$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: 1 EACH	\$3,291	\$592	\$3,883
Total Estimated Cost for D50 Electrical							\$1,389,814	\$250,167	\$1,639,981

H10 Additional Space Requirements

H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt Qty: 400 SQFT	\$126,000	\$22,680	\$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: 650 SQFT	\$137,800	\$24,804	\$162,604

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

Detailed Assessment Report

(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 General Space Upgrade by Demo & Reconfigure Space	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: 1,460 SQFT	\$309,520	\$55,714	\$365,234
H1020-05-1C Correct Non ADA Toilet by Demo & Reconfigure 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: 500 SQFT	\$375,000	\$67,500	\$442,500
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	3rd Floor Group Toilets	Group toilet rooms are currently non-compliant.	Accessibility	2	Cap Imprvmt Qty: 900 SQFT	\$495,000	\$89,100	\$584,100
Total Estimated Cost for H10 Additional Space Req							\$1,443,320	\$259,798	\$1,703,118

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: 1 LPSM	\$19,744	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
Total Estimated 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.

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.

Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 EACH	\$11,314	\$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 EACH	\$1,344	\$8,813
Total Estimated Cost for D20 Plumbing							\$70,322	\$12,658	\$82,979
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:	\$126,912 60 EACH	\$22,844	\$149,756
Total Estimated 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 LPSM	\$15,400	\$100,955

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment	Building Wide		Program Reqmt	2	RC Criteria Qty:	\$8,895 1 EACH	\$1,601	\$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 ROOM	\$15,847	\$103,885
Total Estimated Cost for E10 Equipment							\$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 EACH	\$3,410	\$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 EACH	\$1,831	\$12,005
Total Estimated Cost for G20 Site Improvements							\$10,174	\$1,831	\$12,005

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

Detailed Assessment Report

(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
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$764,559 2,700	\$137,621 SQFT	\$902,180
Total Estimated Cost for H10 Additional Space Req							\$764,559	\$137,621	\$902,180
Total Estimated 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.

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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William P. Bancroft Elementary School

Building Information Summary Report

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	Priority 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: \$ 33,335,363

Est. Replacement Cost: \$ 59,425,296

Facility 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

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Bancroft ES									
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:	\$23,618 50 LNFT	\$4,251	\$27,869
Total Estimated Cost for B10 Superstructure							\$23,618	\$4,251	\$27,869
B20 Exterior Enclosure									
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	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 SQFT	\$15,959	\$104,619
B2011-01-1C Correct Architectural Louver Major Deterioration by Demo & Replacement	B2011 Exterior Wall Specialties	Boiler Room		Damage/ Wear	3	Def Maint Qty:	\$6,361 3 EACH	\$1,145	\$7,506
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:	\$1,692,271 7,672 SQFT	\$304,609	\$1,996,879
B2020-05-1C Correct Metal Panel & Glazing Curtain Wall System Major Deterioration by Demo & Replace	B2020 Exterior Windows	Exterior	Replace (4) existing stairwell curtainwall systems.	Damage/ Wear	4	Def Maint Qty:	\$90,273 572 SQFT	\$16,249	\$106,523

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

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
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 EACH	\$19,251	\$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 EACH	\$2,996	\$19,638
Total Estimated 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 SQFT	\$350,177	\$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 EACH	\$35,174	\$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 LNFT	\$31,779	\$208,332

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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.

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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	B3050 Roof Coping Cap	Roof		Damage/Wear	2	Def Maint	\$73,499	\$13,230	\$86,728
Qty: 1,600 LNFT									
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	\$21,773	\$3,919	\$25,692
Qty: 500 LNFT									
Total 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	\$16,725	\$3,010	\$19,735
Qty: 480 SQFT									
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	\$200,177	\$36,032	\$236,209
Qty: 221 EACH									
C1030-03-1C Correct Toilet Compartments Major Deterioration by Demo & Replacement	C1030 Fittings	Building-wide		Accessibility	2	Def Maint	\$165,736	\$29,833	\$195,569
Qty: 47 EACH									
C1030-06-6C Correct Deteriorated or Broken Mirror by Demo & Replace	C1030 Fittings	Toilet Rooms	Mirrors	Damage/Wear	2	Def Maint	\$6,588	\$1,186	\$7,774
Qty: 54 SQFT									
Total Estimated Cost for C10 Interior Construction							\$389,226	\$70,061	\$459,287

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C30 Interior Finishes									
C3010-01-5C Correct Plaster Interior Wall Finish Minor Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finishes	Building-wide		Damage/Wear	2	Def Maint Qty: 162,155	\$490,940 BLDG SF	\$88,369	\$579,310
C3010-01-5C Correct Plaster Interior Wall Finish Minor Deterioration by Prep & Repaint (BLDG SF)	C3010 Wall Finishes	Building-wide		Damage/Wear	4	Def Maint Qty: 162,155	\$490,940 BLDG SF	\$88,369	\$579,310
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	4	Def Maint Qty: 1,117	\$25,190 SQFT	\$4,534	\$29,724
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Classrooms Front 2nd & 3rd	Classrooms (requires patching)	Damage/Wear	2	Def Maint Qty: 20,000	\$110,896 SQFT	\$19,961	\$130,857
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	Gym & Stage	Gym (refinish only)	Damage/Wear	2	Def Maint Qty: 12,700	\$70,419 SQFT	\$12,675	\$83,094
C3020-05-1C Correct Resilient Tile Flooring Minor Deterioration by Demo Existing, Prep Surface & Replace Tile	C3020 Floor Finishes	Classrooms		Damage/Wear	4	Def Maint Qty: 6,300	\$45,012 SQFT	\$8,102	\$53,114

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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	1st Floor Corridors & Cafeteria		Damage/Wear	2	Def Maint Qty: 12,640 SQFT	\$92,020	\$16,564	\$108,584
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Admin. & Faculty Areas		Damage/Wear	2	Def Maint Qty: 444 SQYD	\$18,715	\$3,369	\$22,084
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Auditorium & Library		Damage/Wear	3	Def Maint Qty: 611 SQYD	\$25,754	\$4,636	\$30,390
C3020-13-2C Correct Resilient Base Major Deterioration by Prep Surface & Replace	C3020 Floor Finishes	Building-wide		Damage/Wear	2	Def Maint Qty: 15,000 LNFT	\$84,791	\$15,262	\$100,053
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: 162,155 SQFT	\$1,120,102	\$201,618	\$1,321,720
Total Estimated Cost for C30 Interior 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		Damage/Wear	2	Def Maint Qty: 6 EACH	\$8,296	\$1,493	\$9,789
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$3,109	\$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 EACH	\$1,040	\$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 EACH	\$1,497	\$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 EACH	\$801	\$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 EACH	\$407	\$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 EACH	\$476	\$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 EACH	\$1,999	\$13,102

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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	\$2,523	\$454	\$2,977
							Qty: 20 LNFT		
Total Estimated 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	\$207,176	\$37,292	\$244,468
							Qty: 1 EACH		
D3020-11-4C Correct Steam Condensate Tank/Pump No Longer Required by Demo	D3020 Heat Generation	Boiler Room		Damage/Wear	2	Def Maint	\$3,383	\$609	\$3,992
							Qty: 2 EACH		
D3030-08-3C Correct Major Deterioration of Fluid Cooler 150 Ton by Demo & Replace	D3030 Refrigeration	Roof		Damage/Wear	2	Def Maint	\$192,796	\$34,703	\$227,499
							Qty: 1 EACH		
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	\$11,281	\$2,031	\$13,312
							Qty: 2 EACH		
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	\$188,847	\$33,992	\$222,839
							Qty: 3 EACH		

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-03-2C Correct Deteriorated or Insufficient Exhaust Fan (1/2 HP) by Demo and Replace	D3040 HVAC Distribution	Roof		Damage/Wear	4	Def Maint Qty:	\$11,973 2 EACH	\$2,155	\$14,128
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	2	Def Maint Qty:	\$37,682 8 EACH	\$6,783	\$44,464
D3040-10-12C Correct Wall Louver in Poor Condition by Demo & Replace	D3040 HVAC Distribution	Building Wide	Relief louvers throughout building	Damage/Wear	3	Def Maint Qty:	\$81,215 65 EACH	\$14,619	\$95,834
D3040-10-12C Correct Wall Louver in Poor Condition by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	3	Def Maint Qty:	\$7,497 6 EACH	\$1,349	\$8,846
D3040-11-12C Correct AHU and Ductwork Poor Condition Insulation and Finish by Removal of Insulation and Reinsulate	D3040 HVAC Distribution	2nd Floor Mechanical Room		Damage/Wear	2	Def Maint Qty:	\$2,347 240 SQFT	\$423	\$2,770
D3040-11-12C Correct AHU and Ductwork Poor Condition Insulation and Finish by Removal of Insulation and Reinsulate	D3040 HVAC Distribution	2nd Floor Storage Room		Damage/Wear	2	Def Maint Qty:	\$1,174 120 SQFT	\$211	\$1,385
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	2	Def Maint Qty:	\$51,891 2,240 SQFT	\$9,340	\$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	\$20,015 SQFT	\$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	\$252 LNFT	\$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	\$21,967 SQFT	\$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	\$3,687 EACH	\$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	\$858 LNFT	\$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	\$3,916 EACH	\$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	\$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
D3040-16-2C 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 EACH	\$7,832	\$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 EACH	\$11,770	\$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 EACH	\$8,648	\$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 EACH	\$61,658	\$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 EACH	\$18,178	\$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 EACH	\$152,466	\$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 EACH	\$53,569	\$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 EACH	\$3,707	\$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 EACH	\$15,235	\$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 EACH	\$1,643	\$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 EACH	\$6,850	\$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 EACH	\$20,549	\$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	\$129,106	\$23,239	\$152,346
Qty: 822 LNFT									
D3050-28-4C Correct Convectector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	2	Def Maint	\$227,127	\$40,883	\$268,009
Qty: 46 EACH									
Total Estimated 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	\$93,435	\$16,818	\$110,253
Qty: 6 EACH									
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	\$105,913	\$19,064	\$124,977
Qty: 1 EACH									
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	\$3,698	\$666	\$4,364
Qty: 9 EACH									

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Priority 3 : Medium

Priority 4 : Low

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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	\$112,860	\$20,315	\$133,175
Qty: 160,176 SQFT									
D5035-05-2C Correct Building-Wide Telephone System Major Deterioration by Demo & Replacement	D5035 Telephone System	Building Wide		Damage/Wear	2	Def Maint	\$271,178	\$48,812	\$319,990
Qty: 160,176 SQFT									
Total Estimated Cost for D50 Electrical							\$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	\$1,570,046	\$282,608	\$1,852,654
Qty: 1,700 LNFT									
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	\$123,551	\$22,239	\$145,791
Qty: 7,672 SQFT									
Total Estimated Cost for E20 Furnishings							\$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	Environmental	2	Def Maint	\$2,878	\$518	\$3,396
Qty: 154 LNFT									

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

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
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$578,257 61,744	\$104,086 SQFT	\$682,344
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.	Environmental	2	Def Maint Qty:	\$231,900 4,000	\$41,742 SQFT	\$273,642
F2020-39-1C Correct Asbestos Exterior Window Sill by Abate & Replace with Solid Surfacing	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$85,226 1,750	\$15,341 LNFT	\$100,567
F2020-40-1C Correct Asbestos Containing Countertop by Abate & Replace with Epoxy Countertop	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	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

G20 Site Improvements

G2020-01-8C Correct Parking Lot Striping Required by Re-striping	G2020 Parking Lots	Site		Damage/Wear	4	Def Maint Qty:	\$36,908 10,000	\$6,643 SQYD	\$43,551
G2020-04-1C Correct Parking Lot Curb Major Deterioration by Demo and Replacement	G2020 Parking Lots	Site	Concrete curbs at perimeter planting beds.	Damage/Wear	2	Def Maint Qty:	\$30,272 800	\$5,449 LNFT	\$35,722

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

Detailed Assessment Report

(Conducted in March 2017)

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
G2030-02-1C Correct Deteriorated Concrete Sidewalk by Demo and Replacement	G2030 Pedestrian Paving	Site	<i>Perimeter of building. Re-grade to provide accessible entrances at (4) openings.</i>	Damage/Wear	3	Def Maint Qty: 15,000 SQFT	\$199,530	\$35,915	\$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: 120 SQFT	\$4,348	\$783	\$5,131
G2041-04-1C Correct Playground Equipment Major Deterioration by Demo & Replace	G2041 Athletic & Recreational Equipment	Site		Damage/Wear	4	Def Maint Qty: 5,000 SQFT	\$289,875	\$52,178	\$342,053
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Site		Damage/Wear	2	Def Maint Qty: 5,000 SQYD	\$1,108,480	\$199,526	\$1,308,006
Total Estimated Cost for G20 Site Improvements							\$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	<i>Coordination and short circuit study to find out PPE levels at electrical equipment</i>	Codes/Standards	2	Def Maint Qty: 1 LPSM	\$19,744	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirements							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Bancroft ES							\$18,713,490		

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.
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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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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:	\$90,784 3,240 SQFT	\$16,341	\$107,126
C1030-10-7C Correct Panel Signage Non Compliant Signage by Demo and Replace (BLDGSF)	C1030 Fittings	Building-wide		Codes/ Standards	2	Cap Imprvmt Qty:	\$180,754 162,155 BLDGSF	\$32,536	\$213,290
Total Estimated Cost for C10 Interior Construction							\$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		Functionality	2	Cap Imprvmt Qty:	\$1,020 1 EACH	\$184	\$1,203
Total Estimated Cost for D20 Plumbing							\$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		Program Reqmt	2	Cap Imprvmt Qty:	\$59,270 2 EACH	\$10,669	\$69,939

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
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: 1 EACH	\$36,161	\$6,509	\$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: 8 EACH	\$62,327	\$11,219	\$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: 40 LNFT	\$914	\$165	\$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	To accommodate conversion from Steam to HW	Program Reqmt	2	Cap Imprvmt Qty: 160,176 BLDG SF	\$2,990,566	\$538,302	\$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: 4 EACH	\$146,934	\$26,448	\$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: 4 EACH	\$60,150	\$10,827	\$70,977
Total Estimated Cost for D30 HVAC							\$3,356,323	\$604,138	\$3,960,461

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
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: 8 EACH	\$215,355	\$38,764	\$254,119
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt Qty: 160,176 SQFT	\$1,497,806	\$269,605	\$1,767,411
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty: 52,000 SQFT	\$353,153	\$63,568	\$416,720
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Classroom	<i>Strobes are not installed. Recommend to complete asap but not required until renov or notice from annual inspection.</i>	Life Safety	2	Cap Imprvmt Qty: 54 EACH	\$70,123	\$12,622	\$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: 1 EACH	\$4,230	\$761	\$4,992
D5090-13-1C Correct Daylight Harvesting Controls Not Installed by New Installation	D5090 Other Electrical Systems	Building Wide	<i>Motion sensors in classrooms</i>	Energy Conserv	2	Cap Imprvmt Qty: 54 SQFT	\$326,600	\$58,788	\$385,388
Total Estimated Cost for D50 Electrical							\$2,467,267	\$444,108	\$2,911,375

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

Detailed Assessment Report

(Conducted in March 2017)

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
H10 Additional Space Requirements									
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: 2 EACH	\$20,604	\$3,709	\$24,312
H1020-05-1C Correct Non ADA Toilet by Demo & Reconfigure Space	H1020 Space Reconfiguration	Building-wide		Accessibility	2	Cap Imprvmt Qty: 6,000 SQFT	\$4,500,000	\$810,000	\$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: 400 SQFT	\$170,000	\$30,600	\$200,600
Total Estimated Cost for H10 Additional Space Req							\$4,690,604	\$844,309	\$5,534,912
Total Estimated Cost for Bancroft ES									\$12,728,366

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.
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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.

Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 SQFT	\$15,612	\$102,346
Total Estimated Cost for C30 Interior Finishes							\$86,734	\$15,612	\$102,346
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:	\$51,120 58 EACH	\$9,202	\$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 EACH	\$12,517	\$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 EACH	\$6,722	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$212,231	\$38,202	\$250,433

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

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
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 EACH	\$31,982	\$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	Coordinate with reconfiguration / renovation of existing space as noted.	Program Reqmt	2	RC Criteria Qty:	\$85,555 1 LPSM	\$15,400	\$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 ROOM	\$32,913	\$215,762
Total Estimated Cost for E10 Equipment							\$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 EACH	\$5,723	\$37,518
Total Estimated Cost for E20 Furnishings							\$31,795	\$5,723	\$37,518

Priority Definitions: 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.

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
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 EACH	\$1,908	\$12,506
Total Estimated Cost for G20 Site Improvements							\$10,598	\$1,908	\$12,506
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$817,229 2,886 SQFT	\$147,101	\$964,330
Total Estimated Cost for H10 Additional Space Req							\$817,229	\$147,101	\$964,330
Total Estimated Cost for Bancroft ES									\$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.
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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.

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	Priority 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	\$	-	\$	5,260,865
RCCSD Criteria	\$	-	\$	2,163,686	\$	-	\$	16,386	\$	2,180,071

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

Total Assessed Cost: \$ 22,733,794

Est. Replacement Cost: \$ 56,389,561

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Bayard MS									
B10 Superstructure									
B1011-01-12C Correct Concrete Exterior Steel Stair Handrail Major Deterioration by Demo & Replace with Aluminum Handrail	B1011 Exterior Above Grade Stairs	Site - Maple St. Side		Damage/Wear	4	Def Maint Qty:	\$14,863 50 LNFT	\$2,675	\$17,538
B1011-01-4C Correct Deteriorated Concrete Exterior Stair by Demo and Replace	B1011 Exterior Above Grade Stairs	Full Site		Damage/Wear	4	Def Maint Qty:	\$151,473 400 SQFT	\$27,265	\$178,739
B1011-01-5C Correct Concrete Exterior Aluminum Stair Handrail Major Deterioration by Demo & Replace in Kind	B1011 Exterior Above Grade Stairs	Main Entrances (2)		Damage/Wear	4	Def Maint Qty:	\$35,969 121 LNFT	\$6,474	\$42,443
B1014-01-2C Correct Deteriorated Exterior Steel Ladder by Demo & Replace	B1014 Exterior Building Access Ladder	Roof		Damage/Wear	3	Def Maint Qty:	\$17,005 36 LNFT	\$3,061	\$20,066
Total Estimated Cost for B10 Superstructure							\$219,310	\$39,476	\$258,786
B20 Exterior Enclosure									
B2010-03-1C Correct Brick Masonry Exterior Wall Mortar Joint Deterioration by Repoint Deteriorated Area	B2010 Exterior Walls	Building Envelope	Re-point entire building envelope and planter walls.	Damage/Wear	4	Def Maint Qty:	\$310,310 35,000 SQFT	\$55,856	\$366,166

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

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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.

Detailed Assessment Report

(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
B2010-08-3C Correct Metal Siding Major Deterioration by Complete Demo Install New Material & Finish	B2010 Exterior Walls	Roof Area 4		Damage/ Wear	2	Def Maint Qty:	\$37,586 2,000	\$6,765 SQFT	\$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	\$18,740 SQFT	\$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	\$103,230 SQFT	\$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	\$11,983 EACH	\$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	\$434,449 SQFT	\$2,848,054
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Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/Wear	3	Def Maint Qty: 4 EACH	\$14,748	\$2,655	\$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: 1 EACH	\$3,400	\$612	\$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: 2,000 LNFT	\$135,809	\$24,446	\$160,255
Total Estimated 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: 8,700 SQFT	\$303,133	\$54,564	\$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: 60 EACH	\$207,229	\$37,301	\$244,530

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C1020-02-28C Correct Wood Interior Door Hardware by Demo & Replace Hardware	C1020 Interior Door	Building-wide	Existing door hardware is not ADA compliant	Codes/ Standards	2	Def Maint	\$69,475	\$12,505	\$81,980
Qty: 43 EACH									
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	\$317,435	\$57,138	\$374,573
Qty: 86 EACH									
Total Estimated Cost for C10 Interior Construction							\$897,271	\$161,509	\$1,058,780
C30 Interior Finishes									
C3010-05-3C Correct Masonry Interior 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	\$293,098	\$52,758	\$345,856
Qty: 130,000 BLDGSF									
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	\$58,349	\$10,503	\$68,852
Qty: 1,600 SQFT									
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building-wide		Damage/ Wear	4	Def Maint	\$34,986	\$6,297	\$41,283
Qty: 830 SQYD									
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	\$84,791	\$15,262	\$100,053
Qty: 15,000 LNFT									

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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	\$690,760	\$124,337	\$815,097
Qty: 100,000 SQFT									
Total Estimated Cost for C30 Interior 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	\$52,706	\$9,487	\$62,194
Qty: 46 EACH									
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/Wear	2	Def Maint	\$27,816	\$5,007	\$32,823
Qty: 57 EACH									
D2010-06-2C Correct Residential Sink Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Library		Damage/Wear	2	Def Maint	\$2,634	\$474	\$3,108
Qty: 1 EACH									
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Locker Room		Damage/Wear	2	Def Maint	\$8,664	\$1,559	\$10,223
Qty: 3 EACH									
D2010-07-5C Correct Shower Faucet Deterioration by Replace Faucet	D2010 Plumbing Fixtures	Locker Room		Damage/Wear	2	Def Maint	\$1,372	\$247	\$1,619
Qty: 2 EACH									

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2010-10-2C Correct Electric Water Cooler Non-Compliant by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/Wear	2	Def Maint Qty:	\$71,192 16 EACH	\$12,815	\$84,006
D2020-08-26C Correct Gas Fired Domestic Water Heater (140 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler		Damage/Wear	4	Def Maint Qty:	\$79,145 2 EACH	\$14,246	\$93,391
D2030-07-1C Correct Grease Interceptor Major Deterioration by Demo & Replace Existing	D2030 Sanitary Waste	Kitchen	Replace grease interceptor (from 2011 assessment)	Damage/Wear	2	Def Maint Qty:	\$3,924 1 EACH	\$706	\$4,630
Total Estimated Cost for D20 Plumbing							\$247,452	\$44,541	\$291,993

D30 HVAC

D3020-02-7C Correct Deteriorated Hot Water Boilers by Demo and Replace Boilers and Burners (System)	D3020 Heat Generation	Boiler	Replace (2) 4800 MBH Hot Water Boilers - Gas Fired	Damage/Wear	4	Def Maint Qty:	\$414,352 2 EACH	\$74,583	\$488,935
D3020-06-4C Correct Breeching Major Deterioration Minor Deterioration by Clean & Paint Steel Breeching (SQFT)	D3020 Heat Generation	Boiler		Damage/Wear	4	Def Maint Qty:	\$11,366 785 SQFT	\$2,046	\$13,412
D3030-02-1C Correct Major Deterioration of Cooling Tower by Demo & Replace	D3030 Refrigeration		Existing 400 Ton Cooling Tower	Damage/Wear	3	Def Maint Qty:	\$114,458 1 EACH	\$20,602	\$135,061

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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 EACH	\$945	\$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 EACH	\$3,043	\$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 EACH	\$9,491	\$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 EACH	\$4,302	\$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 EACH	\$25,142	\$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 EACH	\$25,142	\$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 EACH	\$5,028	\$32,964

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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 EACH	\$8,173	\$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 EACH	\$9,402	\$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 EACH	\$1,984	\$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 EACH	\$6,570	\$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 EACH	\$9,326	\$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 EACH	\$4,114	\$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 EACH	\$2,924	\$19,167

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Building Wide	Replace various ceiling diffusers	Damage/Wear	2	Def Maint Qty:	\$22,431 30 EACH	\$4,038	\$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 EACH	\$269	\$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 EACH	\$269	\$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 SQFT	\$1,001	\$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 LNFT	\$4,070	\$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 EACH	\$3,916	\$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:	\$32,634 3 EACH	\$5,874	\$38,508

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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 EACH	\$7,832	\$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 EACH	\$1,958	\$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 EACH	\$9,790	\$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 EACH	\$13,245	\$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 EACH	\$1,055	\$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 EACH	\$81,590	\$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 EACH	\$13,204	\$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 EACH	\$3,850	\$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 LNFT	\$8,736	\$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 SQFT	\$227,712	\$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 EACH	\$23,134	\$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 EACH	\$30,366	\$199,064

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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	Motor control center with (18) combination size 1 starters	Functionality	3	Def Maint Qty: 1 EACH	\$168,698	\$30,366	\$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: 6 EACH	\$93,435	\$16,818	\$110,253
D5010-12-1C Correct Panelboard Deterioration by Demo & Replace Panelboard	D5010 Electrical Service & Distribution	Interior		Functionality	2	Def Maint Qty: 27 EACH	\$420,457	\$75,682	\$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: 1 EACH	\$77,139	\$13,885	\$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: 1 EACH	\$77,139	\$13,885	\$91,024
D5010-14-1C Correct Motor Starter Deterioration by Demo & Replace Motor Starter	D5010 Electrical Service & Distribution	Kitchen		Functionality	2	Def Maint Qty: 1 EACH	\$5,238	\$943	\$6,181

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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 EACH	\$183	\$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 SQFT	\$45,376	\$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 SQFT	\$43,365	\$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 EACH	\$689	\$4,516
Total Estimated Cost for D50 Electrical							\$1,637,180	\$294,692	\$1,931,872

E10 Equipment

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 EACH	\$4,217	\$27,647
Total Estimated Cost for E10 Equipment							\$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 LNFT	\$6,650	\$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	\$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	\$5,798 SQFT	\$38,006
Total Estimated Cost for E20 Furnishings							\$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	Environmental	2	Def Maint Qty:	\$1,250 1	\$225 EACH	\$1,476
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide		Environmental	3	Def Maint Qty:	\$627,482 67,000	\$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	Environmental	4	Def Maint Qty:	\$74,208 1,280	\$13,357 SQFT	\$87,565

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

Detailed Assessment Report

(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
F2020-37-1C Correct Asbestos Boiler Flue Gasketing by Abatement	F2020 Hazardous Components Abatement	Boiler	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$8,908 50 LNFT	\$1,603	\$10,511
F2020-38-1C Correct Asbestos Light Fixture Heat Shield by Abatement	F2020 Hazardous Components Abatement	Boiler	As noted in AHERA Report. -Also noted in AHERA Report: "This material must remain assumed to contain asbestos until analysis proves otherwise".	Environmental	2	Def Maint Qty:	\$3,975 10 EACH	\$716	\$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 SQYD	\$42,952	\$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 SQYD	\$1,475	\$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 SQFT	\$53,227	\$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 LNFT	\$6,086	\$39,898

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.

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.

Detailed Assessment Report

(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
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 EACH	\$3,342	\$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 LNFT	\$55,086	\$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 SQYD	\$1,860	\$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 SQFT	\$12,564	\$82,365
Total Estimated Cost for G20 Site Improvements							\$981,070	\$176,593	\$1,157,662
Total Estimated Cost for Bayard MS									\$15,292,858

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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: 1 EACH	\$1,020	\$184	\$1,203
Total Estimated Cost for D20 Plumbing							\$1,020	\$184	\$1,203
D30 HVAC									
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: 2 EACH	\$208,216	\$37,479	\$245,695
D3040-05-1C Correct Ceiling Exhauster Not Installed by New Installation	D3040 HVAC Distribution		Provide additional toilet exhaust	Functionality	2	Cap Imprvmt Qty: 1 EACH	\$22,856	\$4,114	\$26,970
D3040-15-1C Correct Uninsulated HVAC Pipes by Install Insulation	D3040 HVAC Distribution	Boiler		Energy Conserv	2	Cap Imprvmt Qty: 30 LNFT	\$1,371	\$247	\$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: 1 EACH	\$511,468	\$92,064	\$603,532

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

Detailed Assessment Report

(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
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	\$30,075	\$5,414	\$35,489
Qty:							2	EACH	

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	\$134,597	\$24,227	\$158,825
Qty:							5	EACH	
D5020-15-7C Correct Fluorescent Lighting By Demo & Replace With LED Lighting	D5020 Lighting & Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt	\$1,330,675	\$239,522	\$1,570,197
Qty:							142,303	SQFT	
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt	\$312,404	\$56,233	\$368,637
Qty:							46,000	SQFT	
D5021-01-6C Correct Insufficient GFCI Receptacles by Installing Additional GFCI Receptacles	D5021 Branch Wiring	Roof		Codes/ Standards	2	Cap Imprvmt	\$3,045	\$548	\$3,593
Qty:							3	EACH	
D5021-02-7C Correct Motion Sensor Activated Light Switch Not Installed by Install New	D5021 Branch Wiring	Building Wide		Energy Conserv	2	Cap Imprvmt	\$40,076	\$7,214	\$47,290
Qty:							75	EACH	

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.
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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.

Detailed Assessment Report

(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
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Building Wide	<i>Recommend to complete asap but not required until renov or notice from annual inspection.</i>	Life Safety	2	Cap Imprvmt Qty: 46 EACH	\$59,734	\$10,752	\$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	<i>1 of 46 classrooms currently has smartboard technology</i>	Program Reqmt	2	Cap Imprvmt Qty: 45 EACH	\$592,307	\$106,615	\$698,922
Total Estimated Cost for D50 Electrical							\$2,472,839	\$445,111	\$2,917,950

H10 Additional Space Requirements

H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Cafeteria	<i>Cafeteria Use Restricted. Remove existing partitions and reconfigure space with new interior finishes.</i>	Functionality	3	Cap Imprvmt Qty: 3,881 SQFT	\$822,772	\$148,099	\$970,871
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Toilet Rooms	<i>Create accessible toilet rooms at (9) locations.</i>	Accessibility	3	Cap Imprvmt Qty: 360 SQFT	\$198,000	\$35,640	\$233,640
H1020-10-1C Correct Entrance Space Reconfiguration Required by Demo & Reconfigure Space	H1020 Space Reconfiguration	Main Entrance	<i>Secure Entrance</i>	Security	2	Cap Imprvmt Qty: 400 SQFT	\$170,000	\$30,600	\$200,600
Total Estimated Cost for H10 Additional Space Req							\$1,190,772	\$214,339	\$1,405,111

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

Detailed Assessment Report

(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
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	\$3,554 LPSM	\$23,297
Total Estimated Cost for Z10 General Requirement							\$19,744	\$3,554	\$23,297
Total Estimated Cost for 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.

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.

Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 SQFT	\$2,500	\$16,386
Total Estimated Cost for C30 Interior Finishes							\$13,886	\$2,500	\$16,386
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:	\$40,543 46 EACH	\$7,298	\$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 EACH	\$13,721	\$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 EACH	\$1,792	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$180,956	\$32,572	\$213,529

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.

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.

Detailed Assessment Report

(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
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 EACH	\$41,500	\$272,056
Total Estimated 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 LPSM	\$17,058	\$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 EACH	\$1,601	\$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 ROOM	\$34,741	\$227,748
Total Estimated Cost for E10 Equipment							\$296,671	\$53,401	\$350,072

Priority Definitions: 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.

Priority 3 : Medium

Priority 4 : Low

Work should be performed within the next 3-5 years.

Work should be performed within the next 6-10 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.

Detailed Assessment Report

(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
E20 Furnishings									
E2010-15-1C Correct Deteriorated Toilet Accessories by Demo and Replace	E2010 Fixed Furnishings	Bldg-Wide Restrooms	<i>Quantity includes RCCSD standard toilet paper dispensers, paper towel dispensers and soap dispensers</i>	Program Reqmt	2	RC Criteria Qty:	\$31,577 145 EACH	\$5,684	\$37,261
Total Estimated Cost for E20 Furnishings							\$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)	<i>18 Letters in 2 locations</i>	Program Reqmt	2	RC Criteria Qty:	\$7,631 36 EACH	\$1,373	\$9,004
Total Estimated Cost for G20 Site Improvements							\$7,631	\$1,373	\$9,004
H10 Additional Space Requirements									
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 SQFT	\$195,523	\$1,281,763
Total Estimated Cost for H10 Additional Space Req							\$1,086,240	\$195,523	\$1,281,763
Total Estimated Cost for Bayard MS									\$2,180,071

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Casimir Pulaski Elementary School

Building Information Summary Report

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
 Wilmington, DE 19805



	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: \$ 15,932,470

Est. Replacement Cost: \$ 27,488,132

Facility Condition Index: 0.58

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

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Casimir Pulaski 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
Casimir Pulaski ES									
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 LNFT	\$1,788	\$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 SQFT	\$12,269	\$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 LNFT	\$1,275	\$8,361
Total Estimated Cost for B10 Superstructure							\$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 SQFT	\$42,131	\$276,194

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
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	\$3,829 SQFT	\$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	\$218,372 SQFT	\$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	\$12,732 EACH	\$83,463
Total Estimated Cost for B20 Exterior 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	\$22,107 SQFT	\$144,926
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Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
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: 35,633 SQFT	\$1,034,647	\$186,236	\$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: 3,323 SQFT	\$86,078	\$15,494	\$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: 60 LNFT	\$996	\$179	\$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: 2,200 LNFT	\$113,799	\$20,484	\$134,282
Total Estimated 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: 24 EACH	\$82,891	\$14,920	\$97,812
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Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

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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
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 EACH	\$10,108	\$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 EACH	\$8,097	\$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 BLDG SF	\$27,828	\$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 SQFT	\$1,579	\$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 BLDGSF	\$5,682	\$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	\$12,140 SQYD	\$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	\$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

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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 EACH	\$249	\$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 EACH	\$7,148	\$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 EACH	\$520	\$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 EACH	\$4,492	\$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 EACH	\$3,204	\$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 EACH	\$571	\$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 EACH	\$547	\$3,584

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$2,712	\$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 EACH	\$369	\$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 LNFT	\$2,377	\$15,583
Total Estimated Cost for D20 Plumbing							\$141,349	\$25,443	\$166,792
D30 HVAC									
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 EACH	\$1,507	\$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 EACH	\$9,098	\$59,644
D3030-07-1C Correct Deteriorated Refrigeration Piping Insulation by Re-Insulate	D3030 Refrigeration	Roof	Replace Insulation for York condensing unit	Damage/Wear	2	Def Maint Qty:	\$4,567 200 LNFT	\$822	\$5,389

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution		Wall mounted exhaust fan	Damage/Wear	2	Def Maint	\$4,710	\$848	\$5,558
						Qty:	1 EACH		
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	2	Def Maint	\$18,841	\$3,391	\$22,232
						Qty:	4 EACH		
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Auditorium		Damage/Wear	2	Def Maint	\$4,486	\$808	\$5,294
						Qty:	6 EACH		
D3040-11-1C Correct Ductwork & Insulation Minor Deterioration by Duct Cleaning	D3040 HVAC Distribution	Gym	Clean Ductwork in Gym	Damage/Wear	2	Def Maint	\$1,256	\$226	\$1,482
						Qty:	100 LNFT		
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	\$3,352	\$603	\$3,956
						Qty:	4,400 SQFT		
D3040-11-6C Correct Ductwork & Insulation Dust Accumulation in Ductwork by Cleaning Ductwork (Large Area)	D3040 HVAC Distribution	Auditorium		Damage/Wear	2	Def Maint	\$1,575	\$283	\$1,858
						Qty:	2,067 SQFT		
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	2 HWH Pumps in Boiler Rm	Damage/Wear	3	Def Maint	\$21,756	\$3,916	\$25,672
						Qty:	2 EACH		

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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	2 CHW Pumps in Boiler Rm	Damage/Wear	2	Def Maint Qty:	\$21,756 2 EACH	\$3,916	\$25,672
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 EACH	\$4,486	\$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 EACH	\$5,014	\$32,871
D3040-29-2C Correct Propeller Fan Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Boiler		Damage/Wear	2	Def Maint Qty:	\$1,465 1 EACH	\$264	\$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 EACH	\$4,914	\$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	Existing Packaged AC & Heating Unit is 3 Tons	Damage/Wear	4	Def Maint Qty:	\$27,300 1 EACH	\$4,914	\$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 EACH	\$5,623	\$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	Replace 2 AAON Units	Damage/Wear	4	Def Maint Qty:	\$100,990 2 EACH	\$18,178	\$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 EACH	\$29,289	\$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 EACH	\$1,854	\$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 EACH	\$7,110	\$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 EACH	\$1,643	\$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 EACH	\$1,643	\$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 EACH	\$2,310	\$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 LNFT	\$8,199	\$53,747
D3050-28-4C Correct Convectector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	3	Def Maint Qty:	\$64,188 13 EACH	\$11,554	\$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 EACH	\$4,899	\$32,114
D3060-03-4C Correct Deteriorated or Obsolete Pneumatic Control System by Demo & Replace with DDC System	D3060 HVAC Instrumentation & Controls	Building Wide	Replace pneumatic system with DDC system	Damage/Wear	2	Def Maint Qty:	\$349,217 29,976 BLDGSF	\$62,859	\$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 EACH	\$227	\$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 EACH	\$47,652	\$312,384
D5010-13-1C Correct 1200 AMP Switchboard Deterioration by Demo & Replace Switchboard with 20 Breakers	D5010 Electrical Service & Distribution	Boiler	1200 amp switchboard with (1) 1200 amp main breaker & (20) 225 AF circuit breakers	Functionality	3	Def Maint Qty:	\$55,737 1 EACH	\$10,033	\$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 EACH	\$232	\$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 EACH	\$366	\$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 EACH	\$983	\$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 EACH	\$346	\$2,267

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

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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	\$23,283 SQFT	\$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	\$1,722 EACH	\$11,290
Total Estimated Cost for D50 Electrical							\$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	\$4,217 EACH	\$27,647
Total Estimated Cost for E10 Equipment							\$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	\$124,680 LNFT	\$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	\$580 SQFT	\$3,801

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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:	\$88,573 5,500	\$15,943 SQFT	\$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	\$35,474 EACH	\$232,552
Total Estimated Cost for E20 Furnishings							\$981,539	\$176,677	\$1,158,216
F20 Selective Demolition									
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide		Environmental	3	Def Maint Qty:	\$346,520 37,000	\$62,374 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.	Environmental	2	Def Maint Qty:	\$4,989 10	\$898 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.	Environmental	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.	Environmental	2	Def Maint Qty:	\$1,201 16 EACH	\$216	\$1,417
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Building-wide		Environmental	4	Def Maint Qty:	\$185,520 3,200 SQFT	\$33,394	\$218,914
F2020-39-1C Correct Asbestos Exterior Window Sill by Abate & Replace with Solid Surfacing	F2020 Hazardous Components Abatement	Window Sills		Environmental	2	Def Maint Qty:	\$29,220 600 LNFT	\$5,260	\$34,480
Total Estimated Cost for F20 Selective Demolition							\$570,445	\$102,680	\$673,125

G20 Site Improvements

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 SQYD	\$105,621	\$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 SQYD	\$7,839	\$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 SQFT	\$3,170	\$20,782

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
G2030-04-2C Correct Bituminous Playground Paving Major Deterioration by Demo and Replace	G2030 Pedestrian Paving	Playground		Damage/Wear	3	Def Maint Qty: 1,543 SQYD	\$40,074	\$7,213	\$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: 1,069 LNFT	\$38,423	\$6,916	\$45,340
G2041-04-1C Correct Playground Equipment Major Deterioration by Demo & Replace	G2041 Athletic & Recreational Equipment	Playground		Damage/Wear	2	Def Maint Qty: 800 SQFT	\$46,380	\$8,348	\$54,728
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Exterior		Damage/Wear	3	Def Maint Qty: 1,000 SQYD	\$4,656	\$838	\$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: 2,500 SQFT	\$39,660	\$7,139	\$46,798
Total Estimated Cost for G20 Site Improvements							\$817,138	\$147,085	\$964,223
Total Estimated Cost for Casimir Pulaski ES									\$9,513,395

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Casimir Pulaski 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
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: 1 EACH	\$47,009	\$8,462	\$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: 1 EACH	\$47,009	\$8,462	\$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	2	Cap Imprvmt Qty: 2 EACH	\$1,022,936	\$184,128	\$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: 1 EACH	\$15,038	\$2,707	\$17,744
Total Estimated Cost for D30 HVAC							\$1,131,992	\$203,759	\$1,335,751

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
D40 Fire Protection									
D4010-01-2C Correct No Wet Pipe Sprinkler System Installed by System Installation	D4010 Sprinklers	Building Wide	<i>Sprinkler to be installed in older part of building</i>	Codes/ Standards	2	Cap Imprvmt Qty:	\$305,090 54,115	\$54,916 SQFT	\$360,006
Total Estimated Cost for D40 Fire Protection							\$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	\$19,382 EACH	\$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	\$122,901 SQFT	\$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	\$30,561 SQFT	\$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	\$483 EACH	\$3,165

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.
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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
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 EACH	\$334	\$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 EACH	\$1,096	\$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 EACH	\$4,809	\$31,527
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Building Wide	<i>Recommend to complete asap but not required until renov or notice from annual inspection.</i>	Life Safety	2	Cap Imprvmt Qty:	\$6,493 5 EACH	\$1,169	\$7,662
D5030-08-3C Correct Fire Alarm Smoke Detector Not Installed by Install New	D5030 Fire Alarm System	Building Wide	<i>Recommend to complete asap but not required until renov or notice from annual inspection.</i>	Life Safety	2	Cap Imprvmt Qty:	\$15,559 21 EACH	\$2,801	\$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 EACH	\$592	\$3,883
Total Estimated Cost for D50 Electrical							\$1,022,934	\$184,128	\$1,207,062

Priority Definitions: 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.

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
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 SQYD	\$3,724	\$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 SQFT	\$717	\$4,698
Total Estimated Cost for E10 Equipment							\$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 LNFT	\$4,777	\$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 SQFT	\$79,043	\$518,169
Total Estimated Cost for G20 Site Improvements							\$465,665	\$83,820	\$549,484
H10 Additional Space Requirements									
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 SQFT	\$22,680	\$148,680

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
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: 800 SQFT	\$169,600	\$30,528	\$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: 1,800 SQFT	\$990,000	\$178,200	\$1,168,200
Total Estimated Cost for H10 Additional Space Req							\$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: 1 LPSM	\$19,744	\$3,554	\$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: 1 LPSM	\$19,744	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirement							\$39,487	\$7,108	\$46,595
Total Estimated Cost for Casimir Pulaski ES									\$5,045,017

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 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 Assessment

Location Name: Casimir Pulaski 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
Casimir Pulaski ES									
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 SQFT	\$7,678	\$50,331
Total Estimated Cost for C30 Interior Finishes							\$42,653	\$7,678	\$50,331
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:	\$30,848 35 EACH	\$5,553	\$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 EACH	\$8,906	\$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 EACH	\$672	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$138,292	\$24,892	\$163,184

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.
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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
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 EACH	\$21,321	\$139,772
Total Estimated Cost for D30 HVAC							\$118,451	\$21,321	\$139,772
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 LPSM	\$15,400	\$100,955
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1 EACH	\$1,601	\$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 ROOM	\$16,456	\$107,881
Total Estimated Cost for E10 Equipment							\$185,875	\$33,458	\$219,333

Priority Definitions: 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.

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


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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Casimir Pulaski 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
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 EACH	\$4,312	\$28,267
Total Estimated Cost for E20 Furnishings							\$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 EACH	\$2,289	\$15,007
Total Estimated Cost for G20 Site Improvements							\$12,718	\$2,289	\$15,007
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$642,513 2,269 SQFT	\$115,652	\$758,165
Total Estimated Cost for H10 Additional Space Req							\$642,513	\$115,652	\$758,165
Total Estimated Cost for Casimir Pulaski ES									\$1,374,058

Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Douglass School

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,
 Wilmington, DE 19805



Correction Category	Assessment Costs by Priority					Sub-Total
	Priority 1	Priority 2	Priority 3	Priority 4		
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 Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
Douglass School									
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: 4,000 SQFT	\$35,464	\$6,384	\$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: 6,000 SQFT	\$29,256	\$5,266	\$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: 650 SQFT	\$96,805	\$17,425	\$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: 1,600 SQFT	\$8,591	\$1,546	\$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: 970 SQFT	\$3,613	\$650	\$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: 864 SQFT	\$190,579	\$34,304	\$224,883

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.

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.

Detailed Assessment Report

(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
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 LNFT	\$1,676	\$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 EACH	\$8,987	\$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 SQFT	\$22,986	\$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 LNFT	\$2,391	\$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 EACH	\$19,932	\$130,665

Priority Definitions: 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.

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

Detailed Assessment Report

(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
C1020-02-5C Correct Non-Compliant Hardware by Demo & Replace Hardware & Refinish Door	C1020 Interior Door	Building-wide		Codes/Standards	2	Def Maint	\$123,804	\$22,285	\$146,089
						Qty:	45	EACH	

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	\$66,994	\$12,059	\$79,053
						Qty:	26,000	BLDG SF	
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	\$5,295	\$953	\$6,248
						Qty:	1,728	SQFT	
C3020-07-1C Correct Carpet Flooring Deterioration by Demo Existing, Prep & Replace in Kind	C3020 Floor Finishes	Building-wide		Damage/Wear	2	Def Maint	\$79,244	\$14,264	\$93,508
						Qty:	1,880	SQYD	
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	\$28,264	\$5,087	\$33,351
						Qty:	5,000	LNFT	
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	\$117,429	\$21,137	\$138,566
						Qty:	17,000	SQFT	

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Total Estimated Cost for C30 Interior 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 EACH	\$3,712	\$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 EACH	\$1,757	\$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 EACH	\$211	\$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 EACH	\$498	\$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 EACH	\$4,575	\$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 EACH	\$520	\$3,408

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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	Building Wide		Damage/Wear	2	Def Maint Qty:	\$17,798 4 EACH	\$3,204	\$21,002
D2020-01-18C Correct Deteriorated Domestic Water Pipe, Vlvs, Ftgs & Insul by Demo & Replace (Bldg-wide)	D2020 Domestic Water Distribution	Building Wide		Damage/Wear	2	Def Maint Qty:	\$207,228 25,634 BLDG SF	\$37,301	\$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 EACH	\$2,989	\$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 BLDG SF	\$16,657	\$109,194
Total Estimated Cost for D20 Plumbing							\$396,791	\$71,422	\$468,213

D30 HVAC

D3020-19-2C Correct Electric Unit Heater Major Deterioration by Demo & Replacement	D3020 Heat Generation			Damage/Wear	2	Def Maint Qty:	\$5,533 1 EACH	\$996	\$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:	\$52,548 2 EACH	\$9,459	\$62,006

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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 condensers	Damage/Wear	2	Def Maint Qty:	\$73,000 2 EACH	\$13,140	\$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 EACH	\$2,963	\$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 EACH	\$1,078	\$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 EACH	\$2,155	\$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 EACH	\$3,382	\$22,171
D3040-11-13C Correct Uninsulated Ductwork Minor Deterioration By Repair	D3040 HVAC Distribution		Repair damaged ductwork in attic	Damage/Wear	2	Def Maint Qty:	\$1,247 50 LNFT	\$224	\$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 SQFT	\$922	\$6,046

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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		<i>Units are self-contained Heat Pump type, assumed with elec. heat backup</i>	Damage/Wear	2	Def Maint Qty:	\$151,093 13 EACH	\$27,197	\$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 LNFT	\$696	\$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 EACH	\$4,899	\$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>Convert Existing Pneumatic control system to DDC throughout</i>	Damage/Wear	2	Def Maint Qty:	\$298,634 25,634 BLDGSF	\$53,754	\$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	<i>Recommend to complete asap but not required until renov or notice from annual inspection.</i>	Codes/Standards	2	Def Maint Qty:	\$2,426 8 EACH	\$437	\$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 EACH	\$3,246	\$21,279

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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	\$22,183	\$3,993	\$26,176
Qty: 10 EACH									
D5036-02-1C Correct Deteriorated Data Outlets by Demo and Replace	D5036 Technology System	Building Wide		Functionality	2	Def Maint	\$8,611	\$1,550	\$10,161
Qty: 9 EACH									
Total Estimated Cost for D50 Electrical							\$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	\$280,761	\$50,537	\$331,298
Qty: 304 LNFT									
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	\$13,914	\$2,505	\$16,419
Qty: 864 SQFT									
Total Estimated Cost for E20 Furnishings							\$294,675	\$53,042	\$347,717

F20 Selective Demolition

F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide		Environmental	2	Def Maint	\$85,974	\$15,475	\$101,450
Qty: 9,180 SQFT									

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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	<i>Sink Undercoating in 10 Classrooms per AHERA Report</i>	Environmental	2	Def Maint Qty:	\$750 10 EACH	\$135	\$886
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms	<i>AHERA Report item.</i>	Environmental	2	Def Maint Qty:	\$57,975 1,000 SQFT	\$10,436	\$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 SQYD	\$19,948	\$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 SQYD	\$1,078	\$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 SQYD	\$2,603	\$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 SQFT	\$2,634	\$17,266

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2030-05-2C Correct Conc Stairs on Grade Non-Compliant Handrail by Demo & Replace	G2030 Pedestrian Paving	Building-wide		Codes/ Standards	2	Def Maint Qty:	\$18,386 120 LNFT	\$3,310	\$21,696
G2030-06-6C Correct Concrete Exterior Ramp Deteriorated Guardrail or Handrail by Demo & Replace	G2030 Pedestrian Paving	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$13,357 130 LNFT	\$2,404	\$15,761
G2040-02-1C Correct Chain Link Fences Major Deterioration by Demo and Replace	G2040 Site Development	Site-wide	6'-0" high	Damage/ Wear	2	Def Maint Qty:	\$35,404 985 LNFT	\$6,373	\$41,777
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$15,523 3,334 SQYD	\$2,794	\$18,317
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Site-wide		Damage/ Wear	2	Def Maint Qty:	\$39,660 2,500 SQFT	\$7,139	\$46,798
Total Estimated Cost for G20 Site Improvements							\$268,234	\$48,282	\$316,516
Total Estimated Cost for Douglass School									\$3,449,632

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Capital Improvement Only

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Douglass School									
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 EACH	\$947	\$6,206
Total Estimated Cost for D20 Plumbing							\$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 EACH	\$3,756	\$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 EACH	\$2,707	\$17,744
Total Estimated Cost for D30 HVAC							\$35,907	\$6,463	\$42,370

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$5,828	\$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 EACH	\$9,691	\$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 SQFT	\$43,147	\$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 SQFT	\$11,002	\$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 EACH	\$334	\$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 EACH	\$3,847	\$25,221

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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 EACH	\$1,870	\$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 EACH	\$28,431	\$186,379
Total Estimated Cost for D50 Electrical							\$578,613	\$104,150	\$682,763

H10 Additional Space Requirements

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 SQFT	\$22,680	\$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 SQFT	\$49,500	\$324,500
Total Estimated Cost for H10 Additional Space Req							\$401,000	\$72,180	\$473,180

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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:	\$19,744 1	\$3,554 LPSM	\$23,297
Total Estimated Cost for Z10 General Requirement							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Douglass School									\$1,227,816

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RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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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 SQFT	\$4,999	\$32,772
Total Estimated Cost for C30 Interior 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 EACH	\$2,856	\$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 EACH	\$4,814	\$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 EACH	\$672	\$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 EACH	\$9,761	\$63,990
Total Estimated Cost for D20 Plumbing							\$100,574	\$18,103	\$118,677

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.
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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.

Detailed Assessment Report

(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
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 EACH	\$11,422	\$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	<i>Based on student capacity, treated as MS. Coordinate with reconfiguration / renovation of existing space as noted.</i>	Program Reqmt	2	RC Criteria Qty:	\$94,769 1 LPSM	\$17,058	\$111,828
E1020-11-3C Correct Kiln & Exhaust Not Installed by Installing	E1020 Institutional Equipment			Program Reqmt	2	RC Criteria Qty:	\$8,895 1 EACH	\$1,601	\$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 ROOM	\$7,314	\$47,947
Total Estimated Cost for E10 Equipment							\$144,297	\$25,974	\$170,271

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Detailed Assessment Report

(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
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 EACH	\$2,117	\$13,876
Total Estimated Cost for E20 Furnishings							\$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 EACH	\$1,526	\$10,004
Total Estimated Cost for G20 Site Improvements							\$8,478	\$1,526	\$10,004
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$382,280 1,350 SQFT	\$68,810	\$451,090
Total Estimated Cost for H10 Additional Space Req							\$382,280	\$68,810	\$451,090
Total Estimated Cost for Douglass School									\$871,569

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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



Correction Category	Assessment Costs by Priority					Sub-Total
	Priority 1	Priority 2	Priority 3	Priority 4		
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: \$ 6,688,907

Est. Replacement Cost: \$ 19,941,992

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Drew Educ Supt Ctr

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
Drew Educ Supt Ctr									
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 SQFT	\$4,788	\$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 SQFT	\$2,145	\$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 EACH	\$5,991	\$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 EACH	\$1,169	\$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 EACH	\$366	\$2,397
Total Estimated Cost for B20 Exterior Enclosure							\$80,326	\$14,459	\$94,785

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
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: 32,000 SQFT	\$929,158	\$167,249	\$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: 7 EACH	\$25,809	\$4,646	\$30,455
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/Wear	2	Def Maint Qty: 100 LNFT	\$1,661	\$299	\$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: 340 LNFT	\$17,827	\$3,209	\$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: 1,400 LNFT	\$72,417	\$13,035	\$85,452
Total Estimated Cost for B30 Roofing							\$1,046,873	\$188,437	\$1,235,310

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
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	Mix of wood and H.M. doors with non-compliant hardware.	Codes/ Standards	2	Def Maint Qty:	\$49,979 40 EACH	\$8,996	\$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 EACH	\$38,535	\$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 LNFT	\$5,516	\$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 SQFT	\$15,236	\$99,879

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr
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
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	\$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	\$5,948 SQFT	\$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	\$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	\$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	4	Def Maint Qty:	\$193,413 28,000	\$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	Qty increased to meet minimum cost.	Damage/Wear	2	Def Maint Qty:	\$6,908 1,000	\$1,243 SQFT	\$8,151
Total Estimated Cost for C30 Interior Finishes							\$535,679	\$96,422	\$632,101

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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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
D20 Plumbing									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	<i>Qty. includes group bathrooms on 2nd floor</i>	Damage/Wear	2	Def Maint Qty:	\$12,604 11 EACH	\$2,269	\$14,872
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide	<i>Qty. includes unused group bathrooms on 2nd floor</i>	Damage/Wear	2	Def Maint Qty:	\$4,880 10 EACH	\$878	\$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 EACH	\$584	\$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 EACH	\$211	\$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 EACH	\$498	\$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 EACH	\$998	\$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 EACH	\$1,602	\$10,501

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Detailed Assessment Report

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Location Name: Drew Educ Supt Ctr

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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 LNFT	\$566	\$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 LNFT	\$298	\$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 EACH	\$1,482	\$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 EACH	\$547	\$3,584
Total Estimated Cost for D20 Plumbing							\$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 EACH	\$3,017	\$19,778
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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
D3020-19-2C Correct Electric Unit Heater Major Deterioration by Demo & Replacement	D3020 Heat Generation			Damage/Wear	3	Def Maint	\$5,533	\$996	\$6,529
						Qty:	1	EACH	
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	\$5,533	\$996	\$6,529
						Qty:	1	EACH	
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	\$3,812	\$686	\$4,498
						Qty:	1	EACH	
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	3	Def Maint	\$14,131	\$2,544	\$16,674
						Qty:	3	EACH	
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	\$748	\$135	\$882
						Qty:	1	EACH	
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	\$3,345	\$602	\$3,947
						Qty:	1	EACH	
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Boiler		Damage/Wear	2	Def Maint	\$1,144	\$206	\$1,350
						Qty:	30	LNFT	

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	<i>HWH Pumps</i>	Damage/ Wear	2	Def Maint Qty:	\$21,756 2	\$3,916 EACH	\$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	\$5,038 EACH	\$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	<i>Johnson Controls Unit on Roof above Henrietta Johnson Med. Ctr</i>	Damage/ Wear	4	Def Maint Qty:	\$27,300 1	\$4,914 EACH	\$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>Aaon Unit on Roof above Henrietta Johnson Med. Ctr</i>	Damage/ Wear	2	Def Maint Qty:	\$54,601 2	\$9,828 EACH	\$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	\$9,089 EACH	\$59,584
D3050-11-3C Correct Heating and Cooling Unit Ventilator Major Deterioration by Demo & Replace Unit	D3050 Terminal & Packaged Units	2nd Fl	<i>Nesbitt units on 2nd Floor</i>	Damage/ Wear	2	Def Maint Qty:	\$23,245 2	\$4,184 EACH	\$27,429

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
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 EACH	\$25,105	\$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	1st Floor MDF	Damage/Wear	2	Def Maint Qty:	\$17,805 1 EACH	\$3,205	\$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 EACH	\$746	\$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 LNFT	\$5,937	\$38,920
D3050-28-4C Correct Convactor Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	3	Def Maint Qty:	\$29,625 6 EACH	\$5,333	\$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 EACH	\$31,842	\$208,743

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
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	\$477,775	\$85,999	\$563,774
							Qty: 53,752	SQFT	
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	\$304,569	\$54,822	\$359,392
							Qty: 48,100	SQFT	
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	\$46,717	\$8,409	\$55,127
							Qty: 3	EACH	
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	\$910	\$164	\$1,074
							Qty: 3	EACH	
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	\$10,569	\$1,902	\$12,471
							Qty: 22	EACH	

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
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 EACH	\$299	\$1,962
Total Estimated 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 Room		Damage/Wear	3	Def Maint Qty:	\$7,468 9 LNFT	\$1,344	\$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 LNFT	\$647	\$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 SQFT	\$11,595	\$76,012
Total Estimated Cost for E20 Furnishings							\$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.	Environmental	2	Def Maint Qty:	\$21,606 1,156 LNFT	\$3,889	\$25,495
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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide	AHERA Report item	Environmental	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	Environmental	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		Environmental	2	Def Maint Qty:	\$8,127 600	\$1,463 SQFT	\$9,589
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

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

Priority: Comprehensive

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Total Estimated Cost for G20 Site Improvements							\$44,198	\$7,956	\$52,153
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	Def Maint Qty:	\$19,744 1 LPSM	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirement							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Drew Educ Supt Ctr									\$4,498,617

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Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Drew Educ Supt Ctr

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
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	\$9,305	\$1,675	\$10,980
Qty:							24	LNFT	
Total Estimated Cost for B10 Superstructure							\$9,305	\$1,675	\$10,980
C10 Interior Construction									
C1030-10-5C Correct Panel Signage Non Compliant Signage by Demo and Replace	C1030 Fittings	Building-wide		Codes/ Standards	2	Cap Imprvmt	\$18,890	\$3,400	\$22,290
Qty:							115	EACH	
Total Estimated Cost for C10 Interior Construction							\$18,890	\$3,400	\$22,290
D20 Plumbing									
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution	Boiler		Codes/ Standards	2	Cap Imprvmt	\$5,259	\$947	\$6,206
Qty:							1	EACH	
Total Estimated Cost for D20 Plumbing							\$5,259	\$947	\$6,206
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	Convert Steam Boilers to Hot Water (2)	Program Reqmt	2	Cap Imprvmt	\$59,270	\$10,669	\$69,939
Qty:							2	EACH	

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr
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
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 EACH	\$5,414	\$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 SQFT	\$80,961	\$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 EACH	\$1,924	\$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 EACH	\$592	\$3,883
Total Estimated Cost for D50 Electrical							\$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 LNFT	\$6,470	\$42,413
Total Estimated Cost for G20 Site Improvements							\$35,943	\$6,470	\$42,413

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Drew Educ Supt Ctr

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
H10 Additional Space Requirements									
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt	\$126,000	\$22,680	\$148,680
Qty: 400 SQFT									
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	\$572,400	\$103,032	\$675,432
Qty: 2,700 SQFT									
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Restrooms	Create accessible toilet rooms at (10) locations.	Accessibility	2	Cap Imprvmt	\$330,000	\$59,400	\$389,400
Qty: 600 SQFT									
Total Estimated Cost for H10 Additional Space Req								\$1,028,400	\$185,112
Total Estimated Cost for Drew Educ Supt Ctr									\$1,213,512
									\$1,948,066

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.
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Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Drew Educ Supt Ctr

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
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 EACH	\$33,505	\$219,642
Total Estimated 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 EACH	\$1,842	\$12,078
Total Estimated Cost for E20 Furnishings							\$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 EACH	\$1,602	\$10,505
Total Estimated Cost for G20 Site Improvements							\$8,902	\$1,602	\$10,505
Total Estimated Cost for Drew Educ Supt Ctr									\$242,224

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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
 Wilmington, DE 19801



	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: \$ 9,156,267

Est. Replacement Cost: \$ 19,572,105

Facility Condition Index: 0.47

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

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Elbert Palmer 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
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	\$6,404	\$1,153	\$7,557
Qty:							49	LNFT	
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	\$40,003	\$7,201	\$47,204
Qty:							15	RISR	
Total Estimated Cost for B10 Superstructure							\$46,408	\$8,353	\$54,761
B20 Exterior Enclosure									
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	\$198,953	\$35,812	\$234,765
Qty:							22,440	SQFT	
B2010-07-6C Correct EIFS Exterior Wall Deteriorated By Clean, Prep, & Repaint	B2010 Exterior Walls	Stucco walls		Damage/ Wear	2	Def Maint	\$11,764	\$2,118	\$13,882
Qty:							6,000	SQFT	
B2020-03-12C Correct Deteriorated Wood Frame Exterior Window by Demo & Replace with Aluminum Frame Window	B2020 Exterior Windows	Building-wide		Damage/ Wear	2	Def Maint	\$583,666	\$105,060	\$688,726
Qty:							5,100	SQFT	
Total Estimated Cost for B20 Exterior Enclosure							\$794,383	\$142,989	\$937,372

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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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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Elbert Palmer ES

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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 LNFT	\$897	\$5,878
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:	\$81,486 1,200 LNFT	\$14,667	\$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 LNFT	\$1,887	\$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 EACH	\$6,839	\$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 EACH	\$82,684	\$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 SQFT	\$20,174	\$132,254

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Detailed Assessment Report

(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
Total Estimated Cost for C10 Interior Construction							\$619,914	\$111,585	\$731,499
C30 Interior Finishes									
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 BLDG SF	\$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 BLDG SF	\$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

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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
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 SQFT	\$3,995	\$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 SQYD	\$29,325	\$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 SQFT	\$53,465	\$350,492
Total Estimated Cost for C30 Interior 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 EACH	\$4,005	\$26,252
Total Estimated Cost for D20 Plumbing							\$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	Preferred burner on HB Smith Boiler	Damage/Wear	2	Def Maint Qty:	\$34,331 1 EACH	\$6,180	\$40,510
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D3020-06-3C Correct Breeching Major Deterioration by Demo & Replace (SQFT)	D3020 Heat Generation	Boiler		Damage/Wear	2	Def Maint Qty:	\$1,666 20	\$300 SQFT	\$1,966
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	\$27,598 EACH	\$180,920
D3040-03-18C Correct Deteriorated or Insufficient Exhaust Fan (1/5 HP) by Demo and Replace	D3040 HVAC Distribution	Exterior	<i>Sidewall, upblast type, centrifugal EF that serves kitchen</i>	Damage/Wear	2	Def Maint Qty:	\$4,115 1	\$741 EACH	\$4,856
D3040-11-17C Correct Exterior Insulated Ductwork Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Exterior	<i>Associated with AAON unit serving new wing appears damaged due to vandalism</i>	Damage/Wear	2	Def Maint Qty:	\$927 40	\$167 SQFT	\$1,093
D3040-15-2C Correct Damaged HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Exterior	<i>Metal clad pipe insulation associated with AAON unit serving new wing appears damaged due to vandalism</i>	Damage/Wear	2	Def Maint Qty:	\$1,144 30	\$206 LNFT	\$1,350
D3040-15-5C Correct Damaged Exterior HVAC Pipe Insulation by Repair	D3040 HVAC Distribution	Roof	<i>Metal clad pipe insulation associated with roof mounted chiller</i>	Damage/Wear	2	Def Maint Qty:	\$2,384 30	\$429 LNFT	\$2,813
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	<i>2 Chilled water pumps and 2 Hot Water pumps</i>	Damage/Wear	4	Def Maint Qty:	\$43,512 4	\$7,832 EACH	\$51,344

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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>Serves Auditorium</i>	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 EACH	\$18,178	\$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	<i>Serves new wing. Unit is on ground and damaged by vandalism</i>	Damage/ Wear	2	Def Maint Qty:	\$50,495 1 EACH	\$9,089	\$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	<i>Serves Old Wing</i>	Damage/ Wear	3	Def Maint Qty:	\$100,990 2 EACH	\$18,178	\$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 EACH	\$53,826	\$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 EACH	\$4,184	\$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 EACH	\$12,975	\$85,061

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$8,125	\$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 roof with inside evaporator/AHU	Damage/Wear	4	Def Maint Qty:	\$17,805 1 EACH	\$3,205	\$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 LNFT	\$283	\$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 EACH	\$740	\$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 EACH	\$3,043	\$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	\$89,314	\$16,077	\$105,391
							Qty: 52,755	SQFT	
Total Estimated Cost for D50 Electrical							\$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	\$20,386	\$3,669	\$24,055
							Qty: 22	EACH	
E2010-05-2C Correct Casework Major Deterioration by Demo & Replacement	E2010 Fixed Furnishings	Building-wide	Includes Admin. Casework	Damage/Wear	2	Def Maint	\$172,705	\$31,087	\$203,792
							Qty: 187	LNFT	
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	\$82,131	\$14,784	\$96,915
							Qty: 5,100	SQFT	
E2013-01-1C Correct Auditorium Seating Major Deterioration by Demo & Replacement	E2013 Fixed Seating	Gym Balcony		Damage/Wear	2	Def Maint	\$34,339	\$6,181	\$40,520
							Qty: 46	EACH	
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	Environmental	3	Def Maint Qty:	\$1,250 1 EACH	\$225	\$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	Environmental	3	Def Maint Qty:	\$11,911 202 SQFT	\$2,144	\$14,055
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	2	Def Maint Qty:	\$118,538 12,657 SQFT	\$21,337	\$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	Environmental	2	Def Maint Qty:	\$72,087 3,865 SQFT	\$12,976	\$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 SQFT	\$9,577	\$62,785
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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
G2030-04-2C Correct Bituminous Playground Paving Major Deterioration by Demo and Replace	G2030 Pedestrian Paving	Grounds / Site		Damage/Wear	3	Def Maint Qty: 10,000 SQYD	\$259,713	\$46,748	\$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: 600 LNFT	\$21,566	\$3,882	\$25,448
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Playground		Damage/Wear	3	Def Maint Qty: 40 SQYD	\$8,868	\$1,596	\$10,464
Total Estimated Cost for G20 Site Improvements							\$343,355	\$61,804	\$405,159
Total Estimated Cost for Elbert Palmer ES									\$5,957,092

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Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 Estimated 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 Estimated 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:	\$15,038 1	\$2,707 EACH	\$17,744
Total Estimated Cost for D30 HVAC							\$18,698	\$3,366	\$22,063

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Detailed Assessment Report

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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: 52,755 SQFT	\$493,312	\$88,796	\$582,108
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classroom		Functionality	2	Cap Imprvmt Qty: 54,000 SQFT	\$366,736	\$66,012	\$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: 35 EACH	\$18,702	\$3,366	\$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: 52,755 SQFT	\$79,855	\$14,374	\$94,229
Total Estimated Cost for D50 Electrical							\$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: 200 SQFT	\$2,654	\$478	\$3,132
Total Estimated Cost for E10 Equipment							\$2,654	\$478	\$3,132

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Detailed Assessment Report

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Location Name: Elbert Palmer ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Requirements									
H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	Provide Secure Entrance	Security	2	Cap Imprvmt	\$126,000	\$22,680	\$148,680
Qty:							400	SQFT	
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	\$600,000	\$108,000	\$708,000
Qty:							800	SQFT	
Total Estimated Cost for H10 Additional 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	\$19,744	\$3,554	\$23,297
Qty:							1	LPSM	
Total Estimated Cost for Z10 General Requirement							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Elbert Palmer ES									\$2,174,451

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Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment


Location Name: Elbert Palmer 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
Elbert Palmer ES									
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 SQFT	\$2,999	\$19,663
Total Estimated Cost for C30 Interior Finishes							\$16,664	\$2,999	\$19,663
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:	\$29,086 33 EACH	\$5,235	\$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 EACH	\$3,611	\$23,670
Total Estimated Cost for D20 Plumbing							\$49,145	\$8,846	\$57,991
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:	\$86,723 41 EACH	\$15,610	\$102,333
Total Estimated Cost for D30 HVAC							\$86,723	\$15,610	\$102,333
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.				
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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Location Name: Elbert Palmer ES

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 Equipment							\$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 Furnishings							\$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 Improvements							\$11,022	\$1,984	\$13,006

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Location Name: Elbert Palmer ES
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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$536,890 1,896 SQFT	\$96,640	\$633,531
Total Estimated Cost for H10 Additional Space Req							\$536,890	\$96,640	\$633,531
Total Estimated Cost for Elbert Palmer 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.

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.

Sarah Pyle Academy

Building Information Summary Report

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



Correction Category	Assessment Costs by Priority					Sub-Total
	Priority 1	Priority 2	Priority 3	Priority 4		
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: \$ - \$ 4,832,423 \$ 2,581,897 \$ 570,593

Total Assessed Cost: \$ 7,984,913

Est. Replacement Cost: \$ 13,521,144

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Sarah Pyle Academy

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
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 LNFT	\$1,360	\$8,918
Total Estimated Cost for B10 Superstructure							\$7,558	\$1,360	\$8,918
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:	\$44,330 5,000 SQFT	\$7,979	\$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 SQFT	\$4,827	\$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 SQFT	\$1,149	\$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 SQFT	\$13,674	\$89,641

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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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Priority Definitions: 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.

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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: 16,100 SQFT	\$467,483	\$84,147	\$551,630
B3030-03-5C Correct Gutters & Downspouts Major Deterioration by Demo & Replacement	B3030 Roof Drainage	Roof		Damage/ Wear	3	Def Maint Qty: 325 LNFT	\$5,397	\$971	\$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: 325 LNFT	\$22,069	\$3,972	\$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: 950 LNFT	\$49,140	\$8,845	\$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: 1,300 EACH	\$305,849	\$55,053	\$360,902
Total Estimated Cost for B30 Roofing							\$882,817	\$158,907	\$1,041,724

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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 EACH	\$9,947	\$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 EACH	\$53,152	\$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 BLDG SF	\$7,940	\$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 BLDGSF	\$3,759	\$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 BLDGSF	\$162	\$1,064

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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 SQFT	\$6,274	\$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 LNFT	\$8,140	\$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 SQFT	\$26,111	\$171,170
Total Estimated Cost for C30 Interior 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 EACH	\$4,331	\$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 EACH	\$1,669	\$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 EACH	\$499	\$3,272

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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.

Detailed Assessment Report

(Conducted in March 2017)

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
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 EACH	\$407	\$2,666
D2020-08-19C Correct Gas Fired Domestic Water Heater (80 Gal) Major Deterioration by Demo & Replacement	D2020 Domestic Water Distribution	Boiler	Bradford White Domestic Water Heater	Damage/Wear	4	Def Maint Qty:	\$8,235 1 EACH	\$1,482	\$9,717
Total Estimated Cost for D20 Plumbing							\$46,601	\$8,388	\$54,989
D30 HVAC									
D3020-13-3C Correct Combustion Air Louver Deterioration by Demo & Replace Louver with Operators	D3020 Heat Generation	Boiler		Damage/Wear	2	Def Maint Qty:	\$25,241 2 EACH	\$4,543	\$29,785
D3040-02-3C Correct AHU Minor Deterioration by Service & 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 1 EACH	\$186	\$1,219
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	3	Def Maint Qty:	\$51,812 11 EACH	\$9,326	\$61,138
D3040-10-2C Correct Grilles, Registers, Dampers & Diffusers Major Deterioration by Demo Existing & Replace	D3040 HVAC Distribution	Gym	Replace damaged diffusers in gym	Damage/Wear	2	Def Maint Qty:	\$4,486 6 EACH	\$808	\$5,294

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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 SQFT	\$334	\$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 LNFT	\$206	\$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 EACH	\$3,916	\$25,672
D3040-16-2C Correct Deteriorated or Inadequate HVAC Distribution Pump by Demo & Replace	D3040 HVAC Distribution	Boiler	HWH Distribution Pumps in Boiler Room	Damage/Wear	3	Def Maint Qty:	\$32,634 3 EACH	\$5,874	\$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 EACH	\$527	\$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 EACH	\$4,914	\$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 EACH	\$6,346	\$41,604

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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 EACH	\$9,089	\$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 EACH	\$9,089	\$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 EACH	\$25,105	\$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 EACH	\$24,097	\$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 EACH	\$6,410	\$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 EACH	\$6,410	\$42,019

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

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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 EACH	\$3,205	\$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 LNFT	\$203	\$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 LNFT	\$3,393	\$22,240
D3050-28-4C Correct Convactor Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units			Damage/Wear	4	Def Maint Qty:	\$14,813 3 EACH	\$2,666	\$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 SQFT	\$325	\$2,130
Total Estimated Cost for D40 Fire Protection							\$1,805	\$325	\$2,130

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.
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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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 EACH	\$180	\$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 EACH	\$1,722	\$11,290
Total Estimated Cost for D50 Electrical							\$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 SQYD	\$88,022	\$577,031
Total Estimated Cost for E10 Equipment							\$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 LNFT	\$44,885	\$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 SQFT	\$7,247	\$47,507
Total Estimated Cost for E20 Furnishings							\$289,621	\$52,132	\$341,752

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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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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(Conducted in March 2017)

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
F20 Selective Demolition									
F2020-05-1C Correct Asbestos Tile by Abatement	F2020 Hazardous Components Abatement	Stairwells		Environmental	2	Def Maint Qty:	\$3,044 325 SQFT	\$548	\$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		Environmental	2	Def Maint Qty:	\$73,673 4,232 SQFT	\$13,261	\$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		Environmental	2	Def Maint Qty:	\$187,532 7,626 SQFT	\$33,756	\$221,287
F2020-13-1C Correct Asbestos Acoustical Wall Panel by Demo & Replace	F2020 Hazardous Components Abatement	Auditorium		Environmental	2	Def Maint Qty:	\$155,961 3,500 SQFT	\$28,073	\$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	Environmental	2	Def Maint Qty:	\$2,995 100 LNFT	\$539	\$3,535

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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.

Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
F2020-28-1C Correct Asbestos Chalkboard or Markerboard Major Deterioration by Abate & Replace	F2020 Hazardous Components Abatement	Classrooms		Environmental	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.	Environmental	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 Improvements							\$27,826	\$5,009	\$32,834

Total Estimated Cost for Sarah Pyle Academy \$5,136,040

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.

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.

Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Sarah Pyle Academy

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
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 EACH	\$947	\$6,206
Total Estimated Cost for D20 Plumbing							\$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 EACH	\$8,462	\$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 EACH	\$8,462	\$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 EACH	\$8,462	\$55,471
Total Estimated Cost for D30 HVAC							\$141,028	\$25,385	\$166,413
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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Detailed Assessment Report

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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	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 Estimated Cost for D50 Electrical							\$891,024	\$160,384	\$1,051,408

H10 Additional Space Requirements

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

Priority 3 : Medium Work should be performed within the next 3-5 years.
Priority 4 : Low Work should be performed within the next 6-10 years.



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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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: 577 SQFT	\$122,324	\$22,018	\$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: 720 SQFT	\$396,000	\$71,280	\$467,280
Total Estimated Cost for H10 Additional 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	Coordination and short circuit study to determine PPE levels at electrical equipment	Codes/ Standards	2	Cap Imprvmt Qty: 1 LPSM	\$19,744	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirement							\$19,744	\$3,554	\$23,297
Total Estimated Cost for Sarah Pyle Academy									\$2,007,627

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Detailed Assessment Report

(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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
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 SQFT	\$3,749	\$24,579
Total Estimated Cost for C30 Interior Finishes							\$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 EACH	\$1,120	\$7,344
Total Estimated Cost for D20 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	<i>HVAC Control System Occupancy Sensor Not Installed</i>	Energy Conserv	2	RC Criteria Qty:	\$118,451 56 EACH	\$21,321	\$139,772
Total Estimated Cost for D30 HVAC							\$118,451	\$21,321	\$139,772

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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Detailed Assessment Report

(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 space as noted.	Program Reqmt	2	RC Criteria Qty:	\$94,769 1 LPSM	\$17,058	\$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 EACH	\$1,601	\$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 ROOM	\$5,485	\$35,960
Total Estimated Cost for E10 Equipment							\$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 EACH	\$2,352	\$15,418
Total Estimated Cost for E20 Furnishings							\$13,066	\$2,352	\$15,418

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Sarah Pyle Academy

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
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 EACH	\$1,221	\$8,004
Total Estimated Cost for G20 Site Improvements							\$6,783	\$1,221	\$8,004
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$413,428 1,460 SQFT	\$74,417	\$487,845
Total Estimated Cost for H10 Additional Space Req							\$413,428	\$74,417	\$487,845
Total Estimated Cost for Sarah Pyle 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.
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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 Street
 Wilmington, DE 19801



	Assessment Costs by Priority									
Correction Category	Priority 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: \$ 20,261,539

Est. Replacement Cost: \$ 33,110,637

Facility 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 Assessment Report

(Conducted in March 2017)

Deferred Maintenance Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Stubbs 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
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 SQFT	\$9,543	\$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 LNFT	\$25,148	\$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 LNFT	\$727	\$4,764
Total Estimated Cost for B10 Superstructure							\$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 SQFT	\$798	\$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 SQFT	\$4,096	\$26,850

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Stubbs ES

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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
B2011-05-1C Correct Exterior Cast-In-Place Cantilevered Balcony Major Deterioration by Demo & Replace Including Guardrails	B2011 Exterior Wall Specialties	Concrete Elevated Sidewalk	<i>Exterior elevated concrete walkway on footings</i>	Damage/Wear	2	Def Maint Qty:	\$186,146 1,154 SQFT	\$33,506	\$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 SQFT	\$1,045	\$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 SQFT	\$221,320	\$1,450,878
B2020-04-1C Correct Aluminum Storefront System Material Deterioration by Demolition & Unit Replacement	B2020 Exterior Windows	Exterior	<i>Existing aluminum "windows" are aluminum storefront systems.</i>	Damage/Wear	4	Def Maint Qty:	\$132,347 600 SQFT	\$23,822	\$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 EACH	\$20,454	\$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 EACH	\$7,083	\$46,436

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Detailed Assessment Report

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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
B2030-09-3C Correct Overhead Exterior Door Deterioration by Demo & Replace Door	B2030 Exterior Doors	Exterior		Damage/Wear	2	Def Maint	\$12,992	\$2,339	\$15,331
Qty: 2 EACH									

Total Estimated Cost for **B20 Exterior 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	\$1,248,557	\$224,740	\$1,473,297
Qty: 43,000 SQFT									
B3020-03-3C Correct Skylight Material Deterioration by Demolition & Material Replacement Including Curb & Flashing	B3020 Roof Openings	Roof		Damage/Wear	2	Def Maint	\$147,480	\$26,546	\$174,026
Qty: 40 EACH									
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	\$103,453	\$18,622	\$122,075
Qty: 2,000 LNFT									

Total Estimated 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	\$8,711	\$1,568	\$10,279
Qty: 250 SQFT									

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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Stubbs 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
C1012-03-4C Correct Deteriorated Wood Frame Interior Borrowed Lite by Demo & Install New	C1012 Interior Window	Building-wide	Raise sill at borrowed lites to 6'-8" AFF	Codes/ Standards	2	Def Maint	\$334,149	\$60,147	\$394,296
Qty: 2,500 SQFT									
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	\$103,614	\$18,651	\$122,265
Qty: 30 EACH									
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	\$463,218	\$83,379	\$546,597
Qty: 120 EACH									
C1030-03-1C Correct Toilet Compartments Major Deterioration by Demo & Replacement	C1030 Fittings	Toilets		Damage/ Wear	2	Def Maint	\$45,842	\$8,252	\$54,094
Qty: 13 EACH									
C1030-06-6C Correct Deteriorated or Broken Mirror by Demo & Replace	C1030 Fittings	Toilets	Includes 49 toilet room mirrors	Damage/ Wear	2	Def Maint	\$36,600	\$6,588	\$43,188
Qty: 300 SQFT									
Total Estimated 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	\$65,306	\$11,755	\$77,061
Qty: 308 LNFT									

Priority Definitions: Priority 1 : Immediate Work should be performed immediately. Potential life/safety issue.
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Detailed Assessment Report

(Conducted in March 2017)

Location Name: Stubbs 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
C2020-11-1C Correct Deteriorated Safety Risers & Treads by Demo & Replace	C2020 Stair Finishes	Stairs		Damage/Wear	2	Def Maint	\$4,087	\$736	\$4,823
							Qty: 93	LNFT	
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	\$175,212	\$31,538	\$206,750
							Qty: 34,000	BLDG SF	
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	\$247,363	\$44,525	\$291,889
							Qty: 96,000	BLDG SF	
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	\$159,755	\$28,756	\$188,511
							Qty: 62,000	BLDG SF	
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	\$360,822	\$64,948	\$425,770
							Qty: 16,000	SQFT	

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
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	\$21,504 SQFT	\$140,973
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	\$38,919 SQFT	\$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	\$7,842 SQFT	\$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	\$41,730 SQYD	\$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	\$5,087 LNFT	\$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	\$2,936 SQFT	\$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	\$8,394 SQFT	\$55,025

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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	\$375,788	\$67,642	\$443,430
Qty: 62,000 SQFT									
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	\$2,292	\$412	\$2,704
Qty: 2 EACH									
D2010-01-1C Correct Water Closet Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/Wear	2	Def Maint	\$2,292	\$412	\$2,704
Qty: 2 EACH									
D2010-02-1C Correct Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Building Wide		Damage/Wear	2	Def Maint	\$976	\$176	\$1,152
Qty: 2 EACH									
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	\$4,148	\$747	\$4,895
Qty: 3 EACH									
D2010-07-2C Correct Shower Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Bsmt Maint Bathroom		Damage/Wear	2	Def Maint	\$2,888	\$520	\$3,408
Qty: 1 EACH									

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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 EACH	\$499	\$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 EACH	\$801	\$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 EACH	\$1,602	\$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 EACH	\$407	\$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 EACH	\$571	\$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 EACH	\$1,482	\$9,717
Total Estimated Cost for D20 Plumbing							\$42,380	\$7,628	\$50,009

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D30 HVAC									
D3010-02-4C Correct Gas Piping Rusty by Surface Prep and Repaint	D3010 Energy Supply	Exterior		Damage/Wear	2	Def Maint Qty:	\$8,447 30 LNFT	\$1,521	\$9,968
D3040-02-11C Correct AHU Major Deterioration of 7.5 Ton Unit 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 EACH	\$8,605	\$56,409
D3040-02-11C Correct AHU Major Deterioration of 7.5 Ton Unit by Demo & Replace	D3040 HVAC Distribution	Gym		Damage/Wear	2	Def Maint Qty:	\$47,804 2 EACH	\$8,605	\$56,409
D3040-03-18C Correct Deteriorated or Insufficient Exhaust Fan (1/5 HP) by Demo and Replace	D3040 HVAC Distribution	Gym		Damage/Wear	3	Def Maint Qty:	\$4,115 1 EACH	\$741	\$4,856
D3040-03-1C Correct Deteriorated or Insufficient Exhaust Fan (1/8 HP) by Demo and Replace	D3040 HVAC Distribution	Basement	Propellor EF	Damage/Wear	2	Def Maint Qty:	\$3,812 1 EACH	\$686	\$4,498
D3040-03-1C Correct Deteriorated or Insufficient Exhaust Fan (1/8 HP) by Demo and Replace	D3040 HVAC Distribution	Building Wide	Ceiling EF	Damage/Wear	2	Def Maint Qty:	\$3,812 1 EACH	\$686	\$4,498
D3040-04-3C Correct Centrifugal Roof Exhauster Major Deterioration by Demo & Replace	D3040 HVAC Distribution	Roof		Damage/Wear	2	Def Maint Qty:	\$98,914 21 EACH	\$17,805	\$116,719

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
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 EACH	\$9,260	\$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 EACH	\$13,135	\$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 EACH	\$269	\$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 SQFT	\$765	\$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 SQFT	\$1,876	\$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 EACH	\$1,958	\$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 EACH	\$7,832	\$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 EACH	\$260	\$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 EACH	\$3,718	\$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 EACH	\$4,914	\$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 EACH	\$127,742	\$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 EACH	\$1,016	\$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 EACH	\$1,643	\$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	<i>Mitsubishi unit</i>	Damage/Wear	2	Def Maint Qty:	\$9,130 1 EACH	\$1,643	\$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 EACH	\$1,643	\$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	<i>Vertical Unit Ventilators</i>	Damage/Wear	2	Def Maint Qty:	\$45,652 2 EACH	\$8,217	\$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 EACH	\$3,205	\$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 EACH	\$3,205	\$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 EACH	\$3,080	\$20,192

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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 EACH	\$770	\$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 EACH	\$5,366	\$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 LNFT	\$7,464	\$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 LNFT	\$17,528	\$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 LNFT	\$5,852	\$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 LNFT	\$685	\$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 LNFT	\$316	\$2,075

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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 LNFT	\$316	\$2,075
D3050-28-4C Correct Convectector Major Deterioration by Demo & Replace	D3050 Terminal & Packaged Units	Building Wide		Damage/Wear	2	Def Maint Qty:	\$4,938 1 EACH	\$889	\$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 EACH	\$1,365	\$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 SQFT	\$28,458	\$186,559
Total Estimated Cost for D50 Electrical							\$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 LNFT	\$249,360	\$1,634,694

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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:	\$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 Furnishings							\$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	Environmental	3	Def Maint Qty:	\$7,754 300	\$1,396 LNFT	\$9,150
F2020-05-2C Correct Asbestos Tile with VCT Overlay by Remove, Abate Both Floors, & Replace with VCT	F2020 Hazardous Components Abatement	Building-wide	As noted in AHERA Report	Environmental	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	Environmental	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. Cost	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.	Environmental	2	Def Maint Qty:	\$41,742 720 SQFT	\$7,514	\$49,256
Total Estimated 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 LNFT	\$9,748	\$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 SQYD	\$20,954	\$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 SQYD	\$2,214	\$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 SQYD	\$22,977	\$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 EACH	\$2,697	\$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 SQFT	\$15,037	\$98,573

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(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
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	\$795 RISR	\$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	\$4,499 SQFT	\$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	\$4,529 LNFT	\$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	\$2,882 SQFT	\$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	\$30,128 SQYD	\$197,509
Total Estimated Cost for G20 Site Improvements							\$646,998	\$116,460	\$763,458
Total Estimated Cost for Stubbs ES									\$14,270,703

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Detailed Assessment Report

(Conducted in March 2017)

Capital Improvement Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

Location Name: Stubbs 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
Stubbs ES									
B10 Superstructure									
B1012-01-1C Correct New Concrete Interior Ramp Required by Install New	B1012 Interior Ramps	Boiler	Boiler Room	Codes/ Standards	2	Cap Imprvmt Qty:	\$19,250 150 SQFT	\$3,465	\$22,715
B1012-01-7C Correct New Concrete Interior Ramp Non-Existent Handrail by Install Handrail	B1012 Interior Ramps	Boiler		Codes/ Standards	2	Cap Imprvmt Qty:	\$4,114 50 LNFT	\$740	\$4,854
Total Estimated Cost for B10 Superstructure							\$23,364	\$4,205	\$27,569
C10 Interior Construction									
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 BLDGSF	\$12,440	\$81,551
Total Estimated Cost for C10 Interior Construction							\$69,111	\$12,440	\$81,551
D20 Plumbing									
D2020-02-1C Correct Backflow Preventer Not Installed by Installation of Backflow Preventer	D2020 Domestic Water Distribution	Boiler		Codes/ Standards	2	Cap Imprvmt Qty:	\$5,259 1 EACH	\$947	\$6,206
Total Estimated Cost for D20 Plumbing							\$5,259	\$947	\$6,206

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D30 HVAC									
D3030-01-3C Correct Deteriorated or Inefficient Chiller by Demo & Replace	D3030 Refrigeration	Boiler	<i>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.</i>	Program Reqmt	2	Cap Imprvmt Qty:	\$454,563 58,000 SQFT	\$81,821	\$536,385
D3030-04-12C Correct Deteriorated or Inefficient Condensing Unit 130 Ton by Demo & Replace	D3030 Refrigeration	Roof	<i>Work to coincide with chiller replacement in the boiler room.</i>	Damage/Wear	2	Cap Imprvmt Qty:	\$129,045 1 EACH	\$23,228	\$152,273
D3030-04-13C Correct Condensing Unit 7.5 Ton Not Installed by Install New	D3030 Refrigeration	Roof	<i>To be provided</i>	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 2 EACH	\$5,223	\$34,239
D3030-04-13C Correct Condensing Unit 7.5 Ton Not Installed by Install New	D3030 Refrigeration	Roof	<i>To be provided with replacement AHUs in the Auditorium</i>	Program Reqmt	2	Cap Imprvmt Qty:	\$29,016 2 EACH	\$5,223	\$34,239
D3040-15-1C Correct Uninsulated HVAC Pipes by Install Insulation	D3040 HVAC Distribution	Boiler		Energy Conserv	2	Cap Imprvmt Qty:	\$1,371 30 LNFT	\$247	\$1,618
D3050-14-3C Correct Heating and Cooling Fan Coil Unit Not Installed by New Installation	D3050 Terminal & Packaged Units	Hallway	<i>To provide for cooling in the Corridors</i>	Program Reqmt	2	Cap Imprvmt Qty:	\$309,954 15 EACH	\$55,792	\$365,746

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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	<i>Additional panels are required to power additional outlets through out school</i>	Functionality	3	Cap Imprvmt Qty: 6 EACH	\$161,517	\$29,073	\$190,589
D5010-13-2C Correct Improperly Sized Switchboard by Demo & Replace with 1200 Amp Switchboard & 20 Breakers	D5010 Electrical Service & Distribution	Boiler	<i>Replace 1200 amp, 208/120v switchboard with main service disconnect & 18 extg feeder breakers & add (6) new amp feeder breakers</i>	Functionality	3	Cap Imprvmt Qty: 1 EACH	\$55,737	\$10,033	\$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: 89,247 SQFT	\$834,549	\$150,219	\$984,767
D5020-16-5C Correct Insufficient Exit Signs by Install New	D5020 Lighting & Branch Wiring	Building Wide	<i>Recommend to complete asap but not required until renov or notice from annual inspection.</i>	Life Safety	2	Cap Imprvmt Qty: 20 EACH	\$17,638	\$3,175	\$20,813
D5021-01-1C Correct Insufficient Quantity Receptacles by Installing Additional Units	D5021 Branch Wiring	Classrooms & Library		Functionality	2	Cap Imprvmt Qty: 30,000 SQFT	\$203,742	\$36,674	\$240,416

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
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: 50 EACH	\$26,717	\$4,809	\$31,527
D5030-05-1C Correct Fire Horn/Strobe Not Installed by Installing	D5030 Fire Alarm System	Classroom	<i>Recommend to complete asap but not required until renov or notice from annual inspection.</i>	Life Safety	2	Cap Imprvmt Qty: 26 EACH	\$33,763	\$6,077	\$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	<i>Intrusion System - motion sensors are required in office, hallways, kitchen, library and computer rm.</i>	Security	2	Cap Imprvmt Qty: 89,247 BLDGSF	\$52,861	\$9,515	\$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: 1 EACH	\$3,291	\$592	\$3,883
Total Estimated Cost for D50 Electrical							\$1,389,814	\$250,167	\$1,639,981

H10 Additional Space Requirements

H1010-03-1C Correct Add Administration Space by Construct New Space	H1010 New Space	Main Entrance	<i>Provide Secure Entrance</i>	Security	2	Cap Imprvmt Qty: 400 SQFT	\$126,000	\$22,680	\$148,680
H1020-01-1C Correct General Space Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Basement	<i>Basement toilet rooms (abandoned)</i>	Functionality	2	Cap Imprvmt Qty: 650 SQFT	\$137,800	\$24,804	\$162,604

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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	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: 1,460 SQFT	\$309,520	\$55,714	\$365,234
H1020-05-1C Correct Non ADA Toilet by Demo & Reconfigure 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: 500 SQFT	\$375,000	\$67,500	\$442,500
H1020-05-2C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	3rd Floor Group Toilets	Group toilet rooms are currently non-compliant.	Accessibility	2	Cap Imprvmt Qty: 900 SQFT	\$495,000	\$89,100	\$584,100
Total Estimated Cost for H10 Additional Space Req							\$1,443,320	\$259,798	\$1,703,118

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: 1 LPSM	\$19,744	\$3,554	\$23,297
Total Estimated Cost for Z10 General Requirement							\$19,744	\$3,554	\$23,297

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Total Estimated Cost for Stubbs ES									\$4,606,223

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(Conducted in March 2017)

RCCSD Criteria Only

Project Name: 2017 DDOE Wilmington City Schools Assessment

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	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 EACH	\$11,314	\$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 EACH	\$1,344	\$8,813
Total Estimated Cost for D20 Plumbing							\$70,322	\$12,658	\$82,979
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:	\$126,912 60 EACH	\$22,844	\$149,756
Total Estimated 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 LPSM	\$15,400	\$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 EACH	\$1,601	\$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 ROOM	\$15,847	\$103,885
Total Estimated Cost for E10 Equipment							\$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 EACH	\$3,410	\$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 EACH	\$1,831	\$12,005
Total Estimated Cost for G20 Site Improvements							\$10,174	\$1,831	\$12,005

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
H10 Additional Space Requirements									
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Library		Program Reqmt	2	RC Criteria Qty:	\$764,559 2,700	\$137,621 SQFT	\$902,180
Total Estimated Cost for H10 Additional Space Req							\$764,559	\$137,621	\$902,180
Total Estimated Cost for Stubbs ES									\$1,384,614

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