

Building Evaluation – Monmouth Middle School

For: Town of Monmouth



Inspection performed by:

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Background:

The connected buildings referred to in this report as the “Monmouth Middle School Building” are actually five connected structures built at different times beginning in 1856. The original 1856 structure was known as Monmouth Academy at the time. Additions and modifications were made to the building over the years to address growth and program changes and now include a library, offices, classrooms, multi-purpose room (gymnasium, cafeteria and stage), and other support rooms.

In 2009, as a result of statewide changes to the Regional School Union (RSU) structure, the building was deeded to RSU 2 and the school union became responsible for the ownership and upkeep of the school, rather than the town directly. In 2020 a new Monmouth Middle School will finish construction and the existing Monmouth Middle School will be deeded back to the Town of Monmouth.

In an effort to determine the best course of action with regard to the building, Michaud Engineering Inc. was contracted to perform an evaluation of the building, its current condition, and make recommendations on any required changes needed for continued use and / or repurposing of the building or any of its components.

Scope of Work:

The scope of work for this project includes a visual inspection and assessment of the Middle School buildings, including all of the additions. The scope is limited to the Middle School building itself and does not include the site surrounding the building or any other buildings at that location. The visual inspection includes all those areas in the building that are readily accessible and can be visually evaluated without disassembly or destruction of any portion. For instance, wall sections will not be opened to evaluate the construction materials used, but will be noted if they are already exposed. This report is based upon a thorough visual assessment, but

no guarantees or assurances are to be made or inferred for those items and components which could not be visually identified at the time of the inspection. Where possible, information from past evaluations, experience from current or past employees and other reliable sources will be used to project the most likely construction methods and materials for the purpose of budgeting repair or replacement costs.

It was reported to Michaud Engineering that the building has been tested in the past for asbestos containing materials (ACM) and that the reports revealed it to be free of ACM. A copy of this report has not yet been found and due to the ages of the various portions of the building, it would be prudent to proceed with caution on any renovations that may disturb items that have historically contained ACM (pipe insulation, floor tiles, ceiling tile mastic, and other products). In addition, due to ages of the various portions of the building, the presence of lead-based paint is very likely. However, without testing for these materials, it is impossible to quantify the costs for their abatement, and the testing and analysis for ACM and lead are beyond the scope of this evaluation. The cost projections provided in the analysis, unless specifically stated, do not attempt to quantify the abatement costs for either of these items.

This visual assessment of the building is broken out into five sections that include the original construction and the four additions: the 1856 original construction, the 1952 construction, the A-Wing, the B-Wing, and the Connector. Each section is evaluated on its own based on the lifecycle of the building systems within that structure, as well as the unique features of that section. It should be noted that while each section is being evaluated independently, the decision to re-use some portions of the building and not others are not quite as easily defined. For instance, if it were decided to retain the original 1856 structure only, new construction would be required to provide access to the second floor, as the only way to access the second floor currently is via the stairwells of the B-Wing.

This report makes reference to building codes where appropriate but is not intended to be a code-evaluation. In addition, based on the proposed usage of the building or any of its components in the future, the applicable building codes may vary. This report does not attempt to address every possible permutation of options for future uses, but does try to highlight the most common and likely applicable code issues whenever possible.

The report includes details on the systems and requirements necessary to restore each building section to proper operating condition. This does not mean that all of the stated requirements need to be addressed at the same time. They have been prioritized based on perceived severity, but the end user is at liberty to apply the priority that makes the best fiscal sense for them.

Also included are budgeted costs for demolition. Any or all portions of this building can be renewed, but based on the needs of the Town, it may make more financial sense to remove sections of the building rather than renew them. These budgetary figures are provided for the consideration of that option.

Methodology:

The evaluation of this building follows the process of a building condition assessment, where a building is broken down into its component parts (known as “systems”) and each of these systems are evaluated for their current condition. The Building Owners and Managers Association (BOMA) provides guidelines on the expected useful life or lifecycle of each of these component systems. Using that guideline and the visual inspection of these components, the assessment seeks to project the replacement cost of the building as a sum of these systems, as well as the cost of renewing any of the systems that have reached or exceeded their expected lifespan. In the Systems List report in the appendix, there is a column for “Observed Years Remaining”. While it is easy to simply apply the BOMA expected useful life to each building system, the observed condition of each system is also used to adjust the observed years remaining to reflect whether that system is aging more aggressively than the BOMA guidelines, or perhaps has some life remaining even though it may have exceeded the calendar years expected for that system. Often, a system that has exceeded its expected calendar life may have an “Observed Years Remaining” of 1 or 2 to indicate that it is, indeed worn and needs to be replaced, but the replacement can wait a year or two if needed. In older buildings, this allows the assessor to prioritize the systems that are most critical with a higher priority (0 years remaining) from those that could be put off for a year or two if necessary. In addition, the visual inspection addresses any observed deficiency or “requirements” for items that have either failed, do not work properly, are not compliant with current codes, or otherwise need to be corrected for the proper function of the building.

In order to provide reasonable and consistent budget costing for the various building systems and components, the industry standard R.S. Means Building Construction Cost Data was used. R.S. Means provides engineers and estimators cost data for nearly all building materials and components, including installation costs based on the geographic location of the building. This is one of, if not the most popular and recognized data source of its kind and it provides consistent, reliable and detailed construction data for budgetary purposes. The budgetary estimates produced are intended for information and comparison use only, however, and should not be confused with a construction cost estimates that are required for construction. Construction cost estimates include quotations from contractors and material suppliers and are valid for a limited time. The purpose for assembling budgetary pricing for this evaluation is to provide comparison data that is reasonable for budgetary purposes.

The renewal of the building systems that have reached the end of their lifecycle, along with the observed deficiency requirements are combined to create a total cost know as the FCI Requirement Cost, where FCI is defined as the Facility Condition Index. The FCI is calculated as the Replacement Value of the building divided by the FCI Requirement Cost. The FCI is an indicator of the overall condition of a building and provides a useful “thumbnail” gauge when trying to decide on how to proceed with a building at a given point in time. Generally speaking:

FCI: 0 – 0.2 – the building is in good condition overall
0.2 – 0.3 – some upgrades and system renewal is required
0.3 – 0.4 – renewals and upgrades are becoming a more significant expense
0.4 and greater – the building is in need of significant reinvestment and alternatives,
including demolition should be considered.

The FCI is not the only decision making factor when deciding how to proceed, but is one worth considering. An FCI of 0.4 indicates that the cost of correcting all of the observed requirements and system renewals will add up to 40% of the overall replacement cost of the building. For some buildings, this percentage may be too high. For others, for instance buildings with historic significance, the FCI could go much higher before demolition becomes the best choice. Each building is unique and should be evaluated on its own merits.

When reviewing the detailed reports in the appendix of this document, the reader may note that the Requirement Detail totals for each building section do not exactly match the FCI Requirement Costs listed in the Executive Portfolio Summary. The reason is that the Requirement Detail report includes some requirements that include “soft costs” which do not add capital value to the building, but are necessary to perform that requirement. For instance, if a crane is rented to install HVAC equipment onto a roof, the cost of that equipment rental is not reflected in the FCI Requirement Cost because it does not add value to the building.

The majority of the Requirements listed in the Requirement Detail Report have the Requirement Type “Ren” representing a “renewal” requirement. This represents a system that has reached the end of its rated lifespan and the entire system is being renewed. The Requirements that have the Requirement Type “Req” are non-system renewal requirement or stated another way, requirements that are written to address another deficiency other than lifecycle. The reasons for these requirements are listed in the Requirement Description.

Observations:

Each portion of the Middle School building is described in more detail below, with the specific features and challenges associated with each. The decision to re-purpose any or all of these building sections will also lead to additional required needs, not all of which can be evaluated thoroughly at this juncture. For instance, leaving one portion operational and demolishing another portion may require the addition of services (mechanical, electrical, conveying, etc). depending on which portions stay or go. In addition, some requirements listed in the Requirements section may be dependent on the remaining size and use of the building(s) that remain. In the case of fire sprinkler systems, there are different scenarios which may require their installation with the local Agency Having Jurisdiction (AHJ) having the final say. To be on the safe side, budgeted costs for installing sprinklers in all sections of the building have been included.

There are other Requirements that apply to most of the building sections. These include things like upgraded emergency lighting, Exit signage, fire alarm system and heating, ventilation and

air conditioning (HVAC) equipment. The entire building lacks sufficient means for exhaust and make up air. These are addressed in the Requirement section for each building.

1856 Building



The 1856 building is a wood framed construction with a single story over a crawl space on the eastern portion of the building and a two story wood framed construction over a full basement on the western portion of the building. The perimeter foundation walls surrounding the crawl space include dry-laid stone and masonry, while the full foundation over the western side is supported by cast-in-place concrete walls with a concrete slab-on-grade floor. It has been reported that frost changes lead to seasonal movement under the eastern portion of the building. The concrete foundation walls in the western portion of the basement have been painted in the past, but the paint is peeling badly as a result of moisture permeating the concrete. Portions of the walls exhibited dark stains which may indicate mold growth. Temporary ventilation fans have been installed to exhaust the air from this area through basement windows, indicating that this has been an issue for some time and efforts have been made to mitigate it. At some point in the building's history, this had been used for occupied space (or at least a portion of it was), but that is no longer advisable, due to the environmental conditions, lack of proper ventilation and lack of sufficient egress.

The 1856 portion of the building is the original structure and provides the "face" of the building. The building features a distinctive front porch and entrance with four large columns. This

portion of the building currently houses the library in the eastern half of the building and offices in the western half of the building.

Due to its age and the overall condition of many of the systems within the building, this portion of the Middle School has the highest FCI. Nearly all of the finishes have reached or exceeded their expected lifespan, both interior and exterior. More costly, however, are the mechanical and electrical systems that need to be upgraded. The current boiler required a special permit to be operated this year and was only allowed to do so as this was expected to be the last year of operation for this building. The electrical distribution system, building lighting and plumbing systems all have reached or exceeded their rated life. Renewal of these systems will be costly and require extensive time.

In addition to the lifecycle replacements that would be required to keep this building operational, code required upgrades may also be required depending on the proposed use and occupancy. Currently none of the restrooms in this portion of the building meet the Americans with Disabilities Act Accessibility Guidelines (ADAAG). The existing restrooms on the first and second floors are not large enough to accommodate a compliant restroom, so an entirely new restroom or restrooms would need to be constructed.

One of the most significant cost considerations involves access to the second floor. Currently the only access to the second floor are via the stairs at the end of the B-Wing. Even if the B-Wing were to stay, the existing stair-climber wheelchair lifts do not comply with ADAAG and they are far beyond their rated life. The proposed remedy is for a new elevator to meet current accessibility guidelines. This will also necessitate the construction of a new staircase, should this building be utilized and the attached B-Wing demo'd. The cost of a new staircase is not reflected in the Requirements section as it is expected that should the 1856 portion of the building remain, at least one of the two sides of the B-Wing would remain as well. This would offer the best opportunity for leveraging space for compliant restrooms, utilizing the existing stairs, and continuing to be supported by the boiler attached to the B-Wing.

The reuse of the 1856 portion of the building will require the most significant investments with respect to general building operation and meeting code requirements.

1856 Building Photos:



Aged Finned Tube Radiant Heater and
Damaged Ethernet Connection



Plaster and Paint Wall Damage



Aged and Water Damaged Exterior Doors



Aged and Stained Ceiling Tiles. Also
Indicates Past Roof Leak



Aged and Damaged Carpet



Aged and Damaged Wainscoting



Make-Shift Fan Used To Ventilate Basement



Foundation Walls, Crawl Space, and Floor Under Library



Rock and Ledge Used As Floor Support



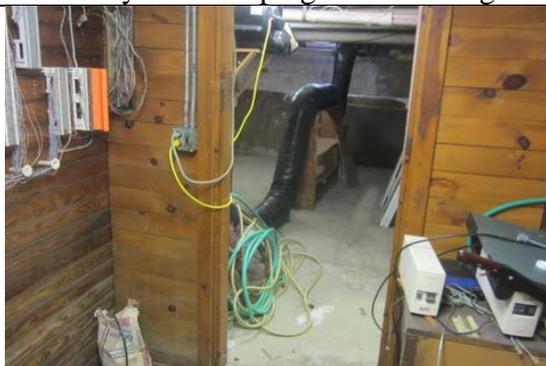
Abandoned Water Tank



Sanitary Waste Piping – Various Ages



Newer, But Still Aged Electrical Sub-Panel



Inappropriate Use Of Extension Cords and Flexible Ductwork



Peeling Basement Wall Paint



Aged Electrical Safety Switches



Cracked Plaster and Paint



Non-ADAAG Compliant Restroom



Aged / Non-Functional Security Panel



Aged and Non-Rated Fire Doors



Water Damaged Roof Structure



Aged and Unreliable Emergency Lights



Water Damaged 2nd Floor Ceiling



Condemned Boiler



Exterior Façade Damage and Aged Paint

B-Wing:

The B-Wing is a two to three-story structure with concrete masonry unit (CMU) wall construction featuring a brick face on the east facing exterior wall and painted CMU on the remaining walls. The building is a slab-on-grade construction with no basement. The building is comprised primarily of classrooms and is integrated with the west end of the 1856 portion of the building. The southern portion of the B-Wing includes a basement level classroom that is currently set up for home economics. Attached to the B-Wing on the north side is a basement level addition that houses another boiler room. The boiler in this room provides heating hot water that supports both the B-Wing and 1856 portion of the building, with the boiler in the basement of the 1856 building providing supplemental heat when the B-Wing boiler is insufficient to meet the heating demand of the building.

Since the B-Wing is the largest by area, and includes some of the most costly building systems, it also has the highest replacement value and requirement costs. As with the 1856 building, the interior finishes in this building are worn and have reached the end of their rated life. The mechanical and electrical systems are also aged and worn. Some items such as the restroom fixtures are newer, but the restrooms themselves will need to be completely remodeled to meet current code and ADAAG requirements and to be more suitable for future uses. The structure and exterior finishes have some life left in them, but are aged as well and approaching the end of their expected lifecycle. As stated in the 1856 building summary, the stair-climber wheelchair

lifts are inadequate. Note that in the Requirements section, a separate Requirement for an elevator is not included, as the renewal cost of the stair-climber lift roughly approximates that cost.

The B-Wing is important to the rest of the building as the main electrical and mechanical systems are found in the attached mechanical room. Changes to keep other portions of the Middle School while eliminating this section would require re-routing and re-housing these utilities.



Aged and Worn Carpet



Aged Kitchenettes



Aged Exit Signage



Aged Branch Wiring



Aged Ceiling Tiles, Lighting and PA System



Aged and Worn Moveable Partition



Un-Rated Fire Door



Aged Finned Tube Radiation



Aged Interior Doors



Aged Domestic Water and Sanitary Piping



Aged and Non-ADAAG Compliant Fixtures



Aged Electrical Distribution



Non-Compliant Fixtures and Aged Partitions



Aged Toilet Partitions



Aged Piping and Lighting



Aged Drinking Fountain



Aged Emergency Lights



Aged and Obsolete Lab Sinks



Peeling Exterior Paint



Aging and Insufficient Boiler Capacity



Aged Electrical Service



Aged Roof Exhaust Fan and Peeling Paint

1952 Building:



The 1952 building currently houses the principal's office and supporting offices along with the multipurpose room which functions as the gymnasium, cafeteria, kitchen and stage. This building includes a wood ramp that provides wheelchair access to the building. This portion of the building also includes a basement under the west end of the multipurpose room. This basement area includes locker rooms and the mechanical space that supports this building.

This portion of the building includes a steam boiler along with a steam to hot water converter for domestic hot water, and a separate heat exchanger to produce heating hot water. The steam is also used for heat in the attached A-Wing building.

The building is a single story, primarily wood framed construction, with vinyl siding on the exterior. The mechanical and electrical systems are all aged and have reached or exceeded their expected life. The interior finishes are aged and worn, although some finishes are newer than other portions of the Middle School. The restrooms in the 1952 building are nearly ADAAG compliant, but are aging and should be considered for renewal.

This portion of the building is relatively large and as such, has a high replacement value. The FCI Requirement Cost is also high due to the expensive nature of the systems that need to be renewed. This building is unique compared to the others in the types of rooms that it has available for repurposing, but each of these rooms have specific, and sometimes expensive, needs to extend the life of the building.



Aged Wheelchair Ramp



Aging Exterior Doors



Aged Branch Wiring



Aged Fire Panel



Newer, But Non-ADAAG Compliant Restroom



Aged Electrical Distribution Panels



Aged Emergency Lighting and PA System



Aged FTR and VCT Floor Tiles



Aged Kitchen Roll Up Door



Non-Rated Fire Doors



Aged Lighting and Unit Heaters



Aged Restroom Fixtures



Aged Steam Boiler



Aged Steam Domestic Water Heater



Aged Pneumatic Building Controls



Aged Heating Hot Water Heat Exchanger



Aged Wheelchair Lift



Aged Wall Mounted Kitchen Exhaust Fan

A-Wing:



The A-Wing is connected to the west side of the 1952 Building and is supported by the mechanical and electrical system of that building. This is a two-story building with painted CMU exterior walls and a slab-on-grade foundation with no basement. This portion of the building is primarily used for classroom space. The interior and exterior finishes are similarly aged and at or beyond their rated life. In addition, this is the only portion of the building that is heated with steam via suspended steam unit heaters. These are not only aged, but they do not provide the level of quiet and temperature control that is expected of modern buildings. These type of suspended unit heaters are more commonly used in shop or utility areas rather than classrooms.

This portion of the building is nearly as large as the 1952 portion of the building with similarly aged and worn finishes and systems. The replacement value and the cost of the renovations are both high leading to an FCI similar to the B-Wing and 1952 portion of the building.

This portion of the building is similar to the 1956 Building in that it is dependent on the mechanical and electrical systems supplied from the 1952 building. Should this portion of the building be selected to be re-purposed, this bears consideration.



Aged Exit Signs



Aged Folding Partition Walls



Aged Carpet



Aged Ceiling and PA System



Aged Emergency Lights



Aged Branch Wiring



Aged Drinking Fountains



Aged and Non-Compliant Restroom Fixtures



Aged and Leaking Steam and Condensate Piping



Aged Ceiling Tiles and Restroom Fan



Aged and Worn Kitchenettes



Aged Wheelchair Stair-Climber Lift



Aged Steam Unit Heaters



Aged Restroom Partitions and Fixtures



Aged Exterior Paint



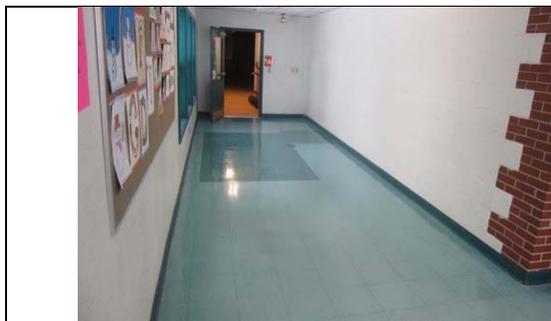
Dated Kitchenettes

Connector Building:



The function of the Connector is primarily to connect the B-Wing and 1856 Building to the 1952 Building. As such, this building uses limited support systems. This is a single-story wood framed structure with a concrete slab-on-grade foundation and no basement. It includes an interior sloped corridor that connects the B-Wing to the 1952 Building.

The finishes are similarly aged, but the overall structure and many of the large cost building systems are in fair condition. The FCI of this building is somewhat lower than the others.



Aged VCT Flooring



Aged Exit Signs

Analysis:

As stated in the Scope of Work section, the focus of this investigation of the Middle School Building and all of its component parts was to determine the current condition of the various systems that make up the building and in the case of those systems that need to be renewed or replaced, provide some budgetary probable costs for their replacement or renewal. It is important to note that while most building system are intended to be fully replaced when they are renewed (those with the Requirement Type “Ren” in the Requirement Report in the appendix), some system such as exterior walls, foundation walls and superstructure are only partially replaced as part of the renewal process. For instance, even though a CMU wall may be aged with some cracked blocks or loose mortar, the full renewal of that system will usually only involve replacing the damaged portions of it, rather than the whole wall system. If one of these systems is in need of more thorough replacement, a separate requirement would be written to address that.

In the case of most other systems, the renewal amount usually exceeds the actual cost of that system by a certain percentage that varies from system to system. The renewal costs of these are often 125% of the actual replacement cost of the system. This extra 25% is used to capture things such as mobilization / demobilization costs, removal and disposal of the old system and contractor overhead and profit charges. In this way, System Renewal requirements more accurately reflect the full replacement of a system.

The following appendices include an Executive Portfolio Summary which provides the FCI, Replacement Cost, and the FCI Requirement Costs for each portion of the building. The Systems List Report provides a breakdown of each of the component buildings and the systems that make up each of these building components or sections. In addition, it lists the ages, remaining life and replacement costs for each of these systems. Lastly, the Requirement Detail Report lists all of the Requirements that have been identified to restore the buildings to their original construction. The renewal requirements (Requirement Type: REN) represent a “like” replacement of a system, meaning for instance if a VCT floor is to be renewed, it will be priced out for VCT flooring going forward. Where changes are needed, separately written requirements (Requirement Type: REQ) were created to address this. For instance, in the case of non-compliant restrooms that may require re-sizing the room for required clearances, etc. These requirements include more detailed descriptions of what is required and why, along with the budgeted items for that requirement.

The details provided are intended to allow for the best decision making with regard to the future use or disposal of the Middle School Building or any of its parts. It is beyond the scope of this evaluation to make specific recommendations on courses of action, but rather to provide enough information so that those scenarios can be properly considered. The detailed Requirements listed can be re-prioritized based on the perceived importance by the client. However, some requirements may be driven by building code or other mandates. Where applicable, those have been listed in the requirement description.

One option for the Middle School Building or any of its component parts that has not been listed to this point is demolition. While it is understood that the purpose of this effort is to find ways which the building or parts of the building may be re-utilized, the option of demolition and disposal of all or parts of the building should be considered as well, as there are costs associated with this option as there are for renewal.

The demolition costs for each section of the building can be seen as a detailed Requirement in each building section in the Requirement Detail report. The costs vary from building section to building section not only due to the size of each section, but the materials of construction and features of the building section. In addition, the consideration to demolish any portion of the overall building must include a thorough evaluation of the effect it will have on the remaining structures. For instance, removal of the B-Wing would leave the 1856 building without any means to access the second floor and no primary means of heat (even though the 1856 building has a boiler, it is obsolete and the boiler in the B-Wing supplies the majority of the heating for the B-Wing and 1856 building). With that being state, the budgeted demolition costs are as follows:

Building Portion	Demolition Budget Estimate
1856 Building	\$30,118.00
1952 Building	\$66,387.00
A-Wing	\$61,986.00
B-Wing	\$69,665.00
Connector	\$7,856.00

Conclusion:

The decision to re-use some or all of the portions of the Middle School building should be made based on a variety of factors including need, available resources, the suitability of the available spaces within this building, and of course the cost in converting the building to its new intended use. This report attempts only to provide information regarding the last item so that it can be objectively weighed along with the other considerations.

Appendix 1 – Executive Portfolio Summary:

Executive Portfolio Summary

Building Name	AGE	Size	FCI	Replacement Value	FCI Requirement Cost
1856 Building					
	164	5,700 SF	0.95	\$1,169,407.65	\$1,109,966.00
1952 Building					
	68	15,417 SF	0.79	\$2,984,473.66	\$2,367,606.00
A Wing					
	51	14,714 SF	0.76	\$2,724,760.33	\$2,066,279.00
B Wing					
	60	17,267 SF	0.78	\$3,239,173.05	\$2,523,975.00
Connector					
	60	1,285 SF	0.65	\$176,043.62	\$114,233.00

Tuesday, March 17, 2020

Appendix 2 – Systems List Report:

System List Report

Building Name: 1856 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Unifomat	System Name	Lifetime	Qty	UOM	Inst. Yr			
A - Substructure	Foundation Wall and Footings 8-Ft - Full Basement	75	170	LF	1856	2	\$50,481.50	Full basement wall and foundation with a 8-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains. This is for the west side of the building with the basement and boiler room.
A - Substructure	Structural Slab on Grade - Non-Industrial	75	1744	SF	1856	2	\$12,347.52	The building substructure includes a non-industrial type structural slab on grade. This is for the partial basement portion of the building.
A - Substructure	Foundation Wall and Footings - No Basement	75	150	LF	1856	2	\$23,712.00	Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.
B10 - Superstructure	Multi-Story - Wood	75	5700	SF	1856	5	\$78,603.00	Multi-story wood framed building, includes wood framing, flooring, and roof structure.
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Wood	20	1	Each	1856	3	\$2,924.50	Wooden exterior stairs including railings. This is for the stairs to the porch at the old front entrance to the library portion of the building.
B2010 - Exterior Walls	Brick Veneer Walls - Wood Stud Backup	75	4991.53	SF	1856	5	\$135,719.70	The exterior wall construction is of brick veneer walls with wood stud backup.
B2020 - Exterior Windows	Wood Windows	30	1	SF	1856	1	\$3,338.16	The building includes wood framed exterior window units with insulating glass. This system is for the decorative circular window at the attic level.

Building Name: 1856 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
B2020 - Exterior Windows	Aluminum Windows	30	350	SF	1995	5	\$29,155.00	The building includes aluminum framed exterior units with insulating glass.
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	1	Each	2009	19	\$3,107.46	Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.
B2030 - Exterior Doors	Door Assembly - 6 x 7 Wood	30	1	Each	1956	2	\$4,889.29	Exterior doors include a pair of 3 x 7 wood doors and wood frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.
B30 - Roofing	Asphalt Shingled Roofing	20	3900	SF	1995	0	\$19,328.40	The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper.
C1010 - Partitions	Plaster Walls - 3 Coats	50	16950	SF	1906	3	\$220,350.00	The building interior walls are of three coats of gypsum plaster on 3.4 lbs ribbed lath each side of 3-5/8-in. metal studs.
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	15	Each	1980	10	\$34,758.00	Interior doors include non-rated 3 x 7 wood door and steel frame with hinges, lockset (lever) and closer. Includes finished door and painted frame.
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 Wd - NR	50	1	Each	1856	3	\$3,762.72	Interior doors include a pair of non-rated 3 x 7 wood doors and steel frame with hinges, locksets (lever) and closers. Includes finished doors and painted frame.
C1030 - Fittings	Restroom Accessories	25	2	Each	1990	2	\$3,865.40	The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Building Name: 1856 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
C20 - Stairs	Stairs	75	1	Each	1856	5	\$11,003.55	The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.
C3010 - Wall Finishes	Painted Finish	10	16950	SF	2005	3	\$21,696.00	Interior wall finishes include standard paint finish.
C3010 - Wall Finishes	Raised Wood Paneling	25	1200	SF	1970	2	\$37,344.00	Interior wall finishes include raised wood paneling.
C3020 - Floor Finishes	Carpeting - Broadloom	10	3874	SF	2005	2	\$15,492.13	Floor finishes include carpeting and base in the library and office areas.
C3020 - Floor Finishes	VCT	10	1826	SF	2005	3	\$7,614.42	Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.
C3030 - Ceiling Finishes	ACT System	20	5700	SF	2000	3	\$39,273.00	Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.
C3030 - Ceiling Finishes	Painted Plaster	30	600	SF	1990	2	\$6,048.00	Three-coat painted plaster ceiling system on metal lath and suspended channels. Second floor.
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	1	Each	1985	1	\$3,106.01	The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.
D2010 - Plumbing Fixtures	Restroom Fixtures	30	2	Each	2000	10	\$5,918.06	The restroom fixtures include vitreous china water closets and lavatories.

Building Name: 1856 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D2020 - Domestic Water Distribution	Water Heater - Electric	10	1	Each	1956	0	\$3,731.53	The domestic hot water is provided by a 52-gallon electric water heater.
D2020 - Domestic Water Distribution	Water Dist Complete	30	5700	SF	1856	4	\$10,183.37	The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	5700	SF	1856	3	\$14,369.85	The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D3020 - Heat Generating Systems	Boiler HW - Oil Fired	30	1	Each	1970	0	\$81,629.27	Heat is provided by an oil-fired hot water boiler.
D3040 - Distribution Systems	Exhaust System - Restroom Ceiling Fan	20	2	Each	2005	3	\$874.94	HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.
D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube	18	5700	SF	1856	3	\$62,078.20	HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.
D3060 - Controls and Instrumentation	Pneumatic Controls	20	5700	SF	1956	2	\$34,537.54	The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	5700	SF	1956	2	\$24,502.73	The electrical distribution system for this building includes panelboards, feeders, and associated equipment.

Building Name: 1856 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	5700	SF	1956	2	\$15,957.15	Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment	Lighting Fixtures	20	5700	SF	1990	2	\$27,743.75	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems	Public Address System	15	5700	SF	2000	3	\$10,637.57	The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
D5033 - Telephone Systems	Telephone System	10	5700	SF	2000	2	\$13,167.00	The building includes a light density telephone system.
D5039 - Local Area Networks	LAN System	15	5700	SF	2005	2	\$24,624.00	Building includes a local area network system.
E - Equipment and Furnishings	Fixed Casework	25	40	LF	2000	3	\$12,554.80	Building includes casework including wall and undercounter cabinets and countertops, without appliances. Note: Existing casework is not currently ADA compliant. Upon renewal, new casework should comply with ADA design criteria.
G2033 - Exterior Steps	Exterior Stairs	30	1	Each	1856	3	\$1,300.85	Exterior steps include stairs at the front entrance to the porch.
G2049 - Miscellaneous Structures	Site Development - Wood Porch	25	325	SF	1856	2	\$57,677.28	The building includes a wood front porch with 4 decorative columns.

System Cost Summary: \$1,169,407.65

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
A - Substructure	Chimney	75	30	LF	1952	7	\$56,973.30	The building includes a masonry chimney for the boiler.
A - Substructure	Foundation Wall and Footings - No Basement	75	220	LF	1952	7	\$34,777.60	Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.
A - Substructure	Foundation Wall and Footings 12-Ft - Full Basement	75	354	LF	1952	7	\$143,996.58	Full basement wall and foundation with a 12-Ft. height to include strip footing, foundation wall and damp proofing. Also included are the underdrains.
A - Substructure	Structural Slab on Grade - Non-Industrial	75	8878	SF	1952	7	\$62,856.24	The building substructure includes a non-industrial type structural slab on grade. This is for the partial basement portion of the building.
B10 - Superstructure	Single-Story - Steel Framed Roof on Bearing Walls	75	15417	SF	1952	2	\$93,735.36	The superstructure is a for single-story steel framed roof on bearing walls.
B1014 - Ramps	Accessible Ramp - Exterior - Wood	20	52	LF	2000	4	\$5,340.19	Wooden exterior ramp including railings. Ramp width is 4 feet.
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	3	Each	1952	3	\$9,411.75	Exterior concrete stairs (6' wide x 5 risers) with railing.
B2010 - Exterior Walls	Brick Cavity Walls - CMU Backup	75	400	SF	1952	7	\$14,052.00	The exterior wall construction is of brick cavity walls with CMU backup. This is found on the east face of the building.
B2010 - Exterior Walls	CMU Block Walls - Painted	75	8160	SF	1960	15	\$139,693.08	The exterior walls are of painted concrete block. This system is on the north, west and south facing walls.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
B2010 - Exterior Walls	Vinyl Siding	40	7692	SF	1988	8	\$117,379.92	The exterior walls are of plain vinyl siding and wood (metal) stud exterior wall framing.
B2020 - Exterior Windows	Aluminum Windows	30	9	Each	1995	5	\$11,968.29	The building includes aluminum framed exterior units with insulating glass.
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation - Food Service Window	30	1	Each	1988	3	\$3,258.42	Exterior openings includes an overhead rolling door with electric operator. This is for the food service window.
B2030 - Exterior Doors	Overhead Rolling Doors - Electric Operation - Opening to Multipurpose Room	30	1	Each	1988	3	\$3,809.56	Exterior openings includes an overhead rolling door with electric operator.
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	3	Each	1988	4	\$17,930.22	Exterior doors include pairs of 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	3	Each	1988	2	\$9,322.38	Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.
B30 - Roofing	Single-Ply Membrane - Fully Adhered	25	6538	SF	1998	3	\$61,404.11	The roof covering is of a single-ply fully adhered membrane with insulation.
B30 - Roofing	Asphalt Shingled Roofing	20	2340	SF	2000	4	\$11,597.04	The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper.
C1010 - Partitions	Folding Partitions	15	416	SF	1960	2	\$36,125.44	The building interior includes folding partitions.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
C1010 - Partitions	Folding Partitions - Deluxe	15	600	SF	2006	3	\$85,728.00	The building interior includes deluxe quality folding panel partitions. This is found on the stage.
C1010 - Partitions	GWB Walls - Standard	50	32640	SF	1960	4	\$168,096.00	The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - NR	50	4	Each	1960	3	\$19,140.40	Interior doors include pairs of non-rated 3 x 7 steel doors and steel frame with hinges, locksets (lever) and closers. Includes painted doors and painted frame.
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - NR	50	22	Each	1960	3	\$60,131.72	Interior doors include non-rated 3 x 7 steel door and steel frame with hinges, lockset (lever) and closer. Includes painted door and painted frame.
C1030 - Fittings	Restroom Accessories	25	4	Each	1960	2	\$7,730.80	The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.
C1030 - Fittings	Toilet Partitions	40	8	SF	1960	0	\$9.47	Restrooms are equipped with standard quality, ceiling-hung partitions.
C20 - Stairs	Stairs	75	4	Each	1952	3	\$44,014.20	The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
C20 - Stairs	Stairs - Interior	75	6	Each	1960	15	\$83,927.34	The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.
C3010 - Wall Finishes	Ceramic Tile - Wall	25	344	SF	1988	3	\$4,497.80	Building wall coverings include 4-in. x 4-in. thin set ceramic decorator tiles at medium price. Tile job includes wainscot with bullnose trim.
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish	15	8160	SF	1990	2	\$28,478.40	Wall finishes include paint on CMU and minimum hi-build epoxy finish. This finish is found on the interior of the CMU walls.
C3010 - Wall Finishes	Painted Finish	10	24480	SF	2005	3	\$31,334.40	Interior wall finishes include standard paint finish.
C3020 - Floor Finishes	Carpeting - Broadloom	10	11267	SF	2005	2	\$45,056.73	Floor finishes include carpeting and base in the library and office areas.
C3020 - Floor Finishes	Wood Flooring	25	1138	SF	1952	3	\$18,657.51	Floor finishes include pine strip flooring, and finished or prefinished oak parquetry. Includes finished wood base. This is found on the stage area.
C3020 - Floor Finishes	VCT	10	1996	SF	2005	3	\$8,323.32	Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.
C3020 - Floor Finishes	Rubber Tile - Basketball Court	15	5400	SF	2009	4	\$116,640.00	The basketball court has been changed to a resilient rubber system.
C3020 - Floor Finishes	Epoxy Flooring	50	800	SF	1970	2	\$10,168.00	Floor finishes include cement epoxy flooring. This is found in the 1st floor restrooms.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
C3020 - Floor Finishes	Ceramic Tile - Floor	25	352	SF	1988	3	\$6,803.32	Floor finishes include ceramic tile and base in restrooms.
C3020 - Floor Finishes	Concrete - Painted	5	5000	SF	2005	3	\$5,609.31	Typical painted concrete with an abrasive textured additive to prevent slipping.
C3030 - Ceiling Finishes	ACT System - Concealed Spline	20	6538	SF	1952	2	\$59,626.56	Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid. This is found in the multipurpose room.
C3030 - Ceiling Finishes	ACT System	20	2340	SF	2000	3	\$16,122.60	Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.
D1013 - Lifts	Wheelchair Lift	25	1	Each	1988	1	\$14,258.85	The conveying system includes a wheelchair lift normally for access to one floor.
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	1	Each	2005	5	\$2,586.21	Plumbing fixtures include wall-mounted water coolers.
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	5	Each	1960	1	\$18,685.00	The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.
D2010 - Plumbing Fixtures	Laboratory Sinks	30	11	Each	1960	1	\$29.42	The building plumbing fixtures include molded, chemical-resistant laboratory sinks.
D2010 - Plumbing Fixtures	Restroom Fixtures	30	2	Each	2000	10	\$82,362.36	The restroom fixtures include vitreous china water closets and lavatories. It also includes showers in the basement locker room.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D2010 - Plumbing Fixtures	Restroom Fixtures - Group Locker Room Showers - 6 Heads	30	1	Each	2006	16	\$19,403.26	The restroom fixtures include shower heads and controls in a single shower room.
D2010 - Plumbing Fixtures	Restroom Fixtures, Tiled Individual Shower	30	2	Each	2000	10	\$10,572.18	The restroom fixtures include tiled individual shower stalls on the lower floor in the mens and womens rooms.
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	1	Each	1952	2	\$3,983.20	The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.
D2020 - Domestic Water Distribution	Water Heater - Steam Instantaneous	35	1	Each	1988	3	\$57,648.56	The domestic hot water is provided by a 130 GPM steam heated, instantaneous commercial water heater, with a recirculation pump, and no storage.
D2020 - Domestic Water Distribution	Water Dist Complete	30	15417	SF	1952	3	\$27,543.35	The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.
D2020 - Domestic Water Distribution	Water Heater - Electric	10	1	Each	1960	0	\$3,731.53	The domestic hot water is provided by a 52-gallon electric water heater.
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	15417	SF	1960	3	\$38,866.66	The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	15417	SF	1960	3	\$31,217.90	Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.
D2090 - Other Plumbing Systems	Propane Gas Distribution for Lab	40	1170	SF	1960	1	\$4,646.81	The building includes a propane gas distribution system for the laboratories.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D3020 - Heat Generating Systems	Boiler Steam - Gas-Fired	30	1	Each	1988	2	\$78,619.82	The heat is provided by an oil-fired steam boiler.
D3040 - Distribution Systems	Steam Piping and Condensate Return	30	15417	SF	1952	1	\$33,070.56	The HVAC system includes steam heat distribution piping. This piping system includes simplex condensate return and steam condensate meter.
D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube	18	15417	SF	1952	3	\$167,905.20	HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.
D3040 - Distribution Systems	Exhaust System - Kitchen - Commercial	15	1	Each	1988	3	\$2,688.10	The ventilation system includes a kitchen exhaust system, with welded duct and insulation.
D3040 - Distribution Systems	Exhaust System - Restroom Ceiling Fan	20	5	Each	2005	6	\$2,187.35	HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.
D3040 - Distribution Systems	Heat Exchanger - Steam/HW - Shell and Tube	20	1	Each	1952	1	\$43,220.64	The HVAC system includes a steam to HW shell and tube heat exchanger.
D3050 - Terminal and Package Units	Unit Heaters - Hot Water	25	7	Each	1988	3	\$46,035.08	Heating is provided by suspended, forced hot water unit heaters.
D3060 - Controls and Instrumentation	Pneumatic Controls	20	15417	SF	1952	2	\$93,414.96	The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	15417	SF	2019	29	\$576.73	Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D5010 - Electrical Service and Distribution	Switchgear	30	15417	SF	1960	2	\$6,486.53	The building includes average switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	15417	SF	1960	2	\$66,273.44	The electrical distribution system for this building includes panelboards, feeders, and associated equipment.
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	15417	SF	1960	2	\$43,159.89	Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment	Indoor Sports Arena Lighting	20	5400	SF	1988	1	\$44,496.00	The multi-purpose room is illuminated with high-bay high pressure sodium (HPS) light fixtures.
D5022 - Lighting Equipment	Lighting Fixtures	20	15417	SF	1988	2	\$75,039.53	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems	Public Address System	15	15417	SF	2000	3	\$28,771.82	The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
D5033 - Telephone Systems	Telephone System	10	15417	SF	2000	2	\$35,613.27	The building includes a light density telephone system.

Building Name: 1952 Building						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D5036 - Clock and Program Systems	Clock System	10	15417	SF	1988	1	\$54,243.43	The building includes a centralized clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings.
D5037 - Fire Alarm Systems	Fire Alarm System	10	15417	SF	1988	1	\$65,751.25	This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.
D5038 - Security and Detection Systems	Security System - Intrusion Protections	10	15417	SF	2000	2	\$17,772.33	The building includes a basic security system (burglar alarm). The security system includes: control panels, key pads, detection devices, conduit, and cabling. The keycard access system will be retained by the RSU.
D5039 - Local Area Networks	LAN System	15	15417	SF	2005	2	\$66,601.44	Building includes a local area network system.
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	15417	SF	1980	0	\$12,991.91	The emergency lighting system includes self-contained battery packs and lights.
D5092 - Emergency Light and Power Systems	Exit Signs	10	15417	SF	1980	0	\$10,368.74	The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
E - Equipment and Furnishings	Fixed Casework	25	40	LF	2000	3	\$7,232.00	Building includes casework including shelves and bookcases.

Building Name:**1952 Building**

System Unifomat	System Name	Lifetime	Qty	UOM	Inst. Yr	Observed Yrs Remaining	Rep. Cost	System Description
E - Equipment and Furnishings	Kitchen Equipment	20	1	Each	1988	2	\$12,690.99	Building systems include built in kitchen equipment including range hoods with fire suppression and stainless steel kitchen sinks. It also includes an under-sink grease interceptor.

System Cost Summary: \$2,984,473.66

Building Name: A Wing						Observed			
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr	Yrs Remaining	Rep. Cost	System Description	
A - Substructure	Foundation Wall and Footings - No Basement	75	415	LF	1969	24	\$65,603.20	Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.	
A - Substructure	Structural Slab on Grade - Non-Industrial	75	7357	SF	1969	24	\$52,087.56	The building substructure includes a non-industrial type structural slab on grade. This is for the partial basement portion of the building.	
B10 - Superstructure	Multi-Story - Steel	75	14714	SF	1969	15	\$473,408.24	Multi-story steel building includes steel columns, beams, floor pans, and roof structure.	
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	2	Each	1960	3	\$6,274.50	Exterior concrete stairs (6' wide x 5 risers) with railing.	
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	1	Each	1969	2	\$3,137.25	Exterior concrete stairs (6' wide x 5 risers) with railing.	
B2010 - Exterior Walls	CMU Block Walls - Painted	75	9960	SF	1969	24	\$170,507.73	The exterior walls are of painted concrete block. This system is on the north, west and south facing walls.	
B2020 - Exterior Windows	Aluminum Windows	30	34	Each	1990	2	\$45,213.54	The building includes aluminum framed exterior units with insulating glass.	
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	2	Each	1960	2	\$11,953.48	Exterior doors include pairs of 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.	

Building Name: A Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	5	Each	1960	2	\$15,537.30	Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.
B30 - Roofing	Asphalt Shingled Roofing	20	4193	SF	2000	2	\$20,780.51	The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper. This roofing is over the middle and southern portions of the building.
B30 - Roofing	Single-Ply Membrane - Fully Adhered	25	3164	SF	2000	5	\$29,715.91	The roof covering is of a single-ply fully adhered membrane with insulation. This system is found over the northern part of the building.
C1010 - Partitions	GWB Walls - Standard	50	39840	SF	1969	4	\$205,176.00	The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.
C1020 - Interior Doors	Swinging Doors - 3 x 7 Wd - NR	50	20	Each	1969	2	\$46,344.00	Interior doors include non-rated 3 x 7 wood door and steel frame with hinges, lockset (lever) and closer. Includes finished door and painted frame.
C1030 - Fittings	Restroom Accessories	25	4	Each	1960	2	\$7,730.80	The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.
C1030 - Fittings	Toilet Partitions - 1969	40	4	SF	1969	0	\$4.73	Restrooms are equipped with standard quality, ceiling-hung partitions.
C1030 - Fittings	Toilet Partitions - 1990	40	4	SF	1990	10	\$4.73	Restrooms are equipped with standard quality, ceiling-hung partitions.

Building Name: A Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
C20 - Stairs	Stairs - Interior	75	4	Each	1969	24	\$55,951.56	The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.
C3010 - Wall Finishes	Ceramic Tile - Wall Finish	25	2500	SF	2005	10	\$32,687.50	Building wall coverings include 4-in. x 4-in. thin set ceramic decorator tiles at medium price. Tile job includes wainscot with bullnose trim. This is found primarily in the restrooms.
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish	15	9960	SF	1990	2	\$34,760.40	Wall finishes include paint on CMU and minimum hi-build epoxy finish. This finish is found on the interior of the CMU walls.
C3010 - Wall Finishes	Painted Finish	10	39840	SF	2005	3	\$50,995.20	Interior wall finishes include standard paint finish.
C3020 - Floor Finishes	VCT	10	2540	SF	2005	3	\$10,591.80	Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the first floor corridor.
C3020 - Floor Finishes	Carpeting - Broadloom	10	10974	SF	2005	2	\$43,885.03	Floor finishes include carpeting and base in the library and office areas.
C3020 - Floor Finishes	Ceramic Tile - Floor	25	1200	SF	2005	10	\$23,193.12	Floor finishes include ceramic tile and base in restrooms.
C3030 - Ceiling Finishes	ACT System	20	14714	SF	2000	3	\$101,379.46	Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.
D1013 - Lifts	Stair Climber Lift	25	2	Each	1982	1	\$69,998.00	The conveying system includes two stair crawler handicap lifts, one in each stairway.

Building Name: A Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	2	Each	1960	2	\$7,966.40	The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	5	Each	1960	1	\$18,685.00	The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.
D2010 - Plumbing Fixtures	Laboratory Sinks	30	11	Each	1960	1	\$29.42	The building plumbing fixtures include molded, chemical-resistant laboratory sinks.
D2010 - Plumbing Fixtures	Restroom Fixtures	30	2	Each	2000	10	\$28,833.94	The restroom fixtures include vitreous china water closets and lavatories.
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	2	Each	1990	1	\$5,172.42	Plumbing fixtures include wall-mounted water coolers.
D2020 - Domestic Water Distribution	Water Dist Complete	30	14714	SF	1960	4	\$26,287.40	The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.
D2020 - Domestic Water Distribution	Water Heater - Electric	10	1	Each	1960	0	\$3,731.53	The domestic hot water is provided by a 52-gallon electric water heater.
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	14714	SF	1960	3	\$37,094.38	The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	14714	SF	1960	3	\$29,794.39	Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

Building Name: A Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D2090 - Other Plumbing Systems	Propane Gas Distribution for Lab	40	1170	SF	1960	1	\$4,646.81	The building includes a propane gas distribution system for the laboratories.
D3020 - Heat Generating Systems	Boiler HW - Oil Fired	30	1	Each	1998	8	\$88,287.10	Heat is provided by an oil-fired hot water boiler.
D3040 - Distribution Systems	Steam Piping and Condensate Return	30	14714	SF	1969	2	\$31,562.58	The HVAC system includes steam heat distribution piping. This piping system includes simplex condensate return and steam condensate meter.
D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube	18	14714	SF	1960	3	\$160,248.89	HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.
D3040 - Distribution Systems	Exhaust System - Roof	20	2	Each	1960	2	\$4,854.44	HVAC ventilation system includes roof-mounted exhaust fans with ducting.
D3040 - Distribution Systems	Exhaust System - Restroom Ceiling Fan	20	4	Each	2005	6	\$1,749.88	HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.
D3040 - Distribution Systems	Two Pipe Distribution System w/Pump	30	14714	SF	1960	1	\$123,399.35	Heating distribution is provided by a two-pipe distribution system.
D3050 - Terminal and Package Units	Unit Heaters - Steam	25	9	Each	1969	2	\$29,257.65	Heating is provided by suspended, steam unit heaters.
D3060 - Controls and Instrumentation	Pneumatic Controls	20	14714	SF	1969	2	\$89,155.33	The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	14714	SF	2019	29	\$550.43	Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

Building Name: A Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D5010 - Electrical Service and Distribution	Switchgear	30	14714	SF	1960	2	\$6,190.75	The building includes average switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	14714	SF	1960	2	\$63,251.44	The electrical distribution system for this building includes panelboards, feeders, and associated equipment.
D5020 - Lighting and Branch Wiring	Lighting - Exterior - HID Wall Packs	20	3	Each	1990	2	\$1,599.45	Exterior lighting consists of HID wall pack units.
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	14714	SF	1969	2	\$41,191.84	Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment	Lighting Fixtures	20	14714	SF	1990	2	\$71,617.81	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems	Public Address System	15	14714	SF	2000	3	\$27,459.86	The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
D5033 - Telephone Systems	Telephone System	10	14714	SF	2015	5	\$33,989.34	The building includes a light density telephone system.
D5036 - Clock and Program Systems	Clock System	10	14714	SF	1969	1	\$51,769.98	The building includes a centralized clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings.

Building Name: A Wing						Observed			
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr	Yrs Remaining	Rep. Cost	System Description	
D5037 - Fire Alarm Systems	Fire Alarm System	10	14714	SF	2000	2	\$62,753.06	This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.	
D5039 - Local Area Networks	LAN System	15	14714	SF	2015	10	\$63,564.48	Building includes a local area network system.	
D5092 - Emergency Light and Power Systems	Exit Signs	10	14714	SF	1980	0	\$9,895.94	The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.	
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	14714	SF	1980	0	\$12,399.49	The emergency lighting system includes self-contained battery packs and lights.	
E - Equipment and Furnishings	Fixed Casework	25	60	LF	2000	3	\$10,848.00	Building includes casework including shelves and bookcases.	

System Cost Summary: \$2,724,760.33

Building Name: B Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
A - Substructure	Chimney	75	30	LF	1960	15	\$56,973.30	The building includes a masonry chimney for the boiler.
A - Substructure	Foundation Wall and Footings - No Basement	75	285	LF	1960	15	\$45,052.80	Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.
A - Substructure	Structural Slab on Grade - Non-Industrial	75	7397	SF	1960	15	\$52,370.76	The building substructure includes a non-industrial type structural slab on grade. This is for the partial basement portion of the building.
B10 - Superstructure	Multi-Story - Steel	75	17267	SF	1960	15	\$555,548.46	Multi-story steel building includes steel columns, beams, floor pans, and roof structure.
B1015 - Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	2	Each	1960	3	\$6,274.50	Exterior concrete stairs (6' wide x 5 risers) with railing.
B2010 - Exterior Walls	Brick Cavity Walls - CMU Backup	75	4536	SF	1960	15	\$159,349.68	The exterior wall construction is of brick cavity walls with CMU backup. This is found on the east face of the building.
B2010 - Exterior Walls	CMU Block Walls - Painted	75	8160	SF	1960	15	\$139,693.08	The exterior walls are of painted concrete block. This system is on the north, west and south facing walls.
B2020 - Exterior Windows	Aluminum Windows	30	61	Each	1995	5	\$81,118.41	The building includes aluminum framed exterior units with insulating glass.

Building Name: B Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
B2030 - Exterior Doors	Door Assembly - 3 x 7 HM	30	1	Each	1960	2	\$3,107.46	Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.
B2030 - Exterior Doors	Door Assembly - 6 x 7 HM	30	3	Each	1960	2	\$17,930.22	Exterior doors include pairs of 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.
B30 - Roofing	Single-Ply Membrane - Fully Adhered	25	7397	SF	2000	5	\$69,471.74	The roof covering is of a single-ply fully adhered membrane with insulation.
C1010 - Partitions	GWB Walls - Standard	50	32640	SF	1960	4	\$168,096.00	The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.
C1010 - Partitions	Folding Partitions	15	416	SF	1960	2	\$36,125.44	The building interior includes folding partitions.
C1020 - Interior Doors	Swinging Doors - Pair - 6 x 7 HM - NR	50	4	Each	1960	3	\$19,140.40	Interior doors include pairs of non-rated 3 x 7 steel doors and steel frame with hinges, locksets (lever) and closers. Includes painted doors and painted frame.
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - NR	50	22	Each	1960	3	\$60,131.72	Interior doors include non-rated 3 x 7 steel door and steel frame with hinges, lockset (lever) and closer. Includes painted door and painted frame.
C1030 - Fittings	Restroom Accessories	25	4	Each	1960	2	\$7,730.80	The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Building Name: B Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
C1030 - Fittings	Toilet Partitions	40	8	SF	1960	0	\$9.47	Restrooms are equipped with standard quality, ceiling-hung partitions.
C20 - Stairs	Stairs - Interior	75	6	Each	1960	15	\$83,927.34	The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.
C3010 - Wall Finishes	Paint Masonry/Epoxy Finish	15	8160	SF	1990	2	\$28,478.40	Wall finishes include paint on CMU and minimum hi-build epoxy finish. This finish is found on the interior of the CMU walls.
C3010 - Wall Finishes	Painted Finish	10	24480	SF	2005	3	\$31,334.40	Interior wall finishes include standard paint finish.
C3020 - Floor Finishes	Carpeting - Broadloom	10	11267	SF	2005	2	\$45,056.73	Floor finishes include carpeting and base in the library and office areas.
C3020 - Floor Finishes	VCT	10	720	SF	2005	3	\$3,002.40	Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.
C3020 - Floor Finishes	Concrete - Painted	5	5000	SF	2005	3	\$5,609.31	Typical painted concrete with an abrasive textured additive to prevent slipping.
C3020 - Floor Finishes	Epoxy Flooring	50	800	SF	1970	2	\$10,168.00	Floor finishes include cement epoxy flooring. This is found in the 1st floor restrooms.
C3030 - Ceiling Finishes	ACT System	20	17267	SF	2000	3	\$118,969.63	Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.
D1013 - Lifts	Stair Climber Lift	25	3	Each	1982	1	\$104,997.00	The conveying system includes two stair crawler handicap lifts, one in each stairway.

Building Name: B Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D20 - Plumbing	Sump Pump - Submersible - 1/2 HP	12	1	Each	2000	4	\$1,526.35	The water drainage system includes a sump 1/2 HP submersible pump. Note: available Means cost line items for alarm system selected for budgetary purposes only.
D2010 - Plumbing Fixtures	Custodial/Utility Sinks - Each	30	2	Each	1960	2	\$7,966.40	The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.
D2010 - Plumbing Fixtures	Restroom Fixtures	30	2	Each	2000	10	\$30,185.78	The restroom fixtures include vitreous china water closets and lavatories.
D2010 - Plumbing Fixtures	Water Coolers - Wall-Mounted	20	2	Each	1990	1	\$5,172.42	Plumbing fixtures include wall-mounted water coolers.
D2010 - Plumbing Fixtures	Kitchenette - Cabinet, Counter and Sink	30	5	Each	1960	1	\$18,685.00	The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.
D2010 - Plumbing Fixtures	Laboratory Sinks	30	11	Each	1960	1	\$29.42	The building plumbing fixtures include molded, chemical-resistant laboratory sinks.
D2020 - Domestic Water Distribution	Water Dist Complete	30	17267	SF	1960	4	\$30,848.48	The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.
D2020 - Domestic Water Distribution	Water Heater - Electric	10	1	Each	1960	0	\$3,731.53	The domestic hot water is provided by a 52-gallon electric water heater.

Building Name: B Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D2030 - Sanitary Waste	Sanitary Waste - Gravity Discharge	50	17267	SF	1960	3	\$43,530.56	The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.
D2040 - Rain Water Drainage	Roof Drainage - Gravity	50	17267	SF	1960	3	\$34,963.97	Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.
D2090 - Other Plumbing Systems	Propane Gas Distribution for Lab	40	1170	SF	1960	1	\$4,646.81	The building includes a propane gas distribution system for the laboratories.
D3020 - Heat Generating Systems	Boiler HW - Oil Fired	30	1	Each	1998	8	\$88,287.10	Heat is provided by an oil-fired hot water boiler.
D3040 - Distribution Systems	Exhaust System - Roof	20	2	Each	1960	2	\$4,854.44	HVAC ventilation system includes roof-mounted exhaust fans with ducting.
D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube	18	17267	SF	1960	3	\$188,053.39	HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.
D3040 - Distribution Systems	Two Pipe Distribution System w/Pump	30	17267	SF	1960	1	\$144,810.15	Heating distribution is provided by a two-pipe distribution system.
D3060 - Controls and Instrumentation	Pneumatic Controls	20	17267	SF	1960	2	\$104,624.51	The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.
D40 - Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	17267	SF	2019	29	\$645.93	Handheld type dry chemical fire extinguishers are located throughout the building. Includes cabinets.

Building Name: B Wing						Observed			
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr	Yrs Remaining	Rep. Cost	System Description	
D5010 - Electrical Service and Distribution	Switchgear	30	17267	SF	1960	2	\$7,264.89	The building includes average switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.	
D5012 - Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V	30	17267	SF	1960	2	\$74,226.08	The electrical distribution system for this building includes panelboards, feeders, and associated equipment.	
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	17267	SF	1960	2	\$48,338.97	Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.	
D5022 - Lighting Equipment	Lighting Fixtures	20	17267	SF	1990	2	\$84,044.08	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.	
D5031 - Public Address and Music Systems	Public Address System	15	17267	SF	2000	3	\$32,224.37	The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.	
D5033 - Telephone Systems	Telephone System	10	17267	SF	2000	2	\$39,886.77	The building includes a light density telephone system.	
D5036 - Clock and Program Systems	Clock System	10	17267	SF	1960	1	\$60,752.50	The building includes a centralized clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings.	

Building Name: B Wing						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
D5037 - Fire Alarm Systems	Fire Alarm System	10	17267	SF	1980	1	\$73,641.23	This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.
D5038 - Security and Detection Systems	Security System - Intrusion Protections	10	17267	SF	2000	2	\$19,904.97	The building includes a basic security system (burglar alarm). The security system includes: control panels, key pads, detection devices, conduit, and cabling. The keycard access system will be retained by the RSU.
D5039 - Local Area Networks	LAN System	15	17267	SF	2005	2	\$74,593.44	Building includes a local area network system.
D5092 - Emergency Light and Power Systems	Exit Signs	10	17267	SF	1980	0	\$11,612.96	The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	17267	SF	1980	0	\$14,550.90	The emergency lighting system includes self-contained battery packs and lights.
E - Equipment and Furnishings	Fixed Casework	25	160	LF	2000	3	\$28,928.00	Building includes casework including shelves and bookcases.
E - Equipment and Furnishings	Fixed Casework - Lab	25	116	LF	2000	3	\$46,974.20	Building includes casework including wall and undercounter cabinets and countertops, without appliances. Note: Existing casework is not currently ADA compliant. Upon renewal, new casework should comply with ADA design criteria.

Building Name:

B Wing

System Unifomat

System Name

Lifetime

Qty

UOM

Inst. Yr

Observed
Yrs
Remaining

Rep. Cost System Description

System Cost Summary: \$3,239,173.05

Building Name: Connector						Observed		
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr	Yrs Remaining	Rep. Cost	System Description
A - Substructure	Foundation Wall and Footings - No Basement	75	188	LF	1960	15	\$29,719.04	Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.
A - Substructure	Structural Slab on Grade - Non-Industrial	75	1285	SF	1960	15	\$9,097.80	The building substructure includes a non-industrial type structural slab on grade. This is for the partial basement portion of the building.
B10 - Superstructure	Single-Story - Steel Framed Roof on Bearing Walls	75	1285	SF	1960	15	\$7,812.80	The superstructure is a for single-story steel framed roof on bearing walls.
B2010 - Exterior Walls	Vinyl Siding	40	2256	SF	2009	29	\$34,426.56	The exterior walls are of plain vinyl siding and wood stud exterior wall framing.
B2020 - Exterior Windows	Aluminum Windows	30	12	Each	1995	5	\$8,117.52	The building includes aluminum framed exterior units with insulating glass.
B30 - Roofing	Single-Ply Membrane - Fully Adhered	25	1285	SF	2000	5	\$12,068.57	The roof covering is of a single-ply fully adhered membrane with insulation.
C1020 - Interior Doors	Swinging Doors - 3 x 7 HM - NR	50	2	Each	1960	3	\$5,466.52	Interior doors include non-rated 3 x 7 steel door and steel frame with hinges, lockset (lever) and closer. Includes painted door and painted frame.
C3010 - Wall Finishes	Painted Finish	10	2256	SF	2005	3	\$2,887.68	Interior wall finishes include standard paint finish.
C3020 - Floor Finishes	VCT	10	1285	SF	2005	1	\$5,358.45	Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.

Building Name: Connector						Observed Yrs Remaining	Rep. Cost	System Description
System Uniformat	System Name	Lifetime	Qty	UOM	Inst. Yr			
C3030 - Ceiling Finishes	ACT System	20	1285	SF	2000	1	\$8,853.65	Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.
D3040 - Distribution Systems	Perimeter Heat System - Hydronic Fin Tube	18	1285	SF	1960	3	\$13,994.82	HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.
D3040 - Distribution Systems	Two Pipe Distribution System w/Pump	30	1285	SF	1960	1	\$10,776.69	Heating distribution is provided by a two-pipe distribution system.
D3060 - Controls and Instrumentation	Pneumatic Controls	20	1285	SF	1960	2	\$7,786.09	The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.
D5021 - Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	1285	SF	1960	2	\$3,597.36	Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.
D5022 - Lighting Equipment	Lighting Fixtures	20	1285	SF	1990	2	\$6,254.51	The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.
D5031 - Public Address and Music Systems	Public Address System	15	1285	SF	2000	3	\$2,398.12	The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.
D5037 - Fire Alarm Systems	Fire Alarm System	10	1285	SF	1980	1	\$5,480.34	This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

Building Name: Connector						Observed		
System Unifomat	System Name	Lifetime	Qty	UOM	Inst. Yr	Yrs Remaining	Rep. Cost	System Description
D5092 - Emergency Light and Power Systems	Exit Signs	10	1285	SF	1980	0	\$864.23	The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.
D5092 - Emergency Light and Power Systems	Emergency Battery Pack Lights	10	1285	SF	1980	0	\$1,082.87	The emergency lighting system includes self-contained battery packs and lights.

System Cost Summary: \$176,043.62

Appendix 3 – Requirement Detail Report:

Requirement Detail by Asset

Building Name: 1856 Building

Requirement: Accessibility - Elevator Needed

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	1- Currently Critical	\$143,319.00

Prime System: D1011 - Passenger Elevators

The building currently does not have its own form of conveyance between the first and second floors. The stair climbing lifts located in the adjoining portions of the building are not ADA compliant. To ensure that this portion of the building is ADA compliant, an elevator is recommended.

Action: Install Elevator Action Description: Install a wheelchair lift to provide access to both floors of the building.

Action Line Items:

Flooring demolition, custom carpet, heavy, tackless, remove and reset, includes surface scraping	144	\$0.11	S.F.	\$15.84
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, brushwork	320	\$0.54	S.F.	\$172.80
Walls and partitions demolition, metal or wood studs, finish two sides, lath and plaster	320	\$5.83	S.F.	\$1,865.60
Hydraulic, passenger elevator, 1500 lb, 2 floors, 100 FPM	1	\$72,436.60	Ea.	\$72,436.60
Carpenters	320	\$78.15	hour	\$25,008.00
Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	144	\$0.83	S.F.	\$119.52
Flooring demolition, wood, subfloor, tongue and groove, 1" x 6"	144	\$1.92	S.F.	\$276.48
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	3	\$81.40	Ton	\$244.20
Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4	\$803.00	Week	\$3,212.00
Elevator Constructors	320	\$124.90	hour	\$39,968.00

Building Name: 1856 Building

Requirement: ACT System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$49,091.00

Prime System: C3030 - Ceiling Finishes

Auto generated renewal for ACT System. System Description: Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.

Action: ACT System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for ACT System Renewal	1	\$49,091.25	Ea.	\$49,091.25
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Requirement: Aluminum Windows Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$36,444.00

Prime System: B2020 - Exterior Windows

Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass.

Action: Aluminum Windows Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Aluminum Windows Renewal	1	\$36,443.75	Ea.	\$36,443.75
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Requirement: Asphalt Shingled Roofing Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$24,161.00

Prime System: B30 - Roofing

Auto generated renewal for Asphalt Shingled Roofing. System Description: The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper.

Action: Asphalt Shingled Roofing Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Asphalt Shingled Roofing Renewal	1	\$24,160.50	Ea.	\$24,160.50
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Building Name: 1856 Building

Requirement: Basement Wall Paint - Aged and Peeling

Requirement Type	Category	Priority	Estimated Cost
REQ	Mission	3- Necessary - Not Y	\$19,184.00

Prime System: C3010 - Wall Finishes

The interior painted walls in the basement are aged and peeling. Walls should be sealed and repainted.

Action: Renew wall paint Action Description: Repaint the painted concrete interior basement walls.

Action Line Items:

Painters Helper	80	\$51.80	hour	\$4,144.00
Common Maintenance Laborer	80	\$46.60	hour	\$3,728.00
Painting, interior on plaster and drywall, brushwork, primer & 2 coats	2000	\$1.28	S.F.	\$2,560.00
Cleaner	40	\$57.80	hour	\$2,312.00
Paints & coatings, elastomeric coatings, high build, water proof, one coat system, roll	2000	\$0.63	S.F.	\$1,260.00
Painters, Ordinary	80	\$64.75	hour	\$5,180.00

Requirement: Boiler HW - Oil Fired Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$102,037.00

Prime System: D3020 - Heat Generating Systems

Auto generated renewal for Boiler HW - Oil Fired. System Description: Heat is provided by an oil-fired hot water boiler.

Action: Boiler HW - Oil Fired Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Boiler HW - Oil Fired Renewal	1	\$102,036.59	Ea.	\$102,036.59
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Building Name: 1856 Building

Requirement: Branch Wiring - Equipment & Devices Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$319.00

Prime System: D5021 - Branch Wiring Devices

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

Action: Branch Wiring - Equipment & Devi Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Branch Wiring - Equipment & Devices Renewal	1	\$319.14	Ea.	\$319.14
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Requirement: Branch Wring - Insufficient

Requirement Type	Category	Priority	Estimated Cost
REQ	Capacity	3- Necessary - Not Y	\$30,456.00

Prime System: D5021 - Branch Wiring Devices

The existing distribution of electrical outlets and branch wiring is insufficient for modern uses. This requirement is separate from the renewal of the existing branch wiring system.

Action: Add Branch Wiring Action Description: Add new outlets and branch wiring to support the typical uses for modern buildings.

Action Line Items:

Receptacles and wall switches, 5000 SF, 10 switches	7305	\$0.51	S.F.	\$3,725.55
Carpenters	40	\$78.15	hour	\$3,126.00
Electricians	80	\$89.60	hour	\$7,168.00
Receptacles and wall switches, 5000 SF, 20 receptacles	7305	\$2.25	S.F.	\$16,436.25

Building Name: 1856 Building

Requirement: Brick Exterior - Repointing Needed

Requirement Type	Category	Priority	Estimated Cost
REQ	Lifecycle	2- Potentially Critical	\$21,658.00

Prime System: B2010 - Exterior Walls

The aging exterior brick requires regular repointing to maintain its integrity.

Action: Repoint Brick Exterior Action Description: Repoint brick exterior. This represents about 10% of the brick surface to be re-pointed.

Action Line Items:

Point clay brick wall, 2nd floor	6	\$1,223.84	C.S.F.	\$7,343.04
Point clay brick wall, 3rd floor	6	\$1,223.84	C.S.F.	\$7,343.04
Point clay brick wall, 1st floor	6	\$1,162.06	C.S.F.	\$6,972.36

Requirement: Brick Veneer Walls - Wood Stud Backup Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$16,286.00

Prime System: B2010 - Exterior Walls

Auto generated renewal for Brick Veneer Walls - Wood Stud Backup. System Description: The exterior wall construction is of brick veneer walls with wood stud backup.

Action: Brick Veneer Walls - Wood Stud B Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Brick Veneer Walls - Wood Stud Backup Renewal	1	\$16,286.36	Ea.	\$16,286.36
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Requirement: Building Demolition

Requirement Type	Category	Priority	Estimated Cost
REQ	Obsolescence	Not Time Critical	\$30,118.00

Prime System: B10 - Superstructure

This requirement is listed as an alternative, should the decision be made to demo the building.

Action: Demo Building Action Description: Demolish the building and convey the materials to the dump.

Action Line Items:

Building Name: 1856 Building

Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4	\$852.50	Week	\$3,410.00
Selective demolition, water & sewer piping & fittings, copper pipe, 2-1/2"-3", diameter, excludes excavation	100	\$4.55	L.F.	\$455.00
Building demolition, small buildings or single buildings, wood, elevated slabs, includes 20 mile haul, excludes salvage, foundation demolition or dump fees	56360	\$0.40	C.F.	\$22,544.00
Demolish, remove pavement & curb, sidewalk, concrete, rod reinforced, 6" thick, with hand held air equipment, excludes hauling	80	\$4.43	S.F.	\$354.40
Building footings and foundations demolition, remove concrete walls, plain concrete, 8" thick, excludes disposal costs and dump fees	1464	\$1.02	S.F.	\$1,493.28
Building footings and foundations demolition, floors, concrete slab on grade, concrete, rod reinforced, 6" thick, excludes disposal costs and dump fees	1880	\$0.99	S.F.	\$1,861.20

Requirement: Carpeting - Broadloom Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$19,365.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Carpeting - Broadloom . System Description: Floor finishes include carpeting and base in the library and office areas.

Action: Carpeting - Broadloom Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Carpeting - Broadloom Renewal	1	\$19,365.16	Ea.	\$19,365.16
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Building Name: 1856 Building

**Requirement: Distribution Equipment,
Panelboards, and Feeders - 400A
208Y/120V Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$30,628.00

Prime System: D5012 - Low Tension Service and Dist.

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment.

Action: Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal	1	\$30,628.42	Ea.	\$30,628.42
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**Requirement: Domestic Water Tank - Abandoned
In Place**

Requirement Type	Category	Priority	Estimated Cost
REQ	Reliability	Not Time Critical	\$47,313.00

Prime System: D2020 - Domestic Water Distribution

The building includes a domestic water tank has been abandoned in place. This should be removed to prevent further deterioration or potential leaks.

Action: Demo Obsolete Boiler Action Description: Properly demo and remove the obsolete boiler.

Action Line Items:

Common Maintenance Laborer	80	\$46.60	hour	\$3,728.00
Boiler, gas and or oil or solid, 12,200 thru 25,000 MBH, selective demolition	1	\$24,357.33	Ea.	\$24,357.33
Skilled Workers Average (35 trades)	20	\$81.25	hour	\$1,625.00
Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4	\$528.00	Week	\$2,112.00
HVAC, mechanical equipment, light items; unit is weight, not cooling, selective demolition	10	\$1,535.20	Ton	\$15,352.00
Tank, steel, oil, above ground, 275 gal., selective demolition	1	\$138.17	Ea.	\$138.17

Building Name: 1856 Building

Requirement: Domestic Water: Lack of Backflow Protection

Requirement Type	Category	Priority	Estimated Cost
REQ	Building Code	3- Necessary - Not Y	\$4,667.00

Prime System: D2020 - Domestic Water Distribution

The incoming main domestic water service does not appear to be equipped with a backflow prevention device as required by the 2018 International Plumbing Code section 608.1.

Action: Install Backflow Preventer Action Description: Install a reduced pressure backflow preventer to prevent cross contamination of the domestic water service from the building piping. Work to include re-piping of service as necessary.

Action Line Items:

Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	10	\$5.05	L.F.	\$50.50
Pipe, copper, tubing, solder, 2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	10	\$48.65	L.F.	\$486.50
Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 2" pipe size, includes valves and four test cocks	1	\$1,400.79	Ea.	\$1,400.79
Plumbers	16	\$94.75	hour	\$1,516.00
Plumber Helpers	16	\$75.85	hour	\$1,213.60

Requirement: Door Assembly - 6 x 7 Wood Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$6,112.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Door Assembly - 6 x 7 Wood. System Description: Exterior doors include a pair of 3 x 7 wood doors and wood frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.

Action: Door Assembly - 6 x 7 Wood Rene Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Door Assembly - 6 x 7 Wood Renewal	1	\$6,111.61	Ea.	\$6,111.61
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Building Name: 1856 Building

Requirement: Emergency Exit Lights and Signs - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$12,879.00

Prime System: D5022 - Lighting Equipment

Means of egress needs to be illuminated per 2018 NFPA 101 Section 7.8.1.3. Installation of battery back up emergency lighting is recommended.

Action: Install Emergency Egress Lighting Action Description: Install emergency lights and signs with battery back in the egress paths.

Action Line Items:

Electricians	40	\$89.60	hour	\$3,584.00
Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each	10	\$558.70	Ea.	\$5,587.00
Exit lighting, LED w/ battery unit, single face, ceiling or wall mount	10	\$370.81	Ea.	\$3,708.10

Requirement: Exhaust System - Restroom Ceiling Fan Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$1,094.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Exhaust System - Restroom Ceiling Fan. System Description: HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.

Action: Exhaust System - Restroom Ceilin Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exhaust System - Restroom Ceiling Fan Renewal	1	\$1,093.68	Ea.	\$1,093.68
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Building Name: 1856 Building

Requirement: Exterior Stairs - Wood Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$3,275.00

Prime System: B1015 - Exterior Stairs and Fire Escapes

Auto generated renewal for Exterior Stairs - Wood. System Description: Wooden exterior stairs including railings. This is for the stairs to the porch at the old front entrance to the library portion of the building.

Action: Exterior Stairs - Wood Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exterior Stairs - Wood Renewal	1	\$3,275.44	Ea.	\$3,275.44
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Requirement: Exterior Stairs Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$1,626.00

Prime System: G2033 - Exterior Steps

Auto generated renewal for Exterior Stairs. System Description: Exterior steps include stairs at the front entrance to the porch.

Action: Exterior Stairs Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exterior Stairs Renewal	1	\$1,626.06	Ea.	\$1,626.06
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Requirement: Facade Deteriorated

Requirement Type	Category	Priority	Estimated Cost
REQ	Lifecycle	2- Potentially Critica	\$16,665.00

Prime System: B10 - Superstructure

The front facade of the building is deteriorating with peeling paint and decayed wood. This should be renewed to maintain the integrity of the building envelope.

Action: Refurbish Facade Action Description: Replace rotted wood, scrape and re-paint the front facade.

Action Line Items:

Painters Helper	80	\$51.80	hour	\$4,144.00
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Recalk window, 4' x 6', 3rd floor	1	\$377.66	Ea.	\$377.66
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Building Name: 1856 Building

Exterior wall, wood framed, alternate external wall system, plywood, redwood	300	\$12.34	S.F.	\$3,702.00
Surface preparation, exterior, siding, scrape & sand, clapboard, heavy	300	\$1.30	S.F.	\$390.00
Skilled Workers Average (35 trades)	80	\$81.25	hour	\$6,500.00
Spray refinish wood siding - 3rd floor	3	\$514.04	C.S.F.	\$1,542.12
Paint preparation, surface protection, placement & removal, volume cover up (using plastic sheathing or building paper)	300	\$0.03	S.F.	\$9.00

Requirement: Fire Alarm - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Building Code	3- Necessary - Not Y	\$35,442.00

Prime System: D5090 - Other Electrical Systems

At the time of assessment, a fire alarm system was not installed. Depending on the extent of renovations and the proposed future use of the building, a fire alarm system may be required by local and / or state building code and the agency having jurisdiction (AHJ). This requirement provides budgetary funds for the installation of a building fire alarm system.

Action: Install Fire Alarm System Action Description: Install a building wide fire alarm system.

Action Line Items:

Electricians	80	\$89.60	hour	\$7,168.00
Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1	\$21,959.53	Ea.	\$21,959.53
Fire alarm command center, addressable without voice, excl. wire & conduit	1	\$6,314.24	Ea.	\$6,314.24

Building Name: 1856 Building

Requirement: Fire Sprinklers - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	Not Time Critical	\$48,346.00

Prime System: D4010 - Sprinklers

The existing building does not have a fire sprinkler system. The renovations performed and proposed future use may trigger the necessity of a sprinkler system installation by the AHJ (Agency Having Jurisdiction). This requirement is used for budgetary purposes should a sprinkler system be required.

Action: Install Fire Sprinkler System Action Description: Install a fire sprinkler system.

Action Line Items:

Wet pipe sprinkler systems, steel, light hazard, each additional floor, 2000 SF	1744	\$3.76	S.F.	\$6,557.44
Carpenters	80	\$78.15	hour	\$6,252.00
Wet pipe sprinkler systems, steel, light hazard, 1 floor, 2000 SF	3817	\$9.31	S.F.	\$35,536.27

Requirement: Fixed Casework Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$15,694.00

Prime System: E - Equipment and Furnishings

Auto generated renewal for Fixed Casework . System Description: Building includes casework including wall and undercounter cabinets and countertops, without appliances. Note: Existing casework is not currently ADA compliant. Upon renewal, new casework should comply with ADA design criteria.

Action: Fixed Casework Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fixed Casework Renewal	1	\$15,693.50	Ea.	\$15,693.50
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Building Name: 1856 Building

Requirement: Foundation Wall and Footings - No Basement Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$1,423.00

Prime System: A - Substructure

Auto generated renewal for Foundation Wall and Footings - No Basement. System Description: Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

Action: Foundation Wall and Footings - N Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Foundation Wall and Footings - No Basement Renewal	1	\$1,422.72	Ea.	\$1,422.72
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Requirement: Foundation Wall and Footings 8-Ft - Full Basement Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$3,029.00

Prime System: A - Substructure

Auto generated renewal for Foundation Wall and Footings 8-Ft - Full Basement. System Description: Full basement wall and foundation with a 8-Ft. height to include strip footing, foundation walls and damp proofing. Also included are the underdrains. This is for the west side of the building with the basement and boiler room.

Action: Foundation Wall and Footings 8-F Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Foundation Wall and Footings 8-Ft - Full Basement Renewal	1	\$3,028.89	Ea.	\$3,028.89
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Requirement: General Building Exhaust - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Modernization	1- Currently Critical	\$24,681.00

Prime System: D30 - HVAC

The building currently lacks proper ventilation fans. Temporary and make-shift fans are employed in the basement but cannot maintain proper ventilation. The building also lacks a proper make up air system to introduce fresh air back into the building.

Action: Install Exhaust and Make Up Air F Action Description: Install exhaust and make up air fans to improve building ventilation.

Action Line Items:

Building Name: 1856 Building

Make-up air unit, indoor suspension, natural/LP gas, direct fired, MBH is input, 70Deg.F temperature rise, 100 MBH, includes standard controls	1	\$6,627.14	Ea.	\$6,627.14
Sheet Metal Workers	80	\$92.55	hour	\$7,404.00
Metal ductwork, spiral preformed, steel, galvanized, straight lengths, max. 10" SPWG, 10" diameter, 26 ga.	40	\$12.05	L.F.	\$482.00
Roof vent. system, power, centrifugal, aluminum, galvanized curb, back draft damper, 1500 CFM	1	\$10,168.13	Ea.	\$10,168.13

Requirement: Interior Doors - Non-Compliant Fire Rated Doors

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$33,725.00

Prime System: C1020 - Interior Doors

The existing doors along the egress path are not fire rated and lack proper UL fire rated labels; therefore do not comply with IBC 2018 section 715, Opening Protectives and section 715.4.6 Labeled Protective Assemblies, section 715.4.6.4 Fire Door frame labeling requirements, and with regard to fire resistance rated construction per section 1022.1 Enclosures Required for stairways. In accordance with NFPA 80, Standard for Fire Door sections 1-6 and 2-3, door assemblies within fire separations need to be identified as fire door assemblies or fire rated opening protectives.

Action: Replace Door Assemblies Action Description: Survey door assemblies to determine locations and quantity. Re-certify the fire separation door and frame assemblies within the fire barrier and exit stairways throughout building if possible. Replace all non-compliant door and/or frame assemblies to comply with the required fire rated construction and opening protectives. Coordinate with other interior doors and finishes requirements listed separately. Estimate for budgetary purposes only.

Action Line Items:

Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	10	\$24.84	Ea.	\$248.40
Door, wood, for vision lite add	10	\$118.80	Ea.	\$1,188.00
Carpenters	80	\$78.15	hour	\$6,252.00
Common Building Laborers	80	\$62.10	hour	\$4,968.00

Building Name: 1856 Building

Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	10	\$1,239.45	Ea.	\$12,394.50
Painters, Ordinary	40	\$64.75	hour	\$2,590.00
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	8	\$81.40	Ton	\$651.20
Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	10	\$216.52	Ea.	\$2,165.20
Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4	\$621.50	Week	\$2,486.00
Door demolition, door frames, metal, remove	10	\$78.15	Ea.	\$781.50

Requirement: Kitchenette - Cabinet, Counter and Sink Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$3,883.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Kitchenette - Cabinet, Counter and Sink. System Description: The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.

Action: Kitchenette - Cabinet, Counter and Sink Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Kitchenette - Cabinet, Counter and Sink Renewal	1	\$3,882.51	Ea.	\$3,882.51
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Requirement: LAN System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$26,101.00

Prime System: D5039 - Local Area Networks

Auto generated renewal for LAN System. System Description: Building includes a local area network system.

Action: LAN System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1856 Building

Sum for LAN System Renewal	1	\$26,101.44	Ea.	\$26,101.44
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Requirement: Lighting Fixtures Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$34,680.00

Prime System: D5022 - Lighting Equipment

Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

Action: Lighting Fixtures Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Lighting Fixtures Renewal	1	\$34,679.68	Ea.	\$34,679.68
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Requirement: Multi-Story - Wood Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$4,716.00

Prime System: B10 - Superstructure

Auto generated renewal for Multi-Story - Wood. System Description: Multi-story wood framed building, includes wood framing, flooring, and roof structure.

Action: Multi-Story - Wood Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Multi-Story - Wood Renewal	1	\$4,716.18	Ea.	\$4,716.18
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Requirement: Painted Finish Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$27,120.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Painted Finish . System Description: Interior wall finishes include standard paint finish.

Action: Painted Finish Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Painted Finish Renewal	1	\$27,120.00	Ea.	\$27,120.00
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Building Name: 1856 Building

Requirement: Painted Plaster Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$7,560.00

Prime System: C3030 - Ceiling Finishes

Auto generated renewal for Painted Plaster. System Description: Three-coat painted plaster ceiling system on metal lath and suspended channels. Second floor.

Action: Painted Plaster Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Painted Plaster Renewal	1	\$7,560.00	Ea.	\$7,560.00
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Requirement: Perimeter Heat System - Hydronic Fin Tube Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$69,528.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.

Action: Perimeter Heat System - Hydronic Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Perimeter Heat System - Hydronic Fin Tube Renewal	1	\$69,527.59	Ea.	\$69,527.59
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Requirement: Plaster Walls - 3 Coats Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$136,617.00

Prime System: C1010 - Partitions

Auto generated renewal for Plaster Walls - 3 Coats. System Description: The building interior walls are of three coats of gypsum plaster on 3.4 lbs ribbed lath each side of 3-5/8-in. metal studs.

Action: Plaster Walls - 3 Coats Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Plaster Walls - 3 Coats Renewal	1	\$136,617.00	Ea.	\$136,617.00
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Building Name: 1856 Building

Requirement: Pneumatic Controls Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$38,682.00

Prime System: D3060 - Controls and Instrumentation

Auto generated renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.

Action: Pneumatic Controls Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Pneumatic Controls Renewal	1	\$38,682.04	Ea.	\$38,682.04
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Requirement: Public Address System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$13,297.00

Prime System: D5031 - Public Address and Music Systems

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

Action: Public Address System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Public Address System Renewal	1	\$13,296.96	Ea.	\$13,296.96
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Requirement: Raised Wood Paneling Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$30,249.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Raised Wood Paneling. System Description: Interior wall finishes include raised wood paneling.

Action: Raised Wood Paneling Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Raised Wood Paneling Renewal	1	\$30,248.64	Ea.	\$30,248.64
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Building Name: 1856 Building

Requirement: Restroom - Non-ADA Compliant

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$82,906.00

Prime System: D2010 - Plumbing Fixtures

The restrooms on each floor presently do not meet the requirements for accessibility per the (2018) Chapter 11, IBC; (2010) ADAAG Section 603.2.1, et seq.; 28 CFR 35.150 et seq. regarding compliant door widths, urinals, lavatory heights, turning radius, along with wall and floor clearances. Reasonable accommodations for accessible restrooms should be provided.

Action:	Action Description:
Renovate Restroom	Renovate the restrooms located on both floors into an All Gender accessible restroom. Renovations includes increasing the exiting space by moving walls, floor and ceiling finishes, accessories and doors. Required floor space, fixtures, wall surfaces and access are included in the cost correction for code compliant accessibility and adaptability requirements.Coordinate with related ADA plumbing fixture and interior finish replacement requirements identified separately.

Action Line Items:

Metal partition, 5/8"fire rated gypsum board face, no base layer, 3-5/8" @ 24", 5/8" regular gypsum board opposite face, no insulation	72	\$4.54	S.F.	\$326.88
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, brushwork	432	\$0.54	S.F.	\$233.28
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	432	\$0.86	S.F.	\$371.52
Lavatory, wall hung, rough-in, supply, waste and vent	2	\$1,355.43	Ea.	\$2,710.86
Signs, graphic symbols, adhesive back, 8" x 8"	2	\$57.88	Ea.	\$115.76
Ceramic tile, walls, interior, thin set, 4-1/4" x 4-1/4"	432	\$8.16	S.F.	\$3,525.12
Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	380	\$0.83	S.F.	\$315.40
Toilet accessories, toilet seat	2	\$48.10	Ea.	\$96.20
Door hardware, school, single, classroom, ANSI F84, incl. lever handle	2	\$1,099.40	Door	\$2,198.80
Walls and partitions demolition, metal or wood studs, finish two sides, lath and plaster	960	\$5.83	S.F.	\$5,596.80

Building Name: 1856 Building

Toilet room accessories, napkin/tampon dispenser, semi-recessed	2	\$497.68	Ea.	\$995.36
Door demolition, door frames, metal, remove	2	\$78.15	Ea.	\$156.30
Toilet accessories, grab bars, straight, stainless steel, 36" long	2	\$68.66	Ea.	\$137.32
Outlet boxes, pressed steel, 4-11/16" square	2	\$40.86	Ea.	\$81.72
Urinal, wall hung, rough-in, supply, waste and vent	2	\$1,235.62	Ea.	\$2,471.24
Miscellaneous wood blocking, to wood construction, 2" x 8", per LF	120	\$4.19	L.F.	\$502.80
Lighting devices, occupancy sensors, passive infrared, ceiling mounted	2	\$184.90	Ea.	\$369.80
Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, tailpiece offset (wheelchair), 1-1/4" pipe size	2	\$38.21	Ea.	\$76.42
Toilet accessories, soap dispenser, chrome, surface mounted, liquid	2	\$86.81	Ea.	\$173.62
Fixture, urinal, floor mounted, selective demolition, includes 10' piping	2	\$189.50	Ea.	\$379.00
Pipe, metal pipe, to 1-1/2" diam., selective demolition	20	\$3.79	L.F.	\$75.80
Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	2	\$49.70	Ea.	\$99.40
Outlet boxes, pressed steel, covers, blank, 4" square	2	\$12.09	Ea.	\$24.18
Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2"	2	\$42.06	Ea.	\$84.12
Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	72	\$5.34	S.F.	\$384.48
Fluorescent fixture, interior, troffer parabolic lay-in, 3-32 W T8, 2' W x 4' L, incl lamps, mounting hardware and connections	2	\$287.46	Ea.	\$574.92
Toilet accessories, grab bars, straight, stainless steel, 42" long	2	\$73.61	Ea.	\$147.22
Water closet, minimum labor/equipment charge	2	\$341.10	Job	\$682.20

Building Name: 1856 Building

Toilet accessories, sanitary napkin/tampon dispenser recessed	2	\$652.18	Ea.	\$1,304.36
Ceramic tile, floors, glazed, porcelain type, thin set, 1 color, color group 2, 2" x 2" or 2" x 1"	72	\$12.30	S.F.	\$885.60
Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	2	\$24.84	Ea.	\$49.68
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	3	\$81.40	Ton	\$244.20
Plumbers	160	\$94.75	hour	\$15,160.00
Carpenters	160	\$78.15	hour	\$12,504.00
Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2	\$803.00	Week	\$1,606.00
Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	432	\$0.50	S.F.	\$216.00
Toilet accessories, diaper changing station, plastic, wall mounted, horizontal	2	\$330.92	Ea.	\$661.84
Fixture, water closet, floor mounted, selective demolition, includes 10' piping	2	\$94.75	Ea.	\$189.50
Common Building Laborers	80	\$62.10	hour	\$4,968.00
Toilet accessories, mirror, 18" x 24", with 5" stainless steel shelf & stainless steel 3/4" square frame	2	\$234.76	Ea.	\$469.52
Switch boxes, pressed steel	2	\$32.71	Ea.	\$65.42
Blueboard, fire resistant, on walls or ceilings, standard, 5/8" thick, excludes finish	432	\$1.05	S.F.	\$453.60
Faucets/fittings, minimum labor/equipment charge	2	\$189.50	Job	\$379.00
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, roller	432	\$0.47	S.F.	\$203.04
Water closet, bowl only, floor mounted, tankless, rough-in, supply, waste and vent	2	\$925.92	Ea.	\$1,851.84
Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	2	\$328.60	Ea.	\$657.20

Building Name: 1856 Building

Duplex receptacle, ground fault interrupting, 20 amp	2	\$71.10	Ea.	\$142.20
Toilet accessories, robe hook, regular, single	2	\$28.46	Ea.	\$56.92
Detection system, visual alarm, ADA type, excluding wires & conduits	2	\$235.69	Ea.	\$471.38
Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	2	\$656.75	Ea.	\$1,313.50
Toilet accessories, dispenser units, towel dispenser & waste receptacle, 18 gallon capacity	2	\$436.52	Ea.	\$873.04
Water closet, bowl only, floor mounted, tankless, with floor outlet, ADA, 1.28 gpf, includes flush valve and seat	2	\$873.24	Ea.	\$1,746.48
Ceramic tile, 1" x 1", floors, porcelain type, for random blend, 4 colors, add	72	\$1.66	S.F.	\$119.52
Urinal, minimum labor/equipment charge	2	\$341.10	Job	\$682.20
Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	2	\$1,239.45	Ea.	\$2,478.90
Signs, flexible door type, adhesive back, w/Braille, 5/8" letters, 12" x 12"	2	\$183.83	Ea.	\$367.66
Toggle switch, quiet type, single pole, 20 amp	2	\$29.80	Ea.	\$59.60
Lavatory, wall hung, vitreous china, white, with backsplash, ADA compliant, single bowl, 27" x 20", includes trim	2	\$1,179.41	Ea.	\$2,358.82
Fixture, lavatory, wall hung, selective demolition, includes 10' piping	2	\$75.80	Ea.	\$151.60
Cleanouts and drains, up thru 4" diameter, selective demolition	2	\$75.80	Ea.	\$151.60
Pipe fittings with a single connection, up thru 1-1/2" diameter, selective demolition	12	\$25.27	Ea.	\$303.24
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, brushwork	432	\$0.96	S.F.	\$414.72
Urinal, waterless vitreous china, (no flush) urinal, wall hung, ADA compliant unit, 15.5"	2	\$352.26	Ea.	\$704.52
Electricians	60	\$89.60	hour	\$5,376.00

Building Name: 1856 Building

Electrical demolition, minimum labor/equipment charge 2 \$179.20 Job \$358.40

Requirement: Restroom Accessories Renewal

Requirement Type Category Priority Estimated Cost
REN Lifecycle 2- Potentially Critica **\$4,832.00**

Prime System: C1030 - Fittings

Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Action: Restroom Accessories Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Restroom Accessories Renewal 1 \$4,831.75 Ea. \$4,831.75

Requirement: Sanitary Waste - Gravity Discharge Renewal

Requirement Type Category Priority Estimated Cost
REN Lifecycle 3- Necessary - Not Y **\$17,962.00**

Prime System: D2030 - Sanitary Waste

Auto generated renewal for Sanitary Waste - Gravity Discharge. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

Action: Sanitary Waste - Gravity Discharg Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Sanitary Waste - Gravity Discharge Renewal 1 \$17,962.31 Ea. \$17,962.31

Requirement: Site Development - Wood Porch Renewal

Requirement Type Category Priority Estimated Cost
REN Lifecycle 2- Potentially Critica **\$72,097.00**

Prime System: G2049 - Miscellaneous Structures

Auto generated renewal for Site Development - Wood Porch. System Description: The building includes a wood front porch with 4 decorative columns.

Action: Site Development - Wood Porch R Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1856 Building

Sum for Site Development - Wood Porch Renewal	1	\$72,096.60	Ea.	\$72,096.60
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Requirement: Stairs Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$4,071.00

Prime System: C20 - Stairs

Auto generated renewal for Stairs. System Description: The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.

Action: Stairs Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Stairs Renewal	1	\$4,071.31	Ea.	\$4,071.31
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Requirement: Structural Slab on Grade - Non-Industrial Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$741.00

Prime System: A - Substructure

Auto generated renewal for Structural Slab on Grade - Non-Industrial. System Description: The building substructure includes a non-industrial type structural slab on grade. This is for the partial basement portion of the building.

Action: Structural Slab on Grade - Non-Ind Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Structural Slab on Grade - Non-Industrial Renewal	1	\$740.85	Ea.	\$740.85
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Requirement: Swinging Doors - Pair - 6 x 7 Wd - NR Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$4,703.00

Prime System: C1020 - Interior Doors

Auto generated renewal for Swinging Doors - Pair - 6 x 7 Wd - NR. System Description: Interior doors include a pair of non-rated 3 x 7 wood doors and steel frame with hinges, locksets (lever) and closers. Includes finished doors and painted frame.

Action: Swinging Doors - Pair - 6 x 7 Wd - Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1856 Building

Sum for Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	1	\$4,703.40	Ea.	\$4,703.40
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Requirement: Telephone System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$13,957.00

Prime System: D5033 - Telephone Systems

Auto generated renewal for Telephone System . System Description: The building includes a light density telephone system.

Action: Telephone System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Telephone System Renewal	1	\$13,957.02	Ea.	\$13,957.02
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Requirement: VCT Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$9,518.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.

Action: VCT Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for VCT Renewal	1	\$9,518.03	Ea.	\$9,518.03
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Requirement: Water Dist Complete Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$11,405.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Dist Complete . System Description: The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.

Action: Water Dist Complete Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Dist Complete Renewal	1	\$11,405.38	Ea.	\$11,405.38
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Building Name: 1856 Building

Requirement: Water Heater - Electric Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$4,179.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Heater - Electric. System Description: The domestic hot water is provided by a 52-gallon electric water heater.

Action: Water Heater - Electric Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Heater - Electric Renewal	1	\$4,179.31	Ea.	\$4,179.31
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Requirement: Wood Windows Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$4,173.00

Prime System: B2020 - Exterior Windows

Auto generated renewal for Wood Windows. System Description: The building includes wood framed exterior window units with insulating glass. This system is for the decorative circular window at the attic level.

Action: Wood Windows Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Wood Windows Renewal	1	\$4,172.70	Ea.	\$4,172.70
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1856 Building	Total Req. Cost:	\$1,402,011.87
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Building Name: 1856 Building

**Requirement: Accessible Ramp - Exterior - Wood
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$5,981.00

Prime System: B1014 - Ramps

Auto generated renewal for Accessible Ramp - Exterior - Wood. System Description: Wooden exterior ramp including railings. Ramp width is 4 feet.

Action: Accessible Ramp - Exterior - Woo Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Accessible Ramp - Exterior - Wood Renewal	1	\$5,981.02	Ea.	\$5,981.02
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**Requirement: ACT System - Concealed Spline
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$74,533.00

Prime System: C3030 - Ceiling Finishes

Auto generated renewal for ACT System - Concealed Spline. System Description: Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid. This is found in the multipurpose room.

Action: ACT System - Concealed Spline Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for ACT System - Concealed Spline Renewal	1	\$74,533.20	Ea.	\$74,533.20
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Requirement: ACT System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$20,153.00

Prime System: C3030 - Ceiling Finishes

Auto generated renewal for ACT System. System Description: Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.

Action: ACT System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for ACT System Renewal	1	\$20,153.25	Ea.	\$20,153.25
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Building Name: 1952 Building

Requirement: Aluminum Windows Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$14,960.00

Prime System: B2020 - Exterior Windows

Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass.

Action: Aluminum Windows Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Aluminum Windows Renewal	1	\$14,960.36	Ea.	\$14,960.36
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Requirement: Asphalt Shingled Roofing Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$14,496.00

Prime System: B30 - Roofing

Auto generated renewal for Asphalt Shingled Roofing. System Description: The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper.

Action: Asphalt Shingled Roofing Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Asphalt Shingled Roofing Renewal	1	\$14,496.30	Ea.	\$14,496.30
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Requirement: Basement Wall Paint - Aged and Peeling

Requirement Type	Category	Priority	Estimated Cost
REQ	Mission	3- Necessary - Not Y	\$24,788.00

Prime System: C3010 - Wall Finishes

The interior painted walls in the basement are aged and peeling. Walls should be sealed and repainted.

Action: Renew wall paint Action Description: Repaint the painted concrete interior basement walls.

Action Line Items:

Common Maintenance Laborer	90	\$46.60	hour	\$4,194.00
Painters Helper	120	\$51.80	hour	\$6,216.00

Building Name: 1952 Building

Painters, Ordinary	80	\$64.75	hour	\$5,180.00
Paints & coatings, elastomeric coatings, high build, water proof, one coat system, roll	3000	\$0.63	S.F.	\$1,890.00
Cleaner	60	\$57.80	hour	\$3,468.00
Painting, interior on plaster and drywall, brushwork, primer & 2 coats	3000	\$1.28	S.F.	\$3,840.00

Requirement: Boiler Steam - Gas-Fired Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$98,275.00

Prime System: D3020 - Heat Generating Systems

Auto generated renewal for Boiler Steam - Gas-Fired. System Description: The heat is provided by an oil-fired steam boiler.

Action: Boiler Steam - Gas-Fired Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Boiler Steam - Gas-Fired Renewal	1	\$98,274.78	Ea.	\$98,274.78
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Requirement: Branch Wiring - Equipment & Devices Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$863.00

Prime System: D5021 - Branch Wiring Devices

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

Action: Branch Wiring - Equipment & Devi Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Branch Wiring - Equipment & Devices Renewal	1	\$863.20	Ea.	\$863.20
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Building Name: 1952 Building

Requirement: Branch Wring - Insufficient

Requirement Type	Category	Priority	Estimated Cost
REQ	Capacity	3- Necessary - Not Y	\$38,381.00

Prime System: D5021 - Branch Wiring Devices

The existing distribution of electrical outlets and branch wiring is insufficient for modern uses. This requirement is separate from the renewal of the existing branch wiring system.

Action: Add Branch Wiring Action Description: Add new outlets and branch wiring to support the typical uses for modern buildings.

Action Line Items:

Carpenters	40	\$78.15	hour	\$3,126.00
Electricians	120	\$89.60	hour	\$10,752.00
Receptacles and wall switches, 5000 SF, 10 switches	8878	\$0.51	S.F.	\$4,527.78
Receptacles and wall switches, 5000 SF, 20 receptacles	8878	\$2.25	S.F.	\$19,975.50

Requirement: Building Demolition

Requirement Type	Category	Priority	Estimated Cost
REQ	Obsolescence	Not Time Critical	\$66,387.00

Prime System: B10 - Superstructure

This requirement is listed as an alternative, should the decision be made to demo the building.

Action: Demo Building Action Description: Demolish the building and convey the materials to the dump.

Action Line Items:

Building demolition, small buildings or single buildings, wood, elevated slabs, includes 20 mile haul, excludes salvage, foundation demolition or dump fees	123328	\$0.40	C.F.	\$49,331.20
Selective demolition, water & sewer piping & fittings, copper pipe, 2-1/2"-3", diameter, excludes excavation	100	\$4.55	L.F.	\$455.00
Building footings and foundations demolition, remove concrete walls, plain concrete, 8" thick, excludes disposal costs and dump fees	2296	\$1.02	S.F.	\$2,341.92
Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	6	\$852.50	Week	\$5,115.00

Building Name: 1952 Building

Building footings and foundations demolition, floors, concrete slab on grade, concrete, rod reinforced, 6" thick, excludes disposal costs and dump fees	8878	\$0.99	S.F.	\$8,789.22
Demolish, remove pavement & curb, sidewalk, concrete, rod reinforced, 6" thick, with hand held air equipment, excludes hauling	80	\$4.43	S.F.	\$354.40

Requirement: Carpeting - Broadloom Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$56,321.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Carpeting - Broadloom . System Description: Floor finishes include carpeting and base in the library and office areas.

Action: Carpeting - Broadloom Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Carpeting - Broadloom Renewal	1	\$56,320.92	Ea.	\$56,320.92
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Requirement: Ceramic Tile - Floor Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$8,504.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Ceramic Tile - Floor. System Description: Floor finishes include ceramic tile and base in restrooms.

Action: Ceramic Tile - Floor Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Ceramic Tile - Floor Renewal	1	\$8,504.14	Ea.	\$8,504.14
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Building Name: 1952 Building

Requirement: Ceramic Tile - Wall Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$5,622.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Ceramic Tile - Wall . System Description: Building wall coverings include 4-in. x 4-in. thin set ceramic decorator tiles at medium price. Tile job includes wainscot with bullnose trim.

Action: Ceramic Tile - Wall Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Ceramic Tile - Wall Renewal	1	\$5,622.25	Ea.	\$5,622.25
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Requirement: Clock System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$67,804.00

Prime System: D5036 - Clock and Program Systems

Auto generated renewal for Clock System. System Description: The building includes a centralized clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings.

Action: Clock System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Clock System Renewal	1	\$67,804.28	Ea.	\$67,804.28
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Requirement: Concrete - Painted Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$7,012.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Concrete - Painted. System Description: Typical painted concrete with an abrasive textured additive to prevent slipping.

Action: Concrete - Painted Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Concrete - Painted Renewal	1	\$7,011.64	Ea.	\$7,011.64
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Building Name: 1952 Building

**Requirement: Custodial/Utility Sinks - Each
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$4,979.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Custodial/Utility Sinks - Each. System Description: The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.

Action: Custodial/Utility Sinks - Each Rene Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Custodial/Utility Sinks - Each Renewal	1	\$4,979.00	Ea.	\$4,979.00
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**Requirement: Distribution Equipment,
Panelboards, and Feeders - 400A
208Y/120V Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$82,842.00

Prime System: D5012 - Low Tension Service and Dist.

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment.

Action: Distribution Equipment, Panelboa Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal	1	\$82,841.80	Ea.	\$82,841.80
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Building Name: 1952 Building

Requirement: Domestic Water: Lack of Backflow Protection

Requirement Type	Category	Priority	Estimated Cost
REQ	Building Code	3- Necessary - Not Y	\$4,667.00

Prime System: D2020 - Domestic Water Distribution

The incoming main domestic water service does not appear to be equipped with a backflow prevention device as required by the 2018 International Plumbing Code section 608.1.

Action: Install Backflow Preventer Action Description: Install a reduced pressure backflow preventer to prevent cross contamination of the domestic water service from the building piping. Work to include re-piping of service as necessary.

Action Line Items:

Plumbers	16	\$94.75	hour	\$1,516.00
Pipe, copper, tubing, solder, 2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	10	\$48.65	L.F.	\$486.50
Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	10	\$5.05	L.F.	\$50.50
Plumber Helpers	16	\$75.85	hour	\$1,213.60
Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 2" pipe size, includes valves and four test cocks	1	\$1,400.79	Ea.	\$1,400.79

Requirement: Door Assembly - 3 x 7 HM Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$11,653.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Door Assembly - 3 x 7 HM. System Description: Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.

Action: Door Assembly - 3 x 7 HM Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Door Assembly - 3 x 7 HM Renewal	1	\$11,652.98	Ea.	\$11,652.98
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Building Name: 1952 Building

Requirement: Door Assembly - 6 x 7 HM Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$22,413.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Door Assembly - 6 x 7 HM. System Description: Exterior doors include pairs of 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.

Action: Door Assembly - 6 x 7 HM Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Door Assembly - 6 x 7 HM Renewal	1	\$22,412.78	Ea.	\$22,412.78
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Requirement: Emergency Battery Pack Lights Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$16,240.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights.

Action: Emergency Battery Pack Lights Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Emergency Battery Pack Lights Renewal	1	\$16,239.88	Ea.	\$16,239.88
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Requirement: Emergency Exit Lights and Signs - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$11,020.00

Prime System: D5022 - Lighting Equipment

Means of egress needs to be illuminated per 2018 NFPA 101 Section 7.8.1.3. Installation of additional battery back up emergency lighting is recommended.

Action: Install Emergency Egress Lighting Action Description: Install emergency lights and signs with battery back in the egress paths.

Action Line Items:

Exit lighting, LED w/ battery unit, single face, ceiling or wall mount	8	\$370.81	Ea.	\$2,966.48
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Building Name: 1952 Building

Electricians	40	\$89.60	hour	\$3,584.00
Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each	8	\$558.70	Ea.	\$4,469.60

Requirement: Epoxy Flooring Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$12,710.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Epoxy Flooring. System Description: Floor finishes include cement epoxy flooring. This is found in the 1st floor restrooms.

Action: Epoxy Flooring Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Epoxy Flooring Renewal	1	\$12,710.00	Ea.	\$12,710.00
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Requirement: Exhaust System - Kitchen - Commercial Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$3,360.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Exhaust System - Kitchen - Commercial. System Description: The ventilation system includes a kitchen exhaust system, with welded duct and insulation.

Action: Exhaust System - Kitchen - Comm Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exhaust System - Kitchen - Commercial Renewal	1	\$3,360.13	Ea.	\$3,360.13
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Building Name: 1952 Building

Requirement: Exhaust System - Restroom Ceiling Fan Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$2,734.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Exhaust System - Restroom Ceiling Fan. System Description: HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.

Action: Exhaust System - Restroom Ceilin Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exhaust System - Restroom Ceiling Fan Renewal	1	\$2,734.19	Ea.	\$2,734.19
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Requirement: Exit Signs Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$12,961.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Exit Signs . System Description: The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

Action: Exit Signs Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exit Signs Renewal	1	\$12,960.93	Ea.	\$12,960.93
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Requirement: Exterior Stairs - Concrete Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$11,765.00

Prime System: B1015 - Exterior Stairs and Fire Escapes

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs (6' wide x 5 risers) with railing.

Action: Exterior Stairs - Concrete Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exterior Stairs - Concrete Renewal	1	\$11,764.69	Ea.	\$11,764.69
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Building Name: 1952 Building

Requirement: Fire Alarm System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$82,189.00

Prime System: D5037 - Fire Alarm Systems

Auto generated renewal for Fire Alarm System . System Description: This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

Action: Fire Alarm System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fire Alarm System Renewal	1	\$82,189.07	Ea.	\$82,189.07
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Requirement: Fire Sprinklers - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	Not Time Critical	\$85,726.00

Prime System: D4010 - Sprinklers

The existing building does not have a fire sprinkler system. The renovations performed and proposed future use may trigger the necessity of a sprinkler system installation by the AHJ (Agency Having Jurisdiction). This requirement is used for budgetary purposes should a sprinkler system be required.

Action: Install Fire Sprinkler System Action Description: Install a fire sprinkler system.

Action Line Items:

Carpenters	120	\$78.15	hour	\$9,378.00
Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	9870	\$3.04	S.F.	\$30,004.80
Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	8878	\$5.22	S.F.	\$46,343.16

Requirement: Fixed Casework Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$9,040.00

Prime System: E - Equipment and Furnishings

Auto generated renewal for Fixed Casework . System Description: Building includes casework including shelves and bookcases.

Action: Fixed Casework Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1952 Building

Sum for Fixed Casework Renewal	1	\$9,040.00	Ea.	\$9,040.00
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Requirement: Folding Partitions - Deluxe Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$53,151.00

Prime System: C1010 - Partitions

Auto generated renewal for Folding Partitions - Deluxe. System Description: The building interior includes deluxe quality folding panel partitions. This is found on the stage.

Action: Folding Partitions - Deluxe Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Folding Partitions - Deluxe Renewal	1	\$53,151.36	Ea.	\$53,151.36
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Requirement: Folding Partitions Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$22,398.00

Prime System: C1010 - Partitions

Auto generated renewal for Folding Partitions . System Description: The building interior includes folding partitions.

Action: Folding Partitions Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Folding Partitions Renewal	1	\$22,397.77	Ea.	\$22,397.77
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Requirement: GWB Walls - Standard Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$104,220.00

Prime System: C1010 - Partitions

Auto generated renewal for GWB Walls - Standard. System Description: The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

Action: GWB Walls - Standard Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for GWB Walls - Standard Renewal	1	\$104,219.52	Ea.	\$104,219.52
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Building Name: 1952 Building

Requirement: Heat Exchanger - Steam/HW - Shell and Tube Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$54,026.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Heat Exchanger - Steam/HW - Shell and Tube. System Description: The HVAC system includes a steam to HW shell and tube heat exchanger.

Action: Heat Exchanger - Steam/HW - She Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Heat Exchanger - Steam/HW - Shell and Tube Renewal	1	\$54,025.80	Ea.	\$54,025.80
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Requirement: HVAC System - Inadequate

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$40,055.00

Prime System: D3040 - Distribution Systems

The HVAC system is inadequate in the lack of make up and exhaust air. OSHA and ASHRAE recommend 4 - 12 air changes per hour for school buildings to provide fresh outside air and to exhaust the building of stale air and odors. The addition of air handling equipment is required to accommodate this.

Action: Install Air Handlers and Ductwork Action Description: Install air handling equipment to provide make up air to the building and better manage temperature control.

Action Line Items:

Skilled Workers Average (35 trades)	40	\$81.25	hour	\$3,250.00
Make-up air unit, indirect-fired, rooftop unit, natural gas, gravity vent, stainless steel exchanger, MBH is output, 70Deg.F temperature rise, 1,000 MBH, includes standard controls	1	\$29,976.65	Ea.	\$29,976.65
Sheet Metal Workers	40	\$92.55	hour	\$3,702.00
Carpenters	40	\$78.15	hour	\$3,126.00

Building Name: 1952 Building

**Requirement: Indoor Sports Arena Lighting
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$55,620.00

Prime System: D5022 - Lighting Equipment

Auto generated renewal for Indoor Sports Arena Lighting . System Description: The multi-purpose room is illuminated with high-bay high pressure sodium (HPS) light fixtures.

Action: Indoor Sports Arena Lighting Ren Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Indoor Sports Arena Lighting Renewal	1	\$55,620.00	Ea.	\$55,620.00
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**Requirement: Interior Doors - Non-Compliant Fire
Rated Doors**

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$8,861.00

Prime System: C1020 - Interior Doors

The existing doors along the egress path are not fire rated and lack proper UL fire rated labels; therefore do not comply with IBC 2018 section 715, Opening Protectives and section 715.4.6 Labeled Protective Assemblies, section 715.4.6.4 Fire Door frame labeling requirements, and with regard to fire resistance rated construction per section 1022.1 Enclosures Required for stairways. In accordance with NFPA 80, Standard for Fire Door sections 1-6 and 2-3, door assemblies within fire separations need to be identified as fire door assemblies or fire rated opening protectives.

Action: Replace Door Assemblies Action Description: Survey door assemblies to determine locations and quantity. Re-certify the fire separation door and frame assemblies within the fire barrier and exit stairways throughout building if possible. Replace all non-compliant door and/or frame assemblies to comply with the required fire rated construction and opening protectives. Coordinate with other interior doors and finishes requirements listed separately. Estimate for budgetary purposes only.

Action Line Items:

Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2	\$621.50	Week	\$1,243.00
Door, wood, for vision lite add	2	\$118.80	Ea.	\$237.60
Carpenters	20	\$78.15	hour	\$1,563.00

Building Name: 1952 Building

Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	2	\$1,239.45	Ea.	\$2,478.90
Painters, Ordinary	20	\$64.75	hour	\$1,295.00
Common Building Laborers	20	\$62.10	hour	\$1,242.00
Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	2	\$24.84	Ea.	\$49.68
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	2	\$81.40	Ton	\$162.80
Door demolition, door frames, metal, remove	2	\$78.15	Ea.	\$156.30
Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	2	\$216.52	Ea.	\$433.04

Requirement: Kitchen Equipment Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$15,864.00

Prime System: E - Equipment and Furnishings

Auto generated renewal for Kitchen Equipment. System Description: Building systems include built in kitchen equipment including range hoods with fire suppression and stainless steel kitchen sinks. It also includes an under-sink grease interceptor.

Action: Kitchen Equipment Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Kitchen Equipment Renewal	1	\$15,863.74	Ea.	\$15,863.74
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Building Name: 1952 Building

Requirement: Kitchenette - Cabinet, Counter and Sink Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$23,356.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Kitchenette - Cabinet, Counter and Sink. System Description: The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.

Action: Kitchenette - Cabinet, Counter and Sink Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Kitchenette - Cabinet, Counter and Sink Renewal	1	\$23,356.25	Ea.	\$23,356.25
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Requirement: Laboratory Sinks Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$37.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Laboratory Sinks. System Description: The building plumbing fixtures include molded, chemical-resistant laboratory sinks.

Action: Laboratory Sinks Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Laboratory Sinks Renewal	1	\$36.77	Ea.	\$36.77
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Requirement: LAN System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$70,598.00

Prime System: D5039 - Local Area Networks

Auto generated renewal for LAN System. System Description: Building includes a local area network system.

Action: LAN System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for LAN System Renewal	1	\$70,597.53	Ea.	\$70,597.53
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Building Name: 1952 Building

Requirement: Lighting Fixtures Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$93,799.00

Prime System: D5022 - Lighting Equipment

Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

Action: Lighting Fixtures Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Lighting Fixtures Renewal	1	\$93,799.42	Ea.	\$93,799.42
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Requirement: Overhead Rolling Doors - Electric Operation - Food Service Window Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$4,073.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Overhead Rolling Doors - Electric Operation - Food Service Window. System Description: Exterior openings includes an overhead rolling door with electric operator. This is for the food service window.

Action: Overhead Rolling Doors - Electric Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Overhead Rolling Doors - Electric Operation - Food Service Window Renewal	1	\$4,073.03	Ea.	\$4,073.03
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Requirement: Overhead Rolling Doors - Electric Operation - Opening to Multipurpose Room Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$4,762.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Overhead Rolling Doors - Electric Operation - Opening to Multipurpose Room. System Description: Exterior openings includes an overhead rolling door with electric operator.

Action: Overhead Rolling Doors - Electric Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1952 Building

Sum for Overhead Rolling Doors - Electric Operation - Opening to Multipurpose Room Renewal	1	\$4,761.95	Ea.	\$4,761.95
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**Requirement: Paint Masonry/Epoxy Finish
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$35,598.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Paint Masonry/Epoxy Finish . System Description: Wall finishes include paint on CMU and minimum hi-build epoxy finish. This finish is found on the interior of the CMU walls.

Action: Paint Masonry/Epoxy Finish Rene Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Paint Masonry/Epoxy Finish Renewal	1	\$35,598.00	Ea.	\$35,598.00
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Requirement: Painted Finish Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$39,168.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Painted Finish . System Description: Interior wall finishes include standard paint finish.

Action: Painted Finish Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Painted Finish Renewal	1	\$39,168.00	Ea.	\$39,168.00
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**Requirement: Perimeter Heat System - Hydronic
Fin Tube Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$188,054.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.

Action: Perimeter Heat System - Hydronic Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1952 Building

Sum for Perimeter Heat System - Hydronic Fin Tube Renewal	1	\$188,053.82	Ea.	\$188,053.82
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Requirement: Pneumatic Controls Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$104,625.00

Prime System: D3060 - Controls and Instrumentation

Auto generated renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.

Action: Pneumatic Controls Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Pneumatic Controls Renewal	1	\$104,624.75	Ea.	\$104,624.75
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Requirement: Propane Gas Distribution for Lab Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$5,809.00

Prime System: D2090 - Other Plumbing Systems

Auto generated renewal for Propane Gas Distribution for Lab. System Description: The building includes a propane gas distribution system for the laboratories.

Action: Propane Gas Distribution for Lab Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Propane Gas Distribution for Lab Renewal	1	\$5,808.51	Ea.	\$5,808.51
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Requirement: Public Address System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$35,965.00

Prime System: D5031 - Public Address and Music Systems

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

Action: Public Address System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1952 Building

Sum for Public Address System Renewal	1	\$35,964.78	Ea.	\$35,964.78
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Requirement: Restroom - Non-ADA Compliant

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$82,906.00

Prime System: D2010 - Plumbing Fixtures

The restrooms on each floor presently do not meet the requirements for accessibility per the (2018) Chapter 11, IBC; (2010) ADAAG Section 603.2.1, et seq.; 28 CFR 35.150 et seq. regarding compliant door widths, urinals, lavatory heights, turning radius, along with wall and floor clearances. Reasonable accommodations for accessible restrooms should be provided.

Action: Renovate Restroom Action Description: Renovate the restrooms located on both floors into an All Gender accessible restroom. Renovations includes increasing the exiting space by moving walls, floor and ceiling finishes, accessories and doors. Required floor space, fixtures, wall surfaces and access are included in the cost correction for code compliant accessibility and adaptability requirements. Coordinate with related ADA plumbing fixture and interior finish replacement requirements identified separately.

Action Line Items:

Urinal, wall hung, rough-in, supply, waste and vent	2	\$1,235.62	Ea.	\$2,471.24
Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2"	2	\$42.06	Ea.	\$84.12
Urinal, waterless vitreous china, (no flush) urinal, wall hung, ADA compliant unit, 15.5"	2	\$352.26	Ea.	\$704.52
Toilet accessories, grab bars, straight, stainless steel, 42" long	2	\$73.61	Ea.	\$147.22
Toilet accessories, grab bars, straight, stainless steel, 36" long	2	\$68.66	Ea.	\$137.32
Pipe fittings with a single connection, up thru 1-1/2" diameter, selective demolition	12	\$25.27	Ea.	\$303.24
Miscellaneous wood blocking, to wood construction, 2" x 8", per LF	120	\$4.19	L.F.	\$502.80
Toilet accessories, robe hook, regular, single	2	\$28.46	Ea.	\$56.92
Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	2	\$49.70	Ea.	\$99.40
Blueboard, fire resistant, on walls or ceilings, standard, 5/8" thick, excludes finish	432	\$1.05	S.F.	\$453.60

Building Name: 1952 Building

Outlet boxes, pressed steel, 4-11/16" square	2	\$40.86	Ea.	\$81.72
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, brushwork	432	\$0.54	S.F.	\$233.28
Urinal, minimum labor/equipment charge	2	\$341.10	Job	\$682.20
Water closet, minimum labor/equipment charge	2	\$341.10	Job	\$682.20
Door hardware, school, single, classroom, ANSI F84, incl. lever handle	2	\$1,099.40	Door	\$2,198.80
Lavatory, wall hung, vitreous china, white, with backsplash, ADA compliant, single bowl, 27" x 20", includes trim	2	\$1,179.41	Ea.	\$2,358.82
Fixture, lavatory, wall hung, selective demolition, includes 10' piping	2	\$75.80	Ea.	\$151.60
Fluorescent fixture, interior, troffer parabolic lay-in, 3-32 W T8, 2' W x 4' L, incl lamps, mounting hardware and connections	2	\$287.46	Ea.	\$574.92
Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	432	\$0.50	S.F.	\$216.00
Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	2	\$24.84	Ea.	\$49.68
Electrical demolition, minimum labor/equipment charge	2	\$179.20	Job	\$358.40
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	3	\$81.40	Ton	\$244.20
Cleanouts and drains, up thru 4" diameter, selective demolition	2	\$75.80	Ea.	\$151.60
Common Building Laborers	80	\$62.10	hour	\$4,968.00
Lavatory, wall hung, rough-in, supply, waste and vent	2	\$1,355.43	Ea.	\$2,710.86
Fixture, water closet, floor mounted, selective demolition, includes 10' piping	2	\$94.75	Ea.	\$189.50
Toilet accessories, mirror, 18" x 24", with 5" stainless steel shelf & stainless steel 3/4" square frame	2	\$234.76	Ea.	\$469.52
Duplex receptacle, ground fault interrupting, 20 amp	2	\$71.10	Ea.	\$142.20

Building Name: 1952 Building

Signs, graphic symbols, adhesive back, 8" x 8"	2	\$57.88	Ea.	\$115.76
Pipe, metal pipe, to 1-1/2" diam., selective demolition	20	\$3.79	L.F.	\$75.80
Water closet, bowl only, floor mounted, tankless, with floor outlet, ADA, 1.28 gpf, includes flush valve and seat	2	\$873.24	Ea.	\$1,746.48
Ceramic tile, floors, glazed, porcelain type, thin set, 1 color, color group 2, 2" x 2" or 2" x 1"	72	\$12.30	S.F.	\$885.60
Signs, flexible door type, adhesive back, w/Braille, 5/8" letters, 12" x 12"	2	\$183.83	Ea.	\$367.66
Fixture, urinal, floor mounted, selective demolition, includes 10' piping	2	\$189.50	Ea.	\$379.00
Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	2	\$1,239.45	Ea.	\$2,478.90
Plumbers	160	\$94.75	hour	\$15,160.00
Electricians	60	\$89.60	hour	\$5,376.00
Toilet accessories, diaper changing station, plastic, wall mounted, horizontal	2	\$330.92	Ea.	\$661.84
Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, tailpiece offset (wheelchair), 1-1/4" pipe size	2	\$38.21	Ea.	\$76.42
Toilet accessories, toilet seat	2	\$48.10	Ea.	\$96.20
Lighting devices, occupancy sensors, passive infrared, ceiling mounted	2	\$184.90	Ea.	\$369.80
Water closet, bowl only, floor mounted, tankless, rough-in, supply, waste and vent	2	\$925.92	Ea.	\$1,851.84
Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2	\$803.00	Week	\$1,606.00
Switch boxes, pressed steel	2	\$32.71	Ea.	\$65.42
Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	2	\$656.75	Ea.	\$1,313.50
Door demolition, door frames, metal, remove	2	\$78.15	Ea.	\$156.30

Building Name: 1952 Building

Walls and partitions demolition, metal or wood studs, finish two sides, lath and plaster	960	\$5.83	S.F.	\$5,596.80
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, roller	432	\$0.47	S.F.	\$203.04
Toggle switch, quiet type, single pole, 20 amp	2	\$29.80	Ea.	\$59.60
Detection system, visual alarm, ADA type, excluding wires & conduits	2	\$235.69	Ea.	\$471.38
Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	2	\$328.60	Ea.	\$657.20
Metal partition, 5/8"fire rated gypsum board face, no base layer, 3-5/8" @ 24", 5/8" regular gypsum board opposite face, no insulation	72	\$4.54	S.F.	\$326.88
Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	380	\$0.83	S.F.	\$315.40
Toilet accessories, dispenser units, towel dispenser & waste receptacle, 18 gallon capacity	2	\$436.52	Ea.	\$873.04
Carpenters	160	\$78.15	hour	\$12,504.00
Faucets/fittings, minimum labor/equipment charge	2	\$189.50	Job	\$379.00
Ceramic tile, 1" x 1", floors, porcelain type, for random blend, 4 colors, add	72	\$1.66	S.F.	\$119.52
Toilet accessories, sanitary napkin/tampon dispenser recessed	2	\$652.18	Ea.	\$1,304.36
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, brushwork	432	\$0.96	S.F.	\$414.72
Toilet accessories, soap dispenser, chrome, surface mounted, liquid	2	\$86.81	Ea.	\$173.62
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	432	\$0.86	S.F.	\$371.52
Toilet room accessories, napkin/tampon dispenser, semi-recessed	2	\$497.68	Ea.	\$995.36
Outlet boxes, pressed steel, covers, blank, 4" square	2	\$12.09	Ea.	\$24.18
Ceramic tile, walls, interior, thin set, 4-1/4" x 4-1/4"	432	\$8.16	S.F.	\$3,525.12

Building Name: 1952 Building

Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	72	\$5.34	S.F.	\$384.48
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Requirement: Restroom Accessories Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$9,664.00

Prime System: C1030 - Fittings

Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Action: Restroom Accessories Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Restroom Accessories Renewal	1	\$9,663.50	Ea.	\$9,663.50
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Requirement: Roof Drainage - Gravity Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$39,022.00

Prime System: D2040 - Rain Water Drainage

Auto generated renewal for Roof Drainage - Gravity. System Description: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

Action: Roof Drainage - Gravity Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Roof Drainage - Gravity Renewal	1	\$39,022.37	Ea.	\$39,022.37
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Requirement: Rubber Tile - Basketball Court Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$145,800.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Rubber Tile - Basketball Court. System Description: The basketball court has been changed to a resilient rubber system.

Action: Rubber Tile - Basketball Court Ren Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: 1952 Building

Sum for Rubber Tile - Basketball Court Renewal	1	\$145,800.00	Ea.	\$145,800.00
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**Requirement: Sanitary Waste - Gravity Discharge
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$48,583.00

Prime System: D2030 - Sanitary Waste

Auto generated renewal for Sanitary Waste - Gravity Discharge. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

Action: Sanitary Waste - Gravity Discharg Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Sanitary Waste - Gravity Discharge Renewal	1	\$48,583.32	Ea.	\$48,583.32
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**Requirement: Security System - Intrusion
Protections Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$22,215.00

Prime System: D5038 - Security and Detection Systems

Auto generated renewal for Security System - Intrusion Protections. System Description: The building includes a basic security system (burglar alarm). The security system includes: control panels, key pads, detection devices, conduit, and cabling. The keycard access system will be retained by the RSU.

Action: Security System - Intrusion Protec Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Security System - Intrusion Protections Renewal	1	\$22,215.42	Ea.	\$22,215.42
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Building Name: 1952 Building

Requirement: Single-Ply Membrane - Fully Adhered Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$76,755.00

Prime System: B30 - Roofing

Auto generated renewal for Single-Ply Membrane - Fully Adhered. System Description: The roof covering is of a single-ply fully adhered membrane with insulation.

Action: Single-Ply Membrane - Fully Adhe Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Single-Ply Membrane - Fully Adhered Renewal	1	\$76,755.14	Ea.	\$76,755.14
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Requirement: Single-Story - Steel Framed Roof on Bearing Walls Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$5,624.00

Prime System: B10 - Superstructure

Auto generated renewal for Single-Story - Steel Framed Roof on Bearing Walls. System Description: The superstructure is a for single-story steel framed roof on bearing walls.

Action: Single-Story - Steel Framed Roof o Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Single-Story - Steel Framed Roof on Bearing Walls Renewal	1	\$5,624.12	Ea.	\$5,624.12
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Requirement: Stairs Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$16,285.00

Prime System: C20 - Stairs

Auto generated renewal for Stairs . System Description: The interior stairs include 12 risers per flight with landing and 2 flights per story. Approximately 28 LF of center rail plus 28 feet of wall rail per flight included in cost estimate.

Action: Stairs Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Stairs Renewal	1	\$16,285.25	Ea.	\$16,285.25
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Building Name: 1952 Building

Requirement: Steam Piping and Condensate Return Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$41,338.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Steam Piping and Condensate Return. System Description: The HVAC system includes steam heat distribution piping. This piping system includes simplex condensate return and steam condensate meter.

Action: Steam Piping and Condensate Ret Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Steam Piping and Condensate Return Renewal	1	\$41,338.21	Ea.	\$41,338.21
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Requirement: Swinging Doors - 3 x 7 HM - NR Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$75,165.00

Prime System: C1020 - Interior Doors

Auto generated renewal for Swinging Doors - 3 x 7 HM - NR. System Description: Interior doors include non-rated 3 x 7 steel door and steel frame with hinges, lockset (lever) and closer. Includes painted door and painted frame.

Action: Swinging Doors - 3 x 7 HM - NR Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Swinging Doors - 3 x 7 HM - NR Renewal	1	\$75,164.65	Ea.	\$75,164.65
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Requirement: Swinging Doors - Pair - 6 x 7 HM - NR Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$23,926.00

Prime System: C1020 - Interior Doors

Auto generated renewal for Swinging Doors - Pair - 6 x 7 HM - NR. System Description: Interior doors include pairs of non-rated 3 x 7 steel doors and steel frame with hinges, locksets (lever) and closers. Includes painted doors and painted frame.

Action: Swinging Doors - Pair - 6 x 7 HM - Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Swinging Doors - Pair - 6 x 7 HM - NR Renewal	1	\$23,925.50	Ea.	\$23,925.50
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Building Name: 1952 Building

Requirement: Switchgear Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$8,108.00

Prime System: D5010 - Electrical Service and Distribution

Auto generated renewal for Switchgear. System Description: The building includes average switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.

Action: Switchgear Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Switchgear Renewal	1	\$8,108.16	Ea.	\$8,108.16
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Requirement: Telephone System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$37,750.00

Prime System: D5033 - Telephone Systems

Auto generated renewal for Telephone System . System Description: The building includes a light density telephone system.

Action: Telephone System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Telephone System Renewal	1	\$37,750.07	Ea.	\$37,750.07
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Requirement: Toilet Partitions Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$12.00

Prime System: C1030 - Fittings

Auto generated renewal for Toilet Partitions . System Description: Restrooms are equipped with standard quality, ceiling-hung partitions.

Action: Toilet Partitions Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Toilet Partitions Renewal	1	\$11.83	Ea.	\$11.83
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Building Name: 1952 Building

Requirement: Unit Heaters - Hot Water Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$51,559.00

Prime System: D3050 - Terminal and Package Units

Auto generated renewal for Unit Heaters - Hot Water. System Description: Heating is provided by suspended, forced hot water unit heaters.

Action: Unit Heaters - Hot Water Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Unit Heaters - Hot Water Renewal	1	\$51,559.29	Ea.	\$51,559.29
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Requirement: VCT Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$10,404.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.

Action: VCT Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for VCT Renewal	1	\$10,404.15	Ea.	\$10,404.15
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Requirement: Water Coolers - Wall-Mounted Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$3,233.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Water Coolers - Wall-Mounted . System Description: Plumbing fixtures include wall-mounted water coolers.

Action: Water Coolers - Wall-Mounted R Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Coolers - Wall-Mounted Renewal	1	\$3,232.76	Ea.	\$3,232.76
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Building Name: 1952 Building

Requirement: Water Dist Complete Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$30,849.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Dist Complete . System Description: The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.

Action: Water Dist Complete Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Dist Complete Renewal	1	\$30,848.55	Ea.	\$30,848.55
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Requirement: Water Heater - Electric Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$4,179.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Heater - Electric. System Description: The domestic hot water is provided by a 52-gallon electric water heater.

Action: Water Heater - Electric Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Heater - Electric Renewal	1	\$4,179.31	Ea.	\$4,179.31
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Requirement: Water Heater - Steam Instantaneous Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$64,566.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Heater - Steam Instantaneous. System Description: The domestic hot water is provided by a 130 GPM steam heated, instantaneous commercial water heater, with a recirculation pump, and no storage.

Action: Water Heater - Steam Instantane Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Heater - Steam Instantaneous Renewal	1	\$64,566.39	Ea.	\$64,566.39
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Building Name: 1952 Building

Requirement: Wheelchair Lift Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$14,972.00

Prime System: D1013 - Lifts

Auto generated renewal for Wheelchair Lift. System Description: The conveying system includes a wheelchair lift normally for access to one floor.

Action: Wheelchair Lift Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Wheelchair Lift Renewal	1	\$14,971.79	Ea.	\$14,971.79
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Requirement: Wood Flooring Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$23,322.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Wood Flooring. System Description: Floor finishes include pine strip flooring, and finished or prefinished oak parquetry. Includes finished wood base. This is found on the stage area.

Action: Wood Flooring Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Wood Flooring Renewal	1	\$23,321.89	Ea.	\$23,321.89
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1952 Building	Total Req. Cost:	\$2,674,654.50
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Building Name: 1952 Building

Requirement: ACT System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$126,724.00

Prime System: C3030 - Ceiling Finishes

Auto generated renewal for ACT System. System Description: Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.

Action: ACT System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for ACT System Renewal	1	\$126,724.33	Ea.	\$126,724.33
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Requirement: Aluminum Windows Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$56,517.00

Prime System: B2020 - Exterior Windows

Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass.

Action: Aluminum Windows Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Aluminum Windows Renewal	1	\$56,516.93	Ea.	\$56,516.93
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Requirement: Asphalt Shingled Roofing Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$25,976.00

Prime System: B30 - Roofing

Auto generated renewal for Asphalt Shingled Roofing. System Description: The roof covering is comprised of asphalt strip shingles over asphalt felt sheathing paper. This roofing is over the middle and southern portions of the building.

Action: Asphalt Shingled Roofing Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Asphalt Shingled Roofing Renewal	1	\$25,975.64	Ea.	\$25,975.64
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Building Name: A Wing

Requirement: Branch Wiring - Equipment & Devices Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$824.00

Prime System: D5021 - Branch Wiring Devices

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

Action: Branch Wiring - Equipment & Devi Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Branch Wiring - Equipment & Devices Renewal	1	\$823.84	Ea.	\$823.84
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Requirement: Branch Wring - Insufficient

Requirement Type	Category	Priority	Estimated Cost
REQ	Capacity	3- Necessary - Not Y	\$68,245.00

Prime System: D5021 - Branch Wiring Devices

The existing distribution of electrical outlets and branch wiring is insufficient for modern uses. This requirement is separate from the renewal of the existing branch wiring system.

Action: Add Branch Wiring Action Description: Add new outlets and branch wiring to support the typical uses for modern buildings.

Action Line Items:

Carpenters	80	\$78.15	hour	\$6,252.00
Receptacles and wall switches, 5000 SF, 10 switches	17267	\$0.51	S.F.	\$8,806.17
Receptacles and wall switches, 5000 SF, 20 receptacles	17267	\$2.25	S.F.	\$38,850.75
Electricians	160	\$89.60	hour	\$14,336.00

Building Name: A Wing

Requirement: Building Demolition

Requirement Type	Category	Priority	Estimated Cost
REQ	Obsolescence	Not Time Critical	\$61,986.00

Prime System: B10 - Superstructure

This requirement is listed as an alternative, should the decision be made to demo the building.

Action: Demo Building Action Description: Demolish the building and convey the materials to the dump.

Action Line Items:

Demolish, remove pavement & curb, sidewalk, concrete, rod reinforced, 6" thick, with hand held air equipment, excludes hauling	80	\$4.43	S.F.	\$354.40
Building demolition, small buildings or single buildings, masonry, elevated slabs, includes 20 mile haul, excludes salvage, foundation demolition or dump fees	117712	\$0.40	C.F.	\$47,084.80
Building footings and foundations demolition, floors, concrete slab on grade, concrete, rod reinforced, 6" thick, excludes disposal costs and dump fees	7357	\$0.99	S.F.	\$7,283.43
Building footings and foundations demolition, remove concrete walls, plain concrete, 8" thick, excludes disposal costs and dump fees	1660	\$1.02	S.F.	\$1,693.20
Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	6	\$852.50	Week	\$5,115.00
Selective demolition, water & sewer piping & fittings, copper pipe, 2-1/2"-3", diameter, excludes excavation	100	\$4.55	L.F.	\$455.00

Requirement: Carpeting - Broadloom Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$54,856.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Carpeting - Broadloom . System Description: Floor finishes include carpeting and base in the library and office areas.

Action: Carpeting - Broadloom Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Carpeting - Broadloom Renewal	1	\$54,856.28	Ea.	\$54,856.28
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Building Name: A Wing

Requirement: Clock System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$64,712.00

Prime System: D5036 - Clock and Program Systems

Auto generated renewal for Clock System. System Description: The building includes a centralized clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings.

Action: Clock System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Clock System Renewal	1	\$64,712.48	Ea.	\$64,712.48
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Requirement: Custodial/Utility Sinks - Each Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$9,958.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Custodial/Utility Sinks - Each. System Description: The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.

Action: Custodial/Utility Sinks - Each Rene Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Custodial/Utility Sinks - Each Renewal	1	\$9,958.00	Ea.	\$9,958.00
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Requirement: Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$79,064.00

Prime System: D5012 - Low Tension Service and Dist.

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment.

Action: Distribution Equipment, Panelboa Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: A Wing

Sum for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal 1 \$79,064.30 Ea. \$79,064.30

Requirement: Domestic Water: Lack of Backflow Protection

Requirement Type: REQ
Category: Building Code
Priority: 3- Necessary - Not Y
Estimated Cost: **\$4,667.00**

Prime System: D2020 - Domestic Water Distribution

The incoming main domestic water service does not appear to be equipped with a backflow prevention device as required by the 2018 International Plumbing Code section 608.1.

Action: Install Backflow Preventer
Action Description: Install a reduced pressure backflow preventer to prevent cross contamination of the domestic water service from the building piping. Work to include re-piping of service as necessary.

Action Line Items:

Plumbers	16	\$94.75	hour	\$1,516.00
Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	10	\$5.05	L.F.	\$50.50
Pipe, copper, tubing, solder, 2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	10	\$48.65	L.F.	\$486.50
Plumber Helpers	16	\$75.85	hour	\$1,213.60
Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 2" pipe size, includes valves and four test cocks	1	\$1,400.79	Ea.	\$1,400.79

Requirement: Door Assembly - 3 x 7 HM Renewal

Requirement Type: REN
Category: Lifecycle
Priority: 2- Potentially Critical
Estimated Cost: **\$19,422.00**

Prime System: B2030 - Exterior Doors

Auto generated renewal for Door Assembly - 3 x 7 HM. System Description: Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.

Action: Door Assembly - 3 x 7 HM Renew
Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: A Wing

Sum for Door Assembly - 3 x 7 HM Renewal	1	\$19,421.63	Ea.	\$19,421.63
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Requirement: Door Assembly - 6 x 7 HM Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$14,942.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Door Assembly - 6 x 7 HM. System Description: Exterior doors include pairs of 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.

Action: Door Assembly - 6 x 7 HM Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Door Assembly - 6 x 7 HM Renewal	1	\$14,941.85	Ea.	\$14,941.85
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Requirement: Emergency Battery Pack Lights Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$15,499.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights.

Action: Emergency Battery Pack Lights Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Emergency Battery Pack Lights Renewal	1	\$15,499.36	Ea.	\$15,499.36
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Requirement: Emergency Exit Lights and Signs - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$6,440.00

Prime System: D5022 - Lighting Equipment

Means of egress needs to be illuminated per 2018 NFPA 101 Section 7.8.1.3. Installation of additional battery back up emergency lighting is recommended.

Action: Install Emergency Egress Lighting Action Description: Install emergency lights and signs with battery back in the egress paths.

Action Line Items:

Building Name: A Wing

Exit lighting, LED w/ battery unit, single face, ceiling or wall mount	5	\$370.81	Ea.	\$1,854.05
Electricians	20	\$89.60	hour	\$1,792.00
Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each	5	\$558.70	Ea.	\$2,793.50

Requirement: Exhaust System - Restroom Ceiling Fan Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$2,187.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Exhaust System - Restroom Ceiling Fan. System Description: HVAC ventilation system includes ceiling mounted restroom exhaust fans with ducting.

Action: Exhaust System - Restroom Ceilin Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exhaust System - Restroom Ceiling Fan Renewal	1	\$2,187.35	Ea.	\$2,187.35
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Requirement: Exhaust System - Roof Fan Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$6,068.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Exhaust System - Roof Fan. System Description: HVAC ventilation system includes roof-mounted exhaust fans with ducting.

Action: Exhaust System - Roof Fan Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exhaust System - Roof Fan Renewal	1	\$6,068.05	Ea.	\$6,068.05
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Building Name: A Wing

Requirement: Exit Signs Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$12,370.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Exit Signs . System Description: The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

Action: Exit Signs Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exit Signs Renewal	1	\$12,369.92	Ea.	\$12,369.92
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Requirement: Exterior Paint Finish - Deteriorated

Requirement Type	Category	Priority	Estimated Cost
REQ	Lifecycle	2- Potentially Critica	\$92,532.00

Prime System: B2010 - Exterior Walls

The exterior paint on the CMU portions of the walls is peeling and flaking. These walls should be scraped and re-painted to maintain the moisture protection of the exterior envelope.

Action: Re-Paint Exterior Walls Action Description: Repaint the CMU portions of the exterior walls.

Action Line Items:

Point and refinish painted concrete block wall, 3rd floor	34.2	\$907.80	C.S.F.	\$31,046.76
Point and refinish painted concrete block wall, 1st floor	42	\$673.35	C.S.F.	\$28,280.70
Point and refinish painted concrete block wall, 2nd floor	42	\$790.58	C.S.F.	\$33,204.36

Requirement: Exterior Stairs - Concrete Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$7,843.00

Prime System: B1015 - Exterior Stairs and Fire Escapes

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs (6' wide x 5 risers) with railing.

Action: Exterior Stairs - Concrete Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: A Wing

Sum for Exterior Stairs - Concrete Renewal	1	\$7,843.13	Ea.	\$7,843.13
Sum for Exterior Stairs - Concrete Renewal	1	\$3,921.56	Ea.	\$3,921.56

Requirement: Fire Alarm - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Building Code	3- Necessary - Not Y	\$35,442.00

Prime System: D5090 - Other Electrical Systems

At the time of assessment, a fire alarm system was not installed. Depending on the extent of renovations and the proposed future use of the building, a fire alarm system may be required by local and / or state building code and the agency having jurisdiction (AHJ). This requirement provides budgetary funds for the installation of a building fire alarm system.

Action: Install Fire Alarm System Action Description: Install a building wide fire alarm system.

Action Line Items:

Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1	\$21,959.53	Ea.	\$21,959.53
Electricians	80	\$89.60	hour	\$7,168.00
Fire alarm command center, addressable without voice, excl. wire & conduit	1	\$6,314.24	Ea.	\$6,314.24

Requirement: Fire Alarm System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$78,441.00

Prime System: D5037 - Fire Alarm Systems

Auto generated renewal for Fire Alarm System. System Description: This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

Action: Fire Alarm System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fire Alarm System Renewal	1	\$78,441.33	Ea.	\$78,441.33
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Building Name: A Wing

Requirement: Fire Sprinklers - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	Not Time Critical	\$42,705.00

Prime System: D4010 - Sprinklers

The existing building does not have a fire sprinkler system. The renovations performed and proposed future use may trigger the necessity of a sprinkler system installation by the AHJ (Agency Having Jurisdiction). This requirement is used for budgetary purposes should a sprinkler system be required.

Action: Install Fire Sprinkler System Action Description: Install a fire sprinkler system.

Action Line Items:

Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	4224	\$5.22	S.F.	\$22,049.28
Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	4224	\$3.04	S.F.	\$12,840.96
Carpenters	100	\$78.15	hour	\$7,815.00

Requirement: Fixed Casework Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$13,560.00

Prime System: E - Equipment and Furnishings

Auto generated renewal for Fixed Casework . System Description: Building includes casework including shelves and bookcases.

Action: Fixed Casework Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fixed Casework Renewal	1	\$13,560.00	Ea.	\$13,560.00
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Requirement: GWB Walls - Standard Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$127,209.00

Prime System: C1010 - Partitions

Auto generated renewal for GWB Walls - Standard. System Description: The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

Action: GWB Walls - Standard Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: A Wing

Sum for GWB Walls - Standard Renewal	1	\$127,209.12	Ea.	\$127,209.12
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Requirement: HVAC System - Inadequate

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$80,109.00

Prime System: D3040 - Distribution Systems

The HVAC system is inadequate in the lack of make up and exhaust air. OSHA and ASHRAE recommend 4 - 12 air changes per hour for school buildings to provide fresh outside air and to exhaust the building of stale air and odors. The addition of air handling equipment is required to accommodate this.

Action: Install Air Handlers and Ductwork Action Description: Install air handling equipment to provide make up air to the building and better manage temperature control.

Action Line Items:

Make-up air unit, indirect-fired, rooftop unit, natural gas, gravity vent, stainless steel exchanger, MBH is output, 70Deg.F temperature rise, 1,000 MBH, includes standard controls	2	\$29,976.65	Ea.	\$59,953.30
Skilled Workers Average (35 trades)	80	\$81.25	hour	\$6,500.00
Sheet Metal Workers	80	\$92.55	hour	\$7,404.00
Carpenters	80	\$78.15	hour	\$6,252.00

Building Name: A Wing

Requirement: Interior Doors - Non-Compliant Fire Rated Doors

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$15,022.00

Prime System: C1020 - Interior Doors

The existing doors along the egress path are not fire rated and lack proper UL fire rated labels; therefore do not comply with IBC 2018 section 715, Opening Protectives and section 715.4.6 Labeled Protective Assemblies, section 715.4.6.4 Fire Door frame labeling requirements, and with regard to fire resistance rated construction per section 1022.1 Enclosures Required for stairways. In accordance with NFPA 80, Standard for Fire Door sections 1-6 and 2-3, door assemblies within fire separations need to be identified as fire door assemblies or fire rated opening protectives.

Action: Replace Door Assemblies	Action Description: Survey door assemblies to determine locations and quantity. Re-certify the fire separation door and frame assemblies within the fire barrier and exit stairways throughout building if possible. Replace all non-compliant door and/or frame assemblies to comply with the required fire rated construction and opening protectives. Coordinate with other interior doors and finishes requirements listed separately. Estimate for budgetary purposes only.
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Action Line Items:

Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2	\$621.50	Week	\$1,243.00
Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	4	\$1,239.45	Ea.	\$4,957.80
Door demolition, door frames, metal, remove	4	\$78.15	Ea.	\$312.60
Carpenters	40	\$78.15	hour	\$3,126.00
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	2	\$81.40	Ton	\$162.80
Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	4	\$24.84	Ea.	\$99.36
Door, wood, for vision lite add	4	\$118.80	Ea.	\$475.20
Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	4	\$216.52	Ea.	\$866.08
Common Building Laborers	40	\$62.10	hour	\$2,484.00

Building Name: A Wing

Painters, Ordinary

20

\$64.75 hour

\$1,295.00

Requirement: Kitchenette - Cabinet, Counter and Sink Renewal

Requirement Type

Category

Priority

Estimated Cost

REN

Lifecycle

1- Currently Critical

\$23,356.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Kitchenette - Cabinet, Counter and Sink. System Description: The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.

Action: Kitchenette - Cabinet, Counter and Sink Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Kitchenette - Cabinet, Counter and Sink Renewal

1

\$23,356.25 Ea.

\$23,356.25

Requirement: Laboratory Sinks Renewal

Requirement Type

Category

Priority

Estimated Cost

REN

Lifecycle

1- Currently Critical

\$37.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Laboratory Sinks. System Description: The building plumbing fixtures include molded, chemical-resistant laboratory sinks.

Action: Laboratory Sinks Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Laboratory Sinks Renewal

1

\$36.77 Ea.

\$36.77

Requirement: Lighting - Exterior - HID Wall Packs Renewal

Requirement Type

Category

Priority

Estimated Cost

REN

Lifecycle

2- Potentially Critical

\$1,999.00

Prime System: D5020 - Lighting and Branch Wiring

Auto generated renewal for Lighting - Exterior - HID Wall Packs. System Description: Exterior lighting consists of HID wall pack units.

Action: Lighting - Exterior - HID Wall Pack Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Lighting - Exterior - HID Wall Packs Renewal

1

\$1,999.31 Ea.

\$1,999.31

Building Name: A Wing

Requirement: Lighting Fixtures Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$89,522.00

Prime System: D5022 - Lighting Equipment

Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

Action: Lighting Fixtures Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Lighting Fixtures Renewal	1	\$89,522.26	Ea.	\$89,522.26
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Requirement: Paint Masonry/Epoxy Finish Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$43,451.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Paint Masonry/Epoxy Finish . System Description: Wall finishes include paint on CMU and minimum hi-build epoxy finish. This finish is found on the interior of the CMU walls.

Action: Paint Masonry/Epoxy Finish Rene Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Paint Masonry/Epoxy Finish Renewal	1	\$43,450.50	Ea.	\$43,450.50
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Requirement: Painted Finish Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$63,744.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Painted Finish . System Description: Interior wall finishes include standard paint finish.

Action: Painted Finish Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Painted Finish Renewal	1	\$63,744.00	Ea.	\$63,744.00
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Building Name: A Wing

**Requirement: Perimeter Heat System - Hydronic
Fin Tube Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$179,479.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.

Action: Perimeter Heat System - Hydronic Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Perimeter Heat System - Hydronic Fin Tube Renewal	1	\$179,478.75	Ea.	\$179,478.75
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Requirement: Pneumatic Controls Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$99,854.00

Prime System: D3060 - Controls and Instrumentation

Auto generated renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.

Action: Pneumatic Controls Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Pneumatic Controls Renewal	1	\$99,853.97	Ea.	\$99,853.97
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**Requirement: Propane Gas Distribution for Lab
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$5,809.00

Prime System: D2090 - Other Plumbing Systems

Auto generated renewal for Propane Gas Distribution for Lab. System Description: The building includes a propane gas distribution system for the laboratories.

Action: Propane Gas Distribution for Lab Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Propane Gas Distribution for Lab Renewal	1	\$5,808.51	Ea.	\$5,808.51
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Building Name: A Wing

Requirement: Public Address System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$34,325.00

Prime System: D5031 - Public Address and Music Systems

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

Action: Public Address System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Public Address System Renewal	1	\$34,324.82	Ea.	\$34,324.82
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Requirement: Restroom - Non-ADA Compliant

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$82,906.00

Prime System: D2010 - Plumbing Fixtures

The restrooms on each floor presently do not meet the requirements for accessibility per the (2018) Chapter 11, IBC; (2010) ADAAG Section 603.2.1, et seq.; 28 CFR 35.150 et seq. regarding compliant door widths, urinals, lavatory heights, turning radius, along with wall and floor clearances. Reasonable accommodations for accessible restrooms should be provided.

Action: Renovate Restroom Action Description: Renovate the restrooms located on both floors into an All Gender accessible restroom. Renovations includes increasing the exiting space by moving walls, floor and ceiling finishes, accessories and doors. Required floor space, fixtures, wall surfaces and access are included in the cost correction for code compliant accessibility and adaptability requirements.Coordinate with related ADA plumbing fixture and interior finish replacement requirements identified separately.

Action Line Items:

Miscellaneous wood blocking, to wood construction, 2" x 8", per LF	120	\$4.19	L.F.	\$502.80
Cleanouts and drains, up thru 4" diameter, selective demolition	2	\$75.80	Ea.	\$151.60
Electricians	60	\$89.60	hour	\$5,376.00
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	432	\$0.86	S.F.	\$371.52

Building Name: A Wing

Electrical demolition, minimum labor/equipment charge	2	\$179.20	Job	\$358.40
Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	2	\$1,239.45	Ea.	\$2,478.90
Ceramic tile, walls, interior, thin set, 4-1/4" x 4-1/4"	432	\$8.16	S.F.	\$3,525.12
Common Building Laborers	80	\$62.10	hour	\$4,968.00
Lavatory, wall hung, vitreous china, white, with backsplash, ADA compliant, single bowl, 27" x 20", includes trim	2	\$1,179.41	Ea.	\$2,358.82
Toilet accessories, grab bars, straight, stainless steel, 36" long	2	\$68.66	Ea.	\$137.32
Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	2	\$24.84	Ea.	\$49.68
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, brushwork	432	\$0.54	S.F.	\$233.28
Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	380	\$0.83	S.F.	\$315.40
Walls and partitions demolition, metal or wood studs, finish two sides, lath and plaster	960	\$5.83	S.F.	\$5,596.80
Signs, flexible door type, adhesive back, w/Braille, 5/8" letters, 12" x 12"	2	\$183.83	Ea.	\$367.66
Detection system, visual alarm, ADA type, excluding wires & conduits	2	\$235.69	Ea.	\$471.38
Blueboard, fire resistant, on walls or ceilings, standard, 5/8" thick, excludes finish	432	\$1.05	S.F.	\$453.60
Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	2	\$49.70	Ea.	\$99.40
Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	432	\$0.50	S.F.	\$216.00
Pipe, metal pipe, to 1-1/2" diam., selective demolition	20	\$3.79	L.F.	\$75.80
Urinal, wall hung, rough-in, supply, waste and vent	2	\$1,235.62	Ea.	\$2,471.24
Ceramic tile, floors, glazed, porcelain type, thin set, 1 color, color group 2, 2" x 2" or 2" x 1"	72	\$12.30	S.F.	\$885.60

Building Name: A Wing

Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	72	\$5.34	S.F.	\$384.48
Door hardware, school, single, classroom, ANSI F84, incl. lever handle	2	\$1,099.40	Door	\$2,198.80
Ceramic tile, 1" x 1", floors, porcelain type, for random blend, 4 colors, add	72	\$1.66	S.F.	\$119.52
Urinal, minimum labor/equipment charge	2	\$341.10	Job	\$682.20
Toilet accessories, toilet seat	2	\$48.10	Ea.	\$96.20
Lavatory, wall hung, rough-in, supply, waste and vent	2	\$1,355.43	Ea.	\$2,710.86
Toilet accessories, dispenser units, towel dispenser & waste receptacle, 18 gallon capacity	2	\$436.52	Ea.	\$873.04
Signs, graphic symbols, adhesive back, 8" x 8"	2	\$57.88	Ea.	\$115.76
Water closet, bowl only, floor mounted, tankless, with floor outlet, ADA, 1.28 gpf, includes flush valve and seat	2	\$873.24	Ea.	\$1,746.48
Toilet accessories, diaper changing station, plastic, wall mounted, horizontal	2	\$330.92	Ea.	\$661.84
Pipe fittings with a single connection, up thru 1-1/2" diameter, selective demolition	12	\$25.27	Ea.	\$303.24
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	3	\$81.40	Ton	\$244.20
Toilet accessories, soap dispenser, chrome, surface mounted, liquid	2	\$86.81	Ea.	\$173.62
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, roller	432	\$0.47	S.F.	\$203.04
Door demolition, door frames, metal, remove	2	\$78.15	Ea.	\$156.30
Water closet, bowl only, floor mounted, tankless, rough-in, supply, waste and vent	2	\$925.92	Ea.	\$1,851.84
Plumbers	160	\$94.75	hour	\$15,160.00
Fluorescent fixture, interior, troffer parabolic lay-in, 3-32 W T8, 2' W x 4' L, incl lamps, mounting hardware and connections	2	\$287.46	Ea.	\$574.92

Building Name: A Wing

Urinal, waterless vitreous china, (no flush) urinal, wall hung, ADA compliant unit, 15.5"	2	\$352.26	Ea.	\$704.52
Fixture, water closet, floor mounted, selective demolition, includes 10' piping	2	\$94.75	Ea.	\$189.50
Toilet room accessories, napkin/tampon dispenser, semi-recessed	2	\$497.68	Ea.	\$995.36
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, brushwork	432	\$0.96	S.F.	\$414.72
Metal partition, 5/8" fire rated gypsum board face, no base layer, 3-5/8" @ 24", 5/8" regular gypsum board opposite face, no insulation	72	\$4.54	S.F.	\$326.88
Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	2	\$656.75	Ea.	\$1,313.50
Fixture, urinal, floor mounted, selective demolition, includes 10' piping	2	\$189.50	Ea.	\$379.00
Toggle switch, quiet type, single pole, 20 amp	2	\$29.80	Ea.	\$59.60
Water closet, minimum labor/equipment charge	2	\$341.10	Job	\$682.20
Fixture, lavatory, wall hung, selective demolition, includes 10' piping	2	\$75.80	Ea.	\$151.60
Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	2	\$328.60	Ea.	\$657.20
Toilet accessories, grab bars, straight, stainless steel, 42" long	2	\$73.61	Ea.	\$147.22
Duplex receptacle, ground fault interrupting, 20 amp	2	\$71.10	Ea.	\$142.20
Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, tailpiece offset (wheelchair), 1-1/4" pipe size	2	\$38.21	Ea.	\$76.42
Lighting devices, occupancy sensors, passive infrared, ceiling mounted	2	\$184.90	Ea.	\$369.80
Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2"	2	\$42.06	Ea.	\$84.12
Outlet boxes, pressed steel, 4-11/16" square	2	\$40.86	Ea.	\$81.72

Building Name: A Wing

Faucets/fittings, minimum labor/equipment charge	2	\$189.50	Job	\$379.00
Toilet accessories, mirror, 18" x 24", with 5" stainless steel shelf & stainless steel 3/4" square frame	2	\$234.76	Ea.	\$469.52
Carpenters	160	\$78.15	hour	\$12,504.00
Switch boxes, pressed steel	2	\$32.71	Ea.	\$65.42
Toilet accessories, sanitary napkin/tampon dispenser recessed	2	\$652.18	Ea.	\$1,304.36
Toilet accessories, robe hook, regular, single	2	\$28.46	Ea.	\$56.92
Outlet boxes, pressed steel, covers, blank, 4" square	2	\$12.09	Ea.	\$24.18
Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2	\$803.00	Week	\$1,606.00

Requirement: Restroom Accessories Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$9,664.00

Prime System: C1030 - Fittings

Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Action: Restroom Accessories Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Restroom Accessories Renewal	1	\$9,663.50	Ea.	\$9,663.50
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Building Name: A Wing

Requirement: Roof Drainage - Gravity Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$37,243.00

Prime System: D2040 - Rain Water Drainage

Auto generated renewal for Roof Drainage - Gravity. System Description: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

Action: Roof Drainage - Gravity Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Roof Drainage - Gravity Renewal	1	\$37,242.99	Ea.	\$37,242.99
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Requirement: Sanitary Waste - Gravity Discharge Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$46,368.00

Prime System: D2030 - Sanitary Waste

Auto generated renewal for Sanitary Waste - Gravity Discharge. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

Action: Sanitary Waste - Gravity Discharg Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Sanitary Waste - Gravity Discharge Renewal	1	\$46,367.97	Ea.	\$46,367.97
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Requirement: Single-Ply Membrane - Fully Adhered Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$37,145.00

Prime System: B30 - Roofing

Auto generated renewal for Single-Ply Membrane - Fully Adhered. System Description: The roof covering is of a single-ply fully adhered membrane with insulation. This system is found over the northern part of the building.

Action: Single-Ply Membrane - Fully Adhe Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Single-Ply Membrane - Fully Adhered Renewal	1	\$37,144.89	Ea.	\$37,144.89
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Building Name: A Wing

Requirement: Stair Climber Lift Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$73,498.00

Prime System: D1013 - Lifts

Auto generated renewal for Stair Climber Lift. System Description: The conveying system includes two stair crawler handicap lifts, one in each stairway.

Action: Stair Climber Lift Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Stair Climber Lift Renewal	1	\$73,497.90	Ea.	\$73,497.90
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Requirement: Steam Piping and Condensate Return Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$39,453.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Steam Piping and Condensate Return. System Description: The HVAC system includes steam heat distribution piping. This piping system includes simplex condensate return and steam condensate meter.

Action: Steam Piping and Condensate Ret Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Steam Piping and Condensate Return Renewal	1	\$39,453.22	Ea.	\$39,453.22
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Requirement: Swinging Doors - 3 x 7 Wd - NR Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$57,930.00

Prime System: C1020 - Interior Doors

Auto generated renewal for Swinging Doors - 3 x 7 Wd - NR. System Description: Interior doors include non-rated 3 x 7 wood door and steel frame with hinges, lockset (lever) and closer. Includes finished door and painted frame.

Action: Swinging Doors - 3 x 7 Wd - NR Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Swinging Doors - 3 x 7 Wd - NR Renewal	1	\$57,930.00	Ea.	\$57,930.00
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Building Name: A Wing

Requirement: Switchgear Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$7,738.00

Prime System: D5010 - Electrical Service and Distribution

Auto generated renewal for Switchgear. System Description: The building includes average switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.

Action: Switchgear Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Switchgear Renewal	1	\$7,738.43	Ea.	\$7,738.43
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Requirement: Telephone System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$36,029.00

Prime System: D5033 - Telephone Systems

Auto generated renewal for Telephone System . System Description: The building includes a light density telephone system.

Action: Telephone System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Telephone System Renewal	1	\$36,028.70	Ea.	\$36,028.70
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Requirement: Toilet Partitions - 1969 Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$6.00

Prime System: C1030 - Fittings

Auto generated renewal for Toilet Partitions - 1969. System Description: Restrooms are equipped with standard quality, ceiling-hung partitions.

Action: Toilet Partitions - 1969 Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Toilet Partitions - 1969 Renewal	1	\$5.92	Ea.	\$5.92
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Building Name: A Wing

Requirement: Two Pipe Distribution System w/Pump Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$154,249.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Two Pipe Distribution System w/Pump. System Description: Heating distribution is provided by a two-pipe distribution system.

Action: Two Pipe Distribution System w/P Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Two Pipe Distribution System w/Pump Renewal	1	\$154,249.19	Ea.	\$154,249.19
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Requirement: Unit Heaters - Steam Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$32,769.00

Prime System: D3050 - Terminal and Package Units

Auto generated renewal for Unit Heaters - Steam. System Description: Heating is provided by suspended, steam unit heaters.

Action: Unit Heaters - Steam Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Unit Heaters - Steam Renewal	1	\$32,768.57	Ea.	\$32,768.57
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Requirement: VCT Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$13,240.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the first floor corridor.

Action: VCT Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for VCT Renewal	1	\$13,239.75	Ea.	\$13,239.75
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Building Name: A Wing

**Requirement: Water Coolers - Wall-Mounted
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$6,466.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Water Coolers - Wall-Mounted . System Description: Plumbing fixtures include wall-mounted water coolers.

Action: Water Coolers - Wall-Mounted R Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Coolers - Wall-Mounted Renewal	1	\$6,465.53	Ea.	\$6,465.53
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Requirement: Water Dist Complete Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$29,442.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Dist Complete . System Description: The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.

Action: Water Dist Complete Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Dist Complete Renewal	1	\$29,441.89	Ea.	\$29,441.89
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Requirement: Water Heater - Electric Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$4,179.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Heater - Electric. System Description: The domestic hot water is provided by a 52-gallon electric water heater.

Action: Water Heater - Electric Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Heater - Electric Renewal	1	\$4,179.31	Ea.	\$4,179.31
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A Wing

Total Req. Cost:

\$2,337,141.28

Building Name: A Wing

Requirement: ACT System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$148,712.00

Prime System: C3030 - Ceiling Finishes

Auto generated renewal for ACT System. System Description: Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.

Action: ACT System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for ACT System Renewal	1	\$148,712.04	Ea.	\$148,712.04
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Requirement: Aluminum Windows Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$101,398.00

Prime System: B2020 - Exterior Windows

Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass.

Action: Aluminum Windows Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Aluminum Windows Renewal	1	\$101,398.01	Ea.	\$101,398.01
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Requirement: Branch Wiring - Equipment & Devices Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$967.00

Prime System: D5021 - Branch Wiring Devices

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

Action: Branch Wiring - Equipment & Devi Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Branch Wiring - Equipment & Devices Renewal	1	\$966.78	Ea.	\$966.78
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Building Name: B Wing

Requirement: Branch Wiring - Insufficient

Requirement Type	Category	Priority	Estimated Cost
REQ	Capacity	3- Necessary - Not Y	\$68,245.00

Prime System: D5021 - Branch Wiring Devices

The existing distribution of electrical outlets and branch wiring is insufficient for modern uses. This requirement is separate from the renewal of the existing branch wiring system.

Action: Add Branch Wiring Action Description: Add new outlets and branch wiring to support the typical uses for modern buildings.

Action Line Items:

Electricians	160	\$89.60	hour	\$14,336.00
Receptacles and wall switches, 5000 SF, 10 switches	17267	\$0.51	S.F.	\$8,806.17
Receptacles and wall switches, 5000 SF, 20 receptacles	17267	\$2.25	S.F.	\$38,850.75
Carpenters	80	\$78.15	hour	\$6,252.00

Requirement: Brick Exterior - Repointing Needed

Requirement Type	Category	Priority	Estimated Cost
REQ	Lifecycle	2- Potentially Critical	\$20,354.00

Prime System: B2010 - Exterior Walls

The aging exterior brick requires regular repointing to maintain its integrity.

Action: Repoint Brick Exterior Action Description: Repoint brick exterior. This represents about 10% of the brick surface to be re-pointed.

Action Line Items:

Point clay brick wall, 1st floor	7.3	\$1,162.06	C.S.F.	\$8,483.04
Point clay brick wall, 2nd floor	7.3	\$1,223.84	C.S.F.	\$8,934.03
Point clay brick wall, 3rd floor	2.4	\$1,223.84	C.S.F.	\$2,937.22

Building Name: B Wing

Requirement: Building Demolition

Requirement Type	Category	Priority	Estimated Cost
REQ	Obsolescence	Not Time Critical	\$69,665.00

Prime System: B10 - Superstructure

This requirement is listed as an alternative, should the decision be made to demo the building.

Action: Demo Building Action Description: Demolish the building and convey the materials to the dump.

Action Line Items:

Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	6	\$852.50	Week	\$5,115.00
Building footings and foundations demolition, remove concrete walls, plain concrete, 8" thick, excludes disposal costs and dump fees	1140	\$1.02	S.F.	\$1,162.80
Demolish, remove pavement & curb, sidewalk, concrete, rod reinforced, 6" thick, with hand held air equipment, excludes hauling	80	\$4.43	S.F.	\$354.40
Building demolition, small buildings or single buildings, masonry, elevated slabs, includes 20 mile haul, excludes salvage, foundation demolition or dump fees	138136	\$0.40	C.F.	\$55,254.40
Building footings and foundations demolition, floors, concrete slab on grade, concrete, rod reinforced, 6" thick, excludes disposal costs and dump fees	7397	\$0.99	S.F.	\$7,323.03
Selective demolition, water & sewer piping & fittings, copper pipe, 2-1/2"-3", diameter, excludes excavation	100	\$4.55	L.F.	\$455.00

Requirement: Carpeting - Broadloom Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$56,321.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Carpeting - Broadloom . System Description: Floor finishes include carpeting and base in the library and office areas.

Action: Carpeting - Broadloom Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Carpeting - Broadloom Renewal	1	\$56,320.92	Ea.	\$56,320.92
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Building Name: B Wing

Requirement: Clock System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$75,941.00

Prime System: D5036 - Clock and Program Systems

Auto generated renewal for Clock System. System Description: The building includes a centralized clock system. Clock system includes head end equipment, single and double sided clocks, conduit, wire, electrician and helper time, and fittings.

Action: Clock System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Clock System Renewal	1	\$75,940.62	Ea.	\$75,940.62
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Requirement: Concrete - Painted Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$7,012.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Concrete - Painted. System Description: Typical painted concrete with an abrasive textured additive to prevent slipping.

Action: Concrete - Painted Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Concrete - Painted Renewal	1	\$7,011.64	Ea.	\$7,011.64
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Requirement: Custodial/Utility Sinks - Each Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$9,958.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Custodial/Utility Sinks - Each. System Description: The plumbing fixtures include wall hung CI custodial/utility sink. Includes rough-in and faucet.

Action: Custodial/Utility Sinks - Each Rene Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Custodial/Utility Sinks - Each Renewal	1	\$9,958.00	Ea.	\$9,958.00
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Building Name: B Wing

**Requirement: Distribution Equipment,
Panelboards, and Feeders - 400A
208Y/120V Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$92,783.00

Prime System: D5012 - Low Tension Service and Dist.

Auto generated renewal for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V. System Description: The electrical distribution system for this building includes panelboards, feeders, and associated equipment.

Action: Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Distribution Equipment, Panelboards, and Feeders - 400A 208Y/120V Renewal	1	\$92,782.61	Ea.	\$92,782.61
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**Requirement: Domestic Water: Lack of Backflow
Protection**

Requirement Type	Category	Priority	Estimated Cost
REQ	Building Code	3- Necessary - Not Y	\$4,667.00

Prime System: D2020 - Domestic Water Distribution

The incoming main domestic water service does not appear to be equipped with a backflow prevention device as required by the 2018 International Plumbing Code section 608.1.

Action: Install Backflow Preventer Action Description: Install a reduced pressure backflow preventer to prevent cross contamination of the domestic water service from the building piping. Work to include re-piping of service as necessary.

Action Line Items:

Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	10	\$5.05	L.F.	\$50.50
Pipe, copper, tubing, solder, 2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	10	\$48.65	L.F.	\$486.50
Plumbers	16	\$94.75	hour	\$1,516.00
Backflow preventer, reduced pressure principle, corrosion resistant, automatic operation, ball valves, threaded, 2" pipe size, includes valves and four test cocks	1	\$1,400.79	Ea.	\$1,400.79
Plumber Helpers	16	\$75.85	hour	\$1,213.60

Building Name: B Wing

Requirement: Door Assembly - 3 x 7 HM Renewal	Requirement Type	Category	Priority	Estimated Cost
	REN	Lifecycle	2- Potentially Critica	\$3,884.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Door Assembly - 3 x 7 HM. System Description: Exterior doors include 3 x 7 steel door and steel frame with hinges, lockset (lever), exit hardware and closer. Includes painted door and painted frame. This is for the access door to the basement boiler room.

Action: Door Assembly - 3 x 7 HM Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Door Assembly - 3 x 7 HM Renewal	1	\$3,884.33	Ea.	\$3,884.33
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Requirement: Door Assembly - 6 x 7 HM Renewal	Requirement Type	Category	Priority	Estimated Cost
	REN	Lifecycle	2- Potentially Critica	\$22,413.00

Prime System: B2030 - Exterior Doors

Auto generated renewal for Door Assembly - 6 x 7 HM. System Description: Exterior doors include pairs of 3 x 7 steel doors and steel frame with hinges, locksets (lever), exit hardware and closers. Includes painted doors and painted frame.

Action: Door Assembly - 6 x 7 HM Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Door Assembly - 6 x 7 HM Renewal	1	\$22,412.78	Ea.	\$22,412.78
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Requirement: Emergency Battery Pack Lights Renewal	Requirement Type	Category	Priority	Estimated Cost
	REN	Lifecycle	1- Currently Critical	\$18,189.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights.

Action: Emergency Battery Pack Lights Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Emergency Battery Pack Lights Renewal	1	\$18,188.63	Ea.	\$18,188.63
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Building Name: B Wing

Requirement: Emergency Exit Lights and Signs - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$6,440.00

Prime System: D5022 - Lighting Equipment

Means of egress needs to be illuminated per 2018 NFPA 101 Section 7.8.1.3. Installation of additional battery back up emergency lighting is recommended.

Action: Install Emergency Egress Lighting Action Description: Install emergency lights and signs with battery back in the egress paths.

Action Line Items:

Exit lighting, LED w/ battery unit, single face, ceiling or wall mount	5	\$370.81	Ea.	\$1,854.05
Electricians	20	\$89.60	hour	\$1,792.00
Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each	5	\$558.70	Ea.	\$2,793.50

Requirement: Epoxy Flooring Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$12,710.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for Epoxy Flooring. System Description: Floor finishes include cement epoxy flooring. This is found in the 1st floor restrooms.

Action: Epoxy Flooring Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Epoxy Flooring Renewal	1	\$12,710.00	Ea.	\$12,710.00
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Building Name: B Wing

Requirement: Exhaust System - Roof Fan Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$6,068.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Exhaust System - Roof Fan. System Description: HVAC ventilation system includes roof-mounted exhaust fans with ducting.

Action: Exhaust System - Roof Fan Renew Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exhaust System - Roof Fan Renewal	1	\$6,068.05	Ea.	\$6,068.05
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Requirement: Exit Signs Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$14,516.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Exit Signs . System Description: The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

Action: Exit Signs Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exit Signs Renewal	1	\$14,516.21	Ea.	\$14,516.21
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Requirement: Exterior Paint Finish - Deteriorated

Requirement Type	Category	Priority	Estimated Cost
REQ	Lifecycle	2- Potentially Critica	\$66,973.00

Prime System: B2010 - Exterior Walls

The exterior paint on the CMU portions of the walls is peeling and flaking. These walls should be scraped and re-painted to maintain the moisture protection of the exterior envelope.

Action: Re-Paint Exterior Walls Action Description: Repaint the CMU portions of the exterior walls.

Action Line Items:

Point and refinish painted concrete block wall, 3rd floor	34.2	\$907.80	C.S.F.	\$31,046.76
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Point and refinish painted concrete block wall, 2nd floor	34.2	\$790.58	C.S.F.	\$27,037.84
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Building Name: B Wing

Point and refinish painted concrete block wall, 1st floor	13.2	\$673.35	C.S.F.	\$8,888.22
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Requirement: Exterior Stairs - Concrete Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$7,843.00

Prime System: B1015 - Exterior Stairs and Fire Escapes

Auto generated renewal for Exterior Stairs - Concrete. System Description: Exterior concrete stairs (6' wide x 5 risers) with railing.

Action: Exterior Stairs - Concrete Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exterior Stairs - Concrete Renewal	1	\$7,843.13	Ea.	\$7,843.13
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Requirement: Fire Alarm - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Building Code	3- Necessary - Not Y	\$35,442.00

Prime System: D5090 - Other Electrical Systems

At the time of assessment, a fire alarm system was not installed. Depending on the extent of renovations and the proposed future use of the building, a fire alarm system may be required by local and / or state building code and the agency having jurisdiction (AHJ). This requirement provides budgetary funds for the installation of a building fire alarm system.

Action: Install Fire Alarm System Action Description: Install a building wide fire alarm system.

Action Line Items:

Electricians	80	\$89.60	hour	\$7,168.00
Fire alarm command center, addressable without voice, excl. wire & conduit	1	\$6,314.24	Ea.	\$6,314.24
Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1	\$21,959.53	Ea.	\$21,959.53

Building Name: B Wing

Requirement: Fire Alarm System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$92,052.00

Prime System: D5037 - Fire Alarm Systems

Auto generated renewal for Fire Alarm System . System Description: This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

Action: Fire Alarm System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fire Alarm System Renewal	1	\$92,051.54	Ea.	\$92,051.54
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Requirement: Fire Sprinklers - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	Not Time Critical	\$77,943.00

Prime System: D4010 - Sprinklers

The existing building does not have a fire sprinkler system. The renovations performed and proposed future use may trigger the necessity of a sprinkler system installation by the AHJ (Agency Having Jurisdiction). This requirement is used for budgetary purposes should a sprinkler system be required.

Action: Install Fire Sprinkler System Action Description: Install a fire sprinkler system.

Action Line Items:

Carpenters	120	\$78.15	hour	\$9,378.00
Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	7387	\$5.22	S.F.	\$38,560.14
Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	9870	\$3.04	S.F.	\$30,004.80

Building Name: B Wing

Requirement: Fixed Casework - Lab Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$58,718.00

Prime System: E - Equipment and Furnishings

Auto generated renewal for Fixed Casework - Lab. System Description: Building includes casework including wall and undercounter cabinets and countertops, without appliances. Note: Existing casework is not currently ADA compliant. Upon renewal, new casework should comply with ADA design criteria.

Action: Fixed Casework - Lab Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fixed Casework - Lab Renewal	1	\$58,717.75	Ea.	\$58,717.75
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Requirement: Fixed Casework Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$36,160.00

Prime System: E - Equipment and Furnishings

Auto generated renewal for Fixed Casework . System Description: Building includes casework including shelves and bookcases.

Action: Fixed Casework Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fixed Casework Renewal	1	\$36,160.00	Ea.	\$36,160.00
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Requirement: Folding Partitions Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$22,398.00

Prime System: C1010 - Partitions

Auto generated renewal for Folding Partitions . System Description: The building interior includes folding partitions.

Action: Folding Partitions Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Folding Partitions Renewal	1	\$22,397.77	Ea.	\$22,397.77
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Building Name: B Wing

Requirement: General Building Exhaust - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Modernization	1- Currently Critical	\$24,681.00

Prime System: D30 - HVAC

The building currently lacks proper ventilation fans. Temporary and make-shift fans are employed in the basement but cannot maintain proper ventilation. The building also lacks a proper make up air system to introduce fresh air back into the building.

Action: Install Exhaust and Make Up Air F Action Description: Install exhaust and make up air fans to improve building ventilation.

Action Line Items:

Metal ductwork, spiral preformed, steel, galvanized, straight lengths, max. 10" SPWG, 10" diameter, 26 ga.	40	\$12.05	L.F.	\$482.00
Sheet Metal Workers	80	\$92.55	hour	\$7,404.00
Make-up air unit, indoor suspension, natural/LP gas, direct fired, MBH is input, 70Deg.F temperature rise, 100 MBH, includes standard controls	1	\$6,627.14	Ea.	\$6,627.14
Roof vent. system, power, centrifugal, aluminum, galvanized curb, back draft damper, 1500 CFM	1	\$10,168.13	Ea.	\$10,168.13

Requirement: GWB Walls - Standard Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$104,220.00

Prime System: C1010 - Partitions

Auto generated renewal for GWB Walls - Standard. System Description: The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

Action: GWB Walls - Standard Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for GWB Walls - Standard Renewal	1	\$104,219.52	Ea.	\$104,219.52
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Building Name: B Wing

Requirement: HVAC System - Inadequate

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$80,109.00

Prime System: D3040 - Distribution Systems

The HVAC system is inadequate in the lack of make up and exhaust air. OSHA and ASHRAE recommend 4 - 12 air changes per hour for school buildings to provide fresh outside air and to exhaust the building of stale air and odors. The addition of air handling equipment is required to accommodate this.

Action: Install Air Handlers and Ductwork Action Description: Install air handling equipment to provide make up air to the building and better manage temperature control.

Action Line Items:

Make-up air unit, indirect-fired, rooftop unit, natural gas, gravity vent, stainless steel exchanger, MBH is output, 70Deg.F temperature rise, 1,000 MBH, includes standard controls	2	\$29,976.65	Ea.	\$59,953.30
Sheet Metal Workers	80	\$92.55	hour	\$7,404.00
Skilled Workers Average (35 trades)	80	\$81.25	hour	\$6,500.00
Carpenters	80	\$78.15	hour	\$6,252.00

Requirement: Interior Doors - Non-Compliant Fire Rated Doors

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$33,725.00

Prime System: C1020 - Interior Doors

The existing doors along the egress path are not fire rated and lack proper UL fire rated labels; therefore do not comply with IBC 2018 section 715, Opening Protectives and section 715.4.6 Labeled Protective Assemblies, section 715.4.6.4 Fire Door frame labeling requirements, and with regard to fire resistance rated construction per section 1022.1 Enclosures Required for stairways. In accordance with NFPA 80, Standard for Fire Door sections 1-6 and 2-3, door assemblies within fire separations need to be identified as fire door assemblies or fire rated opening protectives.

Action: Replace Door Assemblies Action Description: Survey door assemblies to determine locations and quantity. Re-certify the fire separation door and frame assemblies within the fire barrier and exit stairways throughout building if possible. Replace all non-compliant door and/or frame assemblies to comply with the required fire rated construction and opening protectives. Coordinate with other interior doors and finishes requirements listed separately. Estimate for budgetary purposes only.

Action Line Items:

Building Name: B Wing

Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	4	\$621.50	Week	\$2,486.00
Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	10	\$24.84	Ea.	\$248.40
Carpenters	80	\$78.15	hour	\$6,252.00
Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	10	\$1,239.45	Ea.	\$12,394.50
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	8	\$81.40	Ton	\$651.20
Door hardware, lockset, standard duty, cylindrical, with sectional trim, lever handled, keyed, single cylinder function	10	\$216.52	Ea.	\$2,165.20
Door, wood, for vision lite add	10	\$118.80	Ea.	\$1,188.00
Door demolition, door frames, metal, remove	10	\$78.15	Ea.	\$781.50
Painters, Ordinary	40	\$64.75	hour	\$2,590.00
Common Building Laborers	80	\$62.10	hour	\$4,968.00

Requirement: Kitchen Exhaust Hood - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$24,990.00

Prime System: D3040 - Distribution Systems

The kitchen stoves in the home economics room are not equipped with fume exhaust hoods.

Action: Install Kitchen Exhaust Hood with Action Description: Install kitchen exhaust hood with fire suppression.

Action Line Items:

Sheet Metal Workers	60	\$92.55	hour	\$5,553.00
Electricians	30	\$89.60	hour	\$2,688.00
Range hood & CO2 system, commercial kitchen equipment, 30"	3	\$5,035.08	Ea.	\$15,105.24

Building Name: B Wing

Vent hood, commercial kitchen equipment, wall canopy with fire protection, 30" 3 \$547.79 Ea. \$1,643.37

Requirement: Kitchenette - Cabinet, Counter and Sink Renewal

Requirement Type Category Priority Estimated Cost
REN Lifecycle 1- Currently Critical **\$23,356.00**

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Kitchenette - Cabinet, Counter and Sink. System Description: The plumbing fixtures include kitchenette cabinet, counter and sink units. Note: The existing kitchenette is not ADA accessible. Any replacement kitchenette should comply with ADA design criteria.

Action: Kitchenette - Cabinet, Counter and Sink Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Kitchenette - Cabinet, Counter and Sink Renewal 1 \$23,356.25 Ea. \$23,356.25

Requirement: Laboratory Sinks Renewal

Requirement Type Category Priority Estimated Cost
REN Lifecycle 1- Currently Critical **\$37.00**

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Laboratory Sinks. System Description: The building plumbing fixtures include molded, chemical-resistant laboratory sinks.

Action: Laboratory Sinks Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Laboratory Sinks Renewal 1 \$36.77 Ea. \$36.77

Requirement: LAN System Renewal

Requirement Type Category Priority Estimated Cost
REN Lifecycle 2- Potentially Critical **\$79,069.00**

Prime System: D5039 - Local Area Networks

Auto generated renewal for LAN System. System Description: Building includes a local area network system.

Action: LAN System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for LAN System Renewal 1 \$79,069.05 Ea. \$79,069.05

Building Name: B Wing

Requirement: Lighting Fixtures Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$105,055.00

Prime System: D5022 - Lighting Equipment

Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

Action: Lighting Fixtures Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Lighting Fixtures Renewal	1	\$105,055.10	Ea.	\$105,055.10
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Requirement: Paint Masonry/Epoxy Finish Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$35,598.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Paint Masonry/Epoxy Finish . System Description: Wall finishes include paint on CMU and minimum hi-build epoxy finish. This finish is found on the interior of the CMU walls.

Action: Paint Masonry/Epoxy Finish Rene Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Paint Masonry/Epoxy Finish Renewal	1	\$35,598.00	Ea.	\$35,598.00
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Requirement: Painted Finish Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$39,168.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Painted Finish . System Description: Interior wall finishes include standard paint finish.

Action: Painted Finish Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Painted Finish Renewal	1	\$39,168.00	Ea.	\$39,168.00
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Building Name: B Wing

**Requirement: Perimeter Heat System - Hydronic
Fin Tube Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$210,620.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.

Action: Perimeter Heat System - Hydronic Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Perimeter Heat System - Hydronic Fin Tube Renewal	1	\$210,619.79	Ea.	\$210,619.79
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Requirement: Pneumatic Controls Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$117,179.00

Prime System: D3060 - Controls and Instrumentation

Auto generated renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.

Action: Pneumatic Controls Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Pneumatic Controls Renewal	1	\$117,179.45	Ea.	\$117,179.45
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**Requirement: Propane Gas Distribution for Lab
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$5,809.00

Prime System: D2090 - Other Plumbing Systems

Auto generated renewal for Propane Gas Distribution for Lab. System Description: The building includes a propane gas distribution system for the laboratories.

Action: Propane Gas Distribution for Lab Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Propane Gas Distribution for Lab Renewal	1	\$5,808.51	Ea.	\$5,808.51
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Building Name: B Wing

Requirement: Public Address System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$40,280.00

Prime System: D5031 - Public Address and Music Systems

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

Action: Public Address System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Public Address System Renewal	1	\$40,280.46	Ea.	\$40,280.46
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Requirement: Restroom - Non-ADA Compliant

Requirement Type	Category	Priority	Estimated Cost
REQ	Accessibility	Not Time Critical	\$82,906.00

Prime System: D2010 - Plumbing Fixtures

The restrooms on each floor presently do not meet the requirements for accessibility per the (2018) Chapter 11, IBC; (2010) ADAAG Section 603.2.1, et seq.; 28 CFR 35.150 et seq. regarding compliant door widths, urinals, lavatory heights, turning radius, along with wall and floor clearances. Reasonable accommodations for accessible restrooms should be provided.

Action: Renovate Restroom Action Description: Renovate the restrooms located on both floors into an All Gender accessible restroom. Renovations includes increasing the exiting space by moving walls, floor and ceiling finishes, accessories and doors. Required floor space, fixtures, wall surfaces and access are included in the cost correction for code compliant accessibility and adaptability requirements.Coordinate with related ADA plumbing fixture and interior finish replacement requirements identified separately.

Action Line Items:

Signs, graphic symbols, adhesive back, 8" x 8"	2	\$57.88	Ea.	\$115.76
Toilet accessories, robe hook, regular, single	2	\$28.46	Ea.	\$56.92
Detection system, visual alarm, ADA type, excluding wires & conduits	2	\$235.69	Ea.	\$471.38
Blueboard, fire resistant, on walls or ceilings, standard, 5/8" thick, excludes finish	432	\$1.05	S.F.	\$453.60

Building Name: B Wing

Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, tailpiece offset (wheelchair), 1-1/4" pipe size	2	\$38.21	Ea.	\$76.42
Common Building Laborers	80	\$62.10	hour	\$4,968.00
Toilet accessories, toilet seat	2	\$48.10	Ea.	\$96.20
Toilet accessories, diaper changing station, plastic, wall mounted, horizontal	2	\$330.92	Ea.	\$661.84
Lighting devices, occupancy sensors, passive infrared, ceiling mounted	2	\$184.90	Ea.	\$369.80
Toilet accessories, soap dispenser, chrome, surface mounted, liquid	2	\$86.81	Ea.	\$173.62
Walls and partitions demolition, metal or wood studs, finish two sides, lath and plaster	960	\$5.83	S.F.	\$5,596.80
Ceramic tile, 1" x 1", floors, porcelain type, for random blend, 4 colors, add	72	\$1.66	S.F.	\$119.52
Toilet accessories, grab bars, straight, stainless steel, 36" long	2	\$68.66	Ea.	\$137.32
Metal partition, 5/8" fire rated gypsum board face, no base layer, 3-5/8" @ 24", 5/8" regular gypsum board opposite face, no insulation	72	\$4.54	S.F.	\$326.88
Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	3	\$81.40	Ton	\$244.20
Electrical demolition, minimum labor/equipment charge	2	\$179.20	Job	\$358.40
Outlet boxes, pressed steel, 4-11/16" square	2	\$40.86	Ea.	\$81.72
Toilet accessories, mirror, 18" x 24", with 5" stainless steel shelf & stainless steel 3/4" square frame	2	\$234.76	Ea.	\$469.52
Toilet accessories, grab bars, straight, stainless steel, 42" long	2	\$73.61	Ea.	\$147.22
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, brushwork	432	\$0.54	S.F.	\$233.28
Miscellaneous wood blocking, to wood construction, 2" x 8", per LF	120	\$4.19	L.F.	\$502.80
Faucets/fittings, minimum labor/equipment charge	2	\$189.50	Job	\$379.00

Building Name: B Wing

Lavatory, wall hung, vitreous china, white, with backsplash, ADA compliant, single bowl, 27" x 20", includes trim	2	\$1,179.41	Ea.	\$2,358.82
Water closet, bowl only, floor mounted, tankless, rough-in, supply, waste and vent	2	\$925.92	Ea.	\$1,851.84
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, roller	432	\$0.47	S.F.	\$203.04
Fixture, lavatory, wall hung, selective demolition, includes 10' piping	2	\$75.80	Ea.	\$151.60
Fixture, water closet, floor mounted, selective demolition, includes 10' piping	2	\$94.75	Ea.	\$189.50
Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	2	\$328.60	Ea.	\$657.20
Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	2	\$49.70	Ea.	\$99.40
Outlet boxes, pressed steel, covers, blank, 4" square	2	\$12.09	Ea.	\$24.18
Toilet room accessories, napkin/tampon dispenser, semi-recessed	2	\$497.68	Ea.	\$995.36
Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	2	\$656.75	Ea.	\$1,313.50
Pipe fittings with a single connection, up thru 1-1/2" diameter, selective demolition	12	\$25.27	Ea.	\$303.24
Cleanouts and drains, up thru 4" diameter, selective demolition	2	\$75.80	Ea.	\$151.60
Signs, flexible door type, adhesive back, w/Braille, 5/8" letters, 12" x 12"	2	\$183.83	Ea.	\$367.66
Lavatory, wall hung, rough-in, supply, waste and vent	2	\$1,355.43	Ea.	\$2,710.86
Ceramic tile, floors, glazed, porcelain type, thin set, 1 color, color group 2, 2" x 2" or 2" x 1"	72	\$12.30	S.F.	\$885.60
Toggle switch, quiet type, single pole, 20 amp	2	\$29.80	Ea.	\$59.60
Door hardware, school, single, classroom, ANSI F84, incl. lever handle	2	\$1,099.40	Door	\$2,198.80
Duplex receptacle, ground fault interrupting, 20 amp	2	\$71.10	Ea.	\$142.20

Building Name: B Wing

Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	2	\$24.84	Ea.	\$49.68
Plumbers	160	\$94.75	hour	\$15,160.00
Insulation, insulated protectors (ADA), for exposed piping under sinks or lavatories, vinyl coated foam, velcro tabs, p trap, 1-1/4" or 1-1/2"	2	\$42.06	Ea.	\$84.12
Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, brushwork	432	\$0.96	S.F.	\$414.72
Fixture, urinal, floor mounted, selective demolition, includes 10' piping	2	\$189.50	Ea.	\$379.00
Water closet, minimum labor/equipment charge	2	\$341.10	Job	\$682.20
Selective demolition, rubbish handling, dumpster, 30 C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2	\$803.00	Week	\$1,606.00
Toilet accessories, sanitary napkin/tampon dispenser recessed	2	\$652.18	Ea.	\$1,304.36
Water closet, bowl only, floor mounted, tankless, with floor outlet, ADA, 1.28 gpf, includes flush valve and seat	2	\$873.24	Ea.	\$1,746.48
Door demolition, door frames, metal, remove	2	\$78.15	Ea.	\$156.30
Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	72	\$5.34	S.F.	\$384.48
Carpenters	160	\$78.15	hour	\$12,504.00
Wood fire door, metal frame, 1.5 hr, 3 ply core, 1-3/4" thick, MD overlay face, 3'-0" x 7'-0" (wxh)	2	\$1,239.45	Ea.	\$2,478.90
Walls and partitions demolition, gypsum wallboard, per s.f., nailed or screwed	432	\$0.50	S.F.	\$216.00
Fluorescent fixture, interior, troffer parabolic lay-in, 3-32 W T8, 2' W x 4' L, incl lamps, mounting hardware and connections	2	\$287.46	Ea.	\$574.92
Urinal, wall hung, rough-in, supply, waste and vent	2	\$1,235.62	Ea.	\$2,471.24
Ceramic tile, walls, interior, thin set, 4-1/4" x 4-1/4"	432	\$8.16	S.F.	\$3,525.12

Building Name: B Wing

Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, smooth finish, roller	432	\$0.86	S.F.	\$371.52
Pipe, metal pipe, to 1-1/2" diam., selective demolition	20	\$3.79	L.F.	\$75.80
Urinal, waterless vitreous china, (no flush) urinal, wall hung, ADA compliant unit, 15.5"	2	\$352.26	Ea.	\$704.52
Toilet accessories, dispenser units, towel dispenser & waste receptacle, 18 gallon capacity	2	\$436.52	Ea.	\$873.04
Electricians	60	\$89.60	hour	\$5,376.00
Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	380	\$0.83	S.F.	\$315.40
Switch boxes, pressed steel	2	\$32.71	Ea.	\$65.42
Urinal, minimum labor/equipment charge	2	\$341.10	Job	\$682.20

Requirement: Restroom Accessories Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$9,664.00

Prime System: C1030 - Fittings

Auto generated renewal for Restroom Accessories. System Description: The restroom accessories include mirror, grab bars, paper towel dispenser and disposal, toilet paper holder and soap dispenser.

Action: Restroom Accessories Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Restroom Accessories Renewal	1	\$9,663.50	Ea.	\$9,663.50
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Requirement: Restroom Fans - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Mission	3- Necessary - Not Y	\$11,720.00

Prime System: D3040 - Distribution Systems

The restrooms in the building are not equipped with exhaust fans. To mitigate odors, installation of bathroom fans is recommended.

Action: Install New Restroom Exhaust Fan Action Description: Install restroom exhaust fans in the restrooms.

Action Line Items:

Building Name: B Wing

Metal ductwork, fabricated rectangular, 1000 to 2000 lb., aluminum alloy 3003-H14, incl fittings, joints, supports & allow for a flexible connections field sketches, excludes as-built drawings and insulation	100	\$19.23	Lb.	\$1,923.00
Fans, roof exhauster, centrifugal, aluminum housing, bird screen, back draft damper, direct drive, 1/4" S.P., 815 CFM, 12" galvanized curb, 13" sq. damper	4	\$1,465.72	Ea.	\$5,862.88
Electricians	16	\$89.60	hour	\$1,433.60
Carpenters	32	\$78.15	hour	\$2,500.80

Requirement: Roof Drainage - Gravity Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$43,705.00

Prime System: D2040 - Rain Water Drainage

Auto generated renewal for Roof Drainage - Gravity. System Description: Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

Action: Roof Drainage - Gravity Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Roof Drainage - Gravity Renewal	1	\$43,704.96	Ea.	\$43,704.96
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Requirement: Sanitary Waste - Gravity Discharge Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$54,413.00

Prime System: D2030 - Sanitary Waste

Auto generated renewal for Sanitary Waste - Gravity Discharge. System Description: The building includes a sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

Action: Sanitary Waste - Gravity Discharg Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Sanitary Waste - Gravity Discharge Renewal	1	\$54,413.19	Ea.	\$54,413.19
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Building Name: B Wing

**Requirement: Security System - Intrusion
Protections Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critical	\$24,881.00

Prime System: D5038 - Security and Detection Systems

Auto generated renewal for Security System - Intrusion Protections. System Description: The building includes a basic security system (burglar alarm). The security system includes: control panels, key pads, detection devices, conduit, and cabling. The keycard access system will be retained by the RSU.

Action: Security System - Intrusion Protec Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Security System - Intrusion Protections Renewal	1	\$24,881.21	Ea.	\$24,881.21
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**Requirement: Single-Ply Membrane - Fully
Adhered Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$86,840.00

Prime System: B30 - Roofing

Auto generated renewal for Single-Ply Membrane - Fully Adhered. System Description: The roof covering is of a single-ply fully adhered membrane with insulation.

Action: Single-Ply Membrane - Fully Adhe Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Single-Ply Membrane - Fully Adhered Renewal	1	\$86,839.67	Ea.	\$86,839.67
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Requirement: Stair Climber Lift Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$110,247.00

Prime System: D1013 - Lifts

Auto generated renewal for Stair Climber Lift. System Description: The conveying system includes two stair crawler handicap lifts, one in each stairway.

Action: Stair Climber Lift Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Stair Climber Lift Renewal	1	\$110,246.85	Ea.	\$110,246.85
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Building Name: B Wing

**Requirement: Sump Pump - Submersible - 1/2 HP
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$1,710.00

Prime System: D20 - Plumbing

Auto generated renewal for Sump Pump - Submersible - 1/2 HP. System Description: The water drainage system includes a sump 1/2 HP submersible pump. Note: available Means cost line items for alarm system selected for budgetary purposes only.

Action: Sump Pump - Submersible - 1/2 H Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Sump Pump - Submersible - 1/2 HP Renewal	1	\$1,709.51	Ea.	\$1,709.51
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**Requirement: Swinging Doors - 3 x 7 HM - NR
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$75,165.00

Prime System: C1020 - Interior Doors

Auto generated renewal for Swinging Doors - 3 x 7 HM - NR. System Description: Interior doors include non-rated 3 x 7 steel door and steel frame with hinges, lockset (lever) and closer. Includes painted door and painted frame.

Action: Swinging Doors - 3 x 7 HM - NR Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Swinging Doors - 3 x 7 HM - NR Renewal	1	\$75,164.65	Ea.	\$75,164.65
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**Requirement: Swinging Doors - Pair - 6 x 7 HM -
NR Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$23,926.00

Prime System: C1020 - Interior Doors

Auto generated renewal for Swinging Doors - Pair - 6 x 7 HM - NR. System Description: Interior doors include pairs of non-rated 3 x 7 steel doors and steel frame with hinges, locksets (lever) and closers. Includes painted doors and painted frame.

Action: Swinging Doors - Pair - 6 x 7 HM - Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Swinging Doors - Pair - 6 x 7 HM - NR Renewal	1	\$23,925.50	Ea.	\$23,925.50
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Building Name: B Wing

Requirement: Switchgear Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$9,081.00

Prime System: D5010 - Electrical Service and Distribution

Auto generated renewal for Switchgear. System Description: The building includes average switchgear for 10 watts per square foot. The switchgear includes 400 amp, 208Y/120 volt capacity with breakers and instruments, and twenty feet of conduit and wire.

Action: Switchgear Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Switchgear Renewal	1	\$9,081.11	Ea.	\$9,081.11
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Requirement: Telephone System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$42,280.00

Prime System: D5033 - Telephone Systems

Auto generated renewal for Telephone System . System Description: The building includes a light density telephone system.

Action: Telephone System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Telephone System Renewal	1	\$42,279.98	Ea.	\$42,279.98
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Requirement: Toilet Partitions Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$12.00

Prime System: C1030 - Fittings

Auto generated renewal for Toilet Partitions . System Description: Restrooms are equipped with standard quality, ceiling-hung partitions.

Action: Toilet Partitions Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Toilet Partitions Renewal	1	\$11.83	Ea.	\$11.83
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Building Name: B Wing

Requirement: Two Pipe Distribution System w/Pump Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$181,013.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Two Pipe Distribution System w/Pump. System Description: Heating distribution is provided by a two-pipe distribution system.

Action: Two Pipe Distribution System w/P Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Two Pipe Distribution System w/Pump Renewal	1	\$181,012.69	Ea.	\$181,012.69
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Requirement: VCT Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$3,753.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.

Action: VCT Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for VCT Renewal	1	\$3,753.00	Ea.	\$3,753.00
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Requirement: Water Coolers - Wall-Mounted Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$6,466.00

Prime System: D2010 - Plumbing Fixtures

Auto generated renewal for Water Coolers - Wall-Mounted . System Description: Plumbing fixtures include wall-mounted water coolers.

Action: Water Coolers - Wall-Mounted R Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Coolers - Wall-Mounted Renewal	1	\$6,465.53	Ea.	\$6,465.53
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Building Name: B Wing

Requirement: Water Dist Complete Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$34,550.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Dist Complete . System Description: The building domestic water system includes a two inch main line, water meter, and rpz backflow preventer, with rough ins included. This System does not include a water heater.

Action: Water Dist Complete Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Dist Complete Renewal	1	\$34,550.30	Ea.	\$34,550.30
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Requirement: Water Heater - Electric Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$4,179.00

Prime System: D2020 - Domestic Water Distribution

Auto generated renewal for Water Heater - Electric. System Description: The domestic hot water is provided by a 52-gallon electric water heater.

Action: Water Heater - Electric Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Water Heater - Electric Renewal	1	\$4,179.31	Ea.	\$4,179.31
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B Wing

Total Req. Cost:

\$2,868,173.69

Building Name: B Wing

Requirement: ACT System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$11,067.00

Prime System: C3030 - Ceiling Finishes

Auto generated renewal for ACT System. System Description: Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Use add-ons as applicable.

Action: ACT System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for ACT System Renewal	1	\$11,067.06	Ea.	\$11,067.06
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Requirement: Aluminum Windows Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$10,147.00

Prime System: B2020 - Exterior Windows

Auto generated renewal for Aluminum Windows. System Description: The building includes aluminum framed exterior units with insulating glass.

Action: Aluminum Windows Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Aluminum Windows Renewal	1	\$10,146.90	Ea.	\$10,146.90
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Requirement: Branch Wiring - Equipment & Devices Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$72.00

Prime System: D5021 - Branch Wiring Devices

Auto generated renewal for Branch Wiring - Equipment & Devices. System Description: Branch wiring for this building includes interior and exterior branch wiring, devices, and utilization equipment.

Action: Branch Wiring - Equipment & Devi Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Branch Wiring - Equipment & Devices Renewal	1	\$71.95	Ea.	\$71.95
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Building Name: Connector

Requirement: Building Demolition

Requirement Type	Category	Priority	Estimated Cost
REQ	Obsolescence	Not Time Critical	\$7,856.00

Prime System: B10 - Superstructure

This requirement is listed as an alternative, should the decision be made to demo the building.

Action: Demo Building Action Description: Demolish the building and convey the materials to the dump.

Action Line Items:

Building footings and foundations demolition, floors, concrete slab on grade, concrete, rod reinforced, 6" thick, excludes disposal costs and dump fees	1285	\$0.99	S.F.	\$1,272.15
Building demolition, small buildings or single buildings, wood, elevated slabs, includes 20 mile haul, excludes salvage, foundation demolition or dump fees	10280	\$0.40	C.F.	\$4,112.00
Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	2	\$852.50	Week	\$1,705.00
Building footings and foundations demolition, remove concrete walls, plain concrete, 8" thick, excludes disposal costs and dump fees	752	\$1.02	S.F.	\$767.04

**Requirement: Emergency Battery Pack Lights
Renewal**

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$1,354.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Emergency Battery Pack Lights. System Description: The emergency lighting system includes self-contained battery packs and lights.

Action: Emergency Battery Pack Lights Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Emergency Battery Pack Lights Renewal	1	\$1,353.59	Ea.	\$1,353.59
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Building Name: Connector

Requirement: Emergency Exit Lights and Signs - Lacking

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	3- Necessary - Not Y	\$2,755.00

Prime System: D5022 - Lighting Equipment

Means of egress needs to be illuminated per 2018 NFPA 101 Section 7.8.1.3. Installation of additional battery back up emergency lighting is recommended.

Action: Install Emergency Egress Lighting Action Description: Install emergency lights and signs with battery back in the egress paths.

Action Line Items:

Exit lighting, LED w/ battery unit, single face, ceiling or wall mount	2	\$370.81	Ea.	\$741.62
Electricians	10	\$89.60	hour	\$896.00
Emergency lighting units, nickel cadmium battery operated, twin sealed beam light, 25 W, 6 V each	2	\$558.70	Ea.	\$1,117.40

Requirement: Exit Signs Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$1,080.00

Prime System: D5092 - Emergency Light and Power Systems

Auto generated renewal for Exit Signs. System Description: The emergency lighting system includes the installation of Exit signs. Installation includes: single and double sided Exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

Action: Exit Signs Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Exit Signs Renewal	1	\$1,080.29	Ea.	\$1,080.29
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Building Name: Connector

Requirement: Fire Alarm System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$6,850.00

Prime System: D5037 - Fire Alarm Systems

Auto generated renewal for Fire Alarm System. System Description: This building includes a fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

Action: Fire Alarm System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Fire Alarm System Renewal	1	\$6,850.42	Ea.	\$6,850.42
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Requirement: Fire Sprinklers - Not Installed

Requirement Type	Category	Priority	Estimated Cost
REQ	Code Compliance	Not Time Critical	\$8,271.00

Prime System: D4010 - Sprinklers

The existing building does not have a fire sprinkler system. The renovations performed and proposed future use may trigger the necessity of a sprinkler system installation by the AHJ (Agency Having Jurisdiction). This requirement is used for budgetary purposes should a sprinkler system be required.

Action: Install Fire Sprinkler System Action Description: Install a fire sprinkler system.

Action Line Items:

Carpenters	20	\$78.15	hour	\$1,563.00
Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	1285	\$5.22	S.F.	\$6,707.70

Requirement: Lighting Fixtures Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$7,818.00

Prime System: D5022 - Lighting Equipment

Auto generated renewal for Lighting Fixtures. System Description: The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.

Action: Lighting Fixtures Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: Connector

Sum for Lighting Fixtures Renewal	1	\$7,818.14	Ea.	\$7,818.14
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Requirement: Painted Finish Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$3,610.00

Prime System: C3010 - Wall Finishes

Auto generated renewal for Painted Finish. System Description: Interior wall finishes include standard paint finish.

Action: Painted Finish Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Painted Finish Renewal	1	\$3,609.60	Ea.	\$3,609.60
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Requirement: Perimeter Heat System - Hydronic Fin Tube Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$15,674.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Perimeter Heat System - Hydronic Fin Tube. System Description: HVAC distribution includes a two-pipe system of heating hot water, with perimeter units.

Action: Perimeter Heat System - Hydronic Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Perimeter Heat System - Hydronic Fin Tube Renewal	1	\$15,674.20	Ea.	\$15,674.20
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Requirement: Pneumatic Controls Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	2- Potentially Critica	\$8,720.00

Prime System: D3060 - Controls and Instrumentation

Auto generated renewal for Pneumatic Controls. System Description: The building includes a pneumatic HVAC control system with air supply, moderate controls, moderate sensor types and quantities.

Action: Pneumatic Controls Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: Connector

Sum for Pneumatic Controls Renewal	1	\$8,720.43	Ea.	\$8,720.43
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Requirement: Public Address System Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$2,998.00

Prime System: D5031 - Public Address and Music Systems

Auto generated renewal for Public Address System. System Description: The building includes a public address system. The public address system includes: amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

Action: Public Address System Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Public Address System Renewal	1	\$2,997.65	Ea.	\$2,997.65
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Requirement: Single-Ply Membrane - Fully Adhered Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$15,086.00

Prime System: B30 - Roofing

Auto generated renewal for Single-Ply Membrane - Fully Adhered. System Description: The roof covering is of a single-ply fully adhered membrane with insulation.

Action: Single-Ply Membrane - Fully Adhe Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Single-Ply Membrane - Fully Adhered Renewal	1	\$15,085.71	Ea.	\$15,085.71
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Requirement: Swinging Doors - 3 x 7 HM - NR Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	3- Necessary - Not Y	\$6,833.00

Prime System: C1020 - Interior Doors

Auto generated renewal for Swinging Doors - 3 x 7 HM - NR. System Description: Interior doors include non-rated 3 x 7 steel door and steel frame with hinges, lockset (lever) and closer. Includes painted door and painted frame.

Action: Swinging Doors - 3 x 7 HM - NR Re Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Building Name: Connector

Sum for Swinging Doors - 3 x 7 HM - NR Renewal	1	\$6,833.15	Ea.	\$6,833.15
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Requirement: Two Pipe Distribution System w/Pump Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$13,471.00

Prime System: D3040 - Distribution Systems

Auto generated renewal for Two Pipe Distribution System w/Pump. System Description: Heating distribution is provided by a two-pipe distribution system.

Action: Two Pipe Distribution System w/P Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for Two Pipe Distribution System w/Pump Renewal	1	\$13,470.86	Ea.	\$13,470.86
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Requirement: VCT Renewal

Requirement Type	Category	Priority	Estimated Cost
REN	Lifecycle	1- Currently Critical	\$6,698.00

Prime System: C3020 - Floor Finishes

Auto generated renewal for VCT. System Description: Floor finishes include areas of standard VCT flooring and related base. This is found mostly in the corridors.

Action: VCT Renewal Action Description: Estimated Cost= (System.Replacement Cost * System.Percent Renew)/100

Action Line Items:

Sum for VCT Renewal	1	\$6,698.06	Ea.	\$6,698.06
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Connector	Total Req. Cost:	\$130,359.92
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Building Name: Connector