

Facility Condition Inventory				Grove Elementary									
Scope Description	Priority Level	Note Number	Deficiencies	Picture File	Quantity	Recommended Remedy	Unit Cost	Total w/ Fees	Priority 1 Cost	Priority 2 Cost	Priority 3 Cost	Priority 4 Cost	
HIGHLIGHTED ITEMS WERE PROVIDED BY FACILITIES DEPARTMENT TO AUGMENT ASSESSMENT HIGHLIGHTED ITEMS WERE PROVIDED BY DECENNIAL REPORT TO AUGMENT ASSESSMENT HIGHLIGHTED ITEMS WILL BE COMPLETED BY THE DISTRICT IN A WORK ORDER OR CAPITAL PROJECT													
1.00 Building Envelope													
1.10 Concrete / Masonry													
Exterior Walls / Finishes: Masonry Tuckpointing & Repair	3	427, 1382, 1393	Tuckpointing needed	Exterior Room - 9 Exterior Room - 101 Exterior Room - 10	3	Replace damaged masonry sections and tuckpoint damaged grout	\$ 3,500.00	\$53,816 \$13,020	\$21,687.60 \$0.00	\$0.00 \$0.00	\$0.00 \$14,582.40	\$0.00 \$0.00	
	1	436	Crack through brickwork	Corridor - south of room 17	1	Investigate masonry cracking. If the issue is non-structural, tuck-point the interior masonry at cracked locations.	\$ 3,500.00	\$4,340	\$4,600.40	\$0.00	\$0.00	\$0.00	
	3	495	Crack through foundation	Exterior exit stair	1	Sack and patch cracked concrete to provide smooth surface - seal to match existing	\$ 4,000.00	\$4,860	\$0.00	\$0.00	\$5,555.20	\$0.00	
	3	1381, 1383, 1395, 1405	Staining on brick surface	Exterior	4	Remove all discoloration with non-corrosive cleaning solution and water	\$ 2,500.00	\$12,400	\$0.00	\$0.00	\$13,888.00	\$0.00	
	1	1385, 1390	Vertical crack at brick face	Exterior to Rm-6 Exterior ID Rm-14	2	Investigate masonry cracking. If the issue is non-structural, tuck-point the interior masonry at cracked locations and replace damaged bricks.	\$ 3,500.00	\$8,680	\$9,200.80	\$0.00	\$0.00	\$0.00	
	1	1404	Horizontal crack at mortar joint	Exterior to Rm-27	1	Investigate masonry cracking. If the issue is non-structural, tuck-point the interior masonry at cracked locations.	\$ 3,500.00	\$4,340	\$4,600.40	\$0.00	\$0.00	\$0.00	
	1	1415	Chipped brick	Exterior Room - 43	1	Investigate masonry cracking. If the issue is non-structural, tuck-point the interior masonry at cracked locations and replace damaged bricks.	\$ 2,500.00	\$3,100	\$3,286.00	\$0.00	\$0.00	\$0.00	
Exterior Walls Joints: Sealants	3	1391, 1413	No sealant around brick penetration	Exterior - typ	2	Install sealant around penetrations	\$ 200.00	\$498	\$0.00	\$0.00	\$555.52	\$0.00	
Exterior Walls Finishes: Other	3	1380	Exposed aggregate at site wall	Exterior to front entry	1	Sack and patch cracked concrete to provide smooth surface - seal to match existing	\$ 2,000.00	\$2,480	\$0.00	\$0.00	\$2,777.60	\$0.00	
1.20 Thermal & Moisture Protection													
Exterior Walls / Insulation	3	435	Cold to touch - uninsulated / thermal bridge	Corridor - south of room 17	1	Furr out interior wall with GWB over 2x4 stud framing and fill with R-13 batt insulation	\$ 6,500.00	\$8,060	\$0.00	\$0.00	\$9,027.20	\$0.00	
	3	475, 480, 491, 493	Drafty storage rooms - colder than adjacent rooms - uninsulated	Storage - 33.3 Storage - 34.1 Storage - 36.1 Storage - 35.1	4	Furr out interior wall with GWB over 2x4 stud framing and fill with R-13 batt insulation	\$ 3,900.00	\$19,344	\$0.00	\$0.00	\$21,665.28	\$0.00	
Flashing	1	1406, 1414, 1416	Stained metal roof fascia	Exterior Room - 29	3	Replace metal fascia	\$ 2,000.00	\$7,440	\$0.00	\$0.00	\$8,332.80	\$0.00	
	1	1398	No flashing above mechanical grille - typ	Exterior	28	Investigate potential intrusion to determine if water is running into the building - remove two courses of brick to install head flashing and replace brick	\$ 2,500.00	\$86,800	\$92,008.00	\$0.00	\$0.00	\$0.00	
Downspouts	3	1399	No downspout connection to ground	South Entry Soffit	3	Install downspout to run down columns, provide splashpad - modify footing crickets to align with new downspout locations and replace damaged fascia	\$ 7,500.00	\$27,000	\$0.00	\$0.00	\$31,248.00	\$0.00	
1.30 Exterior Doors & Windows													
Window Systems	3	413	No limiter on operable window	General Operable Windows	98	Install limiter at all operable windows	\$ 75.00	\$9,114	\$0.00	\$0.00	\$10,207.68	\$0.00	
	1	443	Stone sill cold to touch - thermal bridge	Workrooms - 17	1	Investigate sill for potential to create thermal break - demolish existing sill and replace with plastic laminate sill	\$ 2,500.00	\$3,100	\$3,286.00	\$0.00	\$0.00	\$0.00	
2.00 Interior Doors & Windows													
Window Systems	4	408	Interior relites have wood frames, frames show wear	General classrooms	22	Replace wood frames with hollow metal and tempered glass	\$ 4,000.00	\$109,120	\$0.00	\$0.00	\$0.00	\$125,488.00	
	4	416, 447	Interior relites are framed in to GWB soffit	General classrooms	13	Replace wood frames with hollow metal and tempered glass	\$ 2,000.00	\$32,240	\$0.00	\$0.00	\$0.00	\$37,076.00	
3.00 Classrooms													
Insert General Notes, Character, Overall Impressions, etc....								\$20,822	\$24,907.88	\$0.00	\$0.00	\$26,577.14	
Ceiling Systems: ACP	1	451, 456, 471, 473	Water damaged tile	Classroom - 25 Classroom - 24 Classroom - 37 Classroom - 33	4	Roof assessment will need to be completed to find leaks in designated areas. Many stains are caused by dripping condensation from HVAC equipment above which may need to be re-insulated in various locations. Replace damaged ceiling tiles.	\$ 250.00	\$1,240	\$1,314.40	\$0.00	\$0.00	\$0.00	
Ceiling Systems: GWB	1	407, 410, 417, 425, 426, 430, 448, 452	Water damaged ceiling	Classroom - 14 Classroom - 15 Classroom - 11 Classroom - 8 Classroom - 9 Classroom - 23	8	Roof assessment will need to be completed to find leaks in designated areas. Replace damaged GWB ceiling.	\$ 2,150.00	\$21,328	\$22,607.68	\$0.00	\$0.00	\$0.00	
Walls: Brick	4	468	Crack along wall transition	Resource - 31.1	1	Install sealant at control joint	\$ 650.00	\$908	\$0.00	\$0.00	\$0.00	\$926.90	
	4	429	Hole in wall - cracked mortar joint	Storage - 9.1	1	Replace damaged masonry	\$ 750.00	\$930	\$0.00	\$0.00	\$0.00	\$1,069.50	
	4	455	Efflorescence	Classroom - 24	1	Remove with water and stiff brush. Further investigate at affected areas to ensure that water is not being trapped in the brick wall system.	\$ 650.00	\$908	\$0.00	\$0.00	\$0.00	\$926.90	
	1	461	Evidence of past water / leak	Classroom - 26	1	Investigate roof fascia and parapet flashing to determine locations of potential water penetration	\$ 750.00	\$930	\$985.80	\$0.00	\$0.00	\$0.00	
VCT	4	464	Carpet pulling away at seam	Classroom - 28	870	Replace carpet to match existing	\$ 7.00	\$7,550	\$0.00	\$0.00	\$0.00	\$8,684.34	
Casework	4	477	Hole in floor - abandoned hydronic piping	Classroom - 34.1	1	Furr out wall and cover with GWB	\$ 2,250.00	\$2,795	\$0.00	\$0.00	\$0.00	\$3,208.50	
	4	409, 428, 457	Wood cabinets and counter-top - heavily damaged and worn, missing / hard to operate hardware; inconsistent shelving between rooms most rooms cover counter-top for "cleaner" surface - typical all classrooms	All classrooms Classroom - 24 particularly bad	330	Replace casework with plastic laminate covered (for both uppers and lowers) - assume length of casework to match existing	\$ 450.00	\$184,140	\$0.00	\$0.00	\$0.00	\$211,761.00	
3.20 Library/Media Center													
Insert General Notes, Character, Overall Impressions, etc....								\$0	\$0.00	\$0.00	\$0.00	\$0.00	
3.40 Art													
Insert General Notes, Character, Overall Impressions, etc....								\$0	\$0.00	\$0.00	\$0.00	\$0.00	
3.60 Cafeteria / Commons													
Insert General Notes, Character, Overall Impressions, etc....								\$1,558	\$657.29	\$0.00	\$0.00	\$1,069.50	
Ceiling Systems: ACP	1	499, 501	Water damaged tile	Multi-Purpose - 16 Storage - 16.2	2	Roof assessment will need to be completed to find leaks in designated areas. Many stains are caused by dripping condensation from HVAC equipment above which may need to be re-insulated in various locations. Replace damaged ceiling tiles.	\$ 250.00	\$620	\$657.20	\$0.00	\$0.00	\$0.00	
Walls: CMU / Painted	4	500	Hole in Wall	Multi-Purpose - 16	1	Replace damaged masonry	\$ 750.00	\$930	\$0.00	\$0.00	\$0.00	\$1,069.50	
3.70 Physical Education													
Insert General Notes, Character, Overall Impressions, etc....								\$0	\$0.00	\$0.00	\$0.00	\$0.00	
3.80 Offices													
Insert General Notes, Character, Overall Impressions, etc....								\$3,198	\$1,314.40	\$0.00	\$0.00	\$2,196.94	
Ceiling Systems: ACP	1	396, 393, 438, 439	Water Damaged Tile	Nurse - 2 Office - 7.2 Workroom - 18	4	Roof assessment will need to be completed to find leaks in designated areas. Many stains are caused by dripping condensation from HVAC equipment above which may need to be re-insulated in various locations. Replace damaged ceiling tiles.	\$ 250.00	\$1,240	\$1,314.40	\$0.00	\$0.00	\$0.00	
Carpet	4	387	Carpet pulling away at seam	Conference - 4	220	Replace damaged carpet to match existing	\$ 7.00	\$1,810	\$0.00	\$0.00	\$0.00	\$2,196.04	
3.90 Support Spaces													
Insert General Notes, Character, Overall Impressions, etc....								\$30,698	\$21,359.00	\$0.00	\$0.00	\$12,121.00	

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Ceiling Systems: ACP	1	385, 390, 398, 400, 401, 437, 446, 448, 459	Water Damaged Tile - many locations throughout hallway	Corridor - 112 Corridor - 106 Restroom - 7.5 Corridor - east of room 15 Corridor - 140 Restroom - 22.5	9	Roof assessment will need to be completed to find leaks in designated areas. Many stains are caused by dripping condensation from HVAC equipment above which may need to be re-insulated in various locations. Replace damaged ceiling tiles.	\$ 250.00	\$2,750.00	\$2,957.40	\$0.00	\$0.00	\$0.00	
Walls: CMU / Painted	1	450	Cracked CMU	Restroom - 22.5	1	Investigate masonry cracking. If the issue is non-structural, lock-point the interior masonry at cracked locations and repair.	\$ 3,500.00	\$4,340.00	\$4,800.40	\$0.00	\$0.00	\$0.00	
	1	397, 482	Crack in CMU mortar	Custodial - 7.4	2	Investigate masonry cracking. If the issue is non-structural, lock-point the interior masonry at cracked locations and repair.	\$ 3,500.00	\$8,680.00	\$9,200.80	\$0.00	\$0.00	\$0.00	
Walls: Brick	1	402	Crack along / adjacent to door jamb and down control joint	Corridor - 112	1	Investigate masonry cracking. If the issue is non-structural, lock-point the interior masonry at cracked locations and repair.	\$ 3,500.00	\$4,340.00	\$4,800.40	\$0.00	\$0.00	\$0.00	
	4	404	Efflorescence	Corridor - adjacent to Classroom - 14	1	Remove with water and stiff brush. Further investigate at affected areas to ensure that water is not being trapped in the brick wall system.	\$ 1,500.00	\$1,860.00	\$0.00	\$0.00	\$0.00	\$2,139.00	
	4	434	Hole in wall	Corridor - south of Room 17	1	Replaced damaged masonry	\$ 1,000.00	\$1,240.00	\$0.00	\$0.00	\$0.00	\$1,426.00	
VCT	4	389, 399, 403, 421, 422, 445, 496, 503	Cracked floor tiles - many locations	Corridor - 112 (many) Corridor - across from Classroom 9 Custodial - 22 Front Vestibule	8	Replace damaged tiles	\$ 750.00	\$7,440.00	\$0.00	\$0.00	\$0.00	\$8,556.00	
								\$372,000.00	\$0.00	\$0.00	\$0.00	\$427,800.00	
4.00 Equipment													
Food Service Equipment	4	District	Old kitchen equipment		1	Replace kitchen equipment - warming style kitchen	\$ 75,000.00	\$95,000.00	\$0.00	\$0.00	\$0.00	\$106,950.00	
Elevator Equipment	4		Replace elevator with ADA compliant cab	Elevator	1	Replace (2-stop) elevator with ADA compliant cab, restructure opening to accommodate larger cab - assume 6'x6' shaft - add outside?	\$ 200,000.00	\$248,000.00	\$0.00	\$0.00	\$0.00	\$285,200.00	
Lockers	4	472	Surface damage - heavily worn	Corridor	100	Replace lockers	\$ 250.00	\$31,000.00	\$0.00	\$0.00	\$0.00	\$35,650.00	
								\$188,800.00	\$114,454.24	\$0.00	\$0.00	\$0.00	
5.00 ADA Compliance													
Doors and Gates	1	423	Large lip on Entrance 6 - sunken sidewalk	Entrance 6	1	Replace sidewalk to provide even walking surface	\$ 2,500.00	\$3,100.00	\$3,286.00	\$0.00	\$0.00	\$0.00	
Toilet Rooms and Bathrooms	1	414, 442	Classroom restrooms do not comply with ADAAG or ANS A17.1 requirements	Classrooms 8-15 Workroom 17.2	9	Remove classroom storage, install new sink in former storage room, install new toilet fixture and grab bars - remove existing door to toilet room and replace with GWB to match existing	\$ 9,400.00	\$104,804.00	\$111,196.24	\$0.00	\$0.00	\$0.00	
								\$108,800.00	\$114,454.24	\$0.00	\$0.00	\$0.00	
6.00 Plumbing													
Leavonics (Capital Project)	2	406, 433	Low / Inconsistent water pressure - typical classroom restrooms 8-15	Classroom - 14.1	8	Replace fixtures	\$ 1,300.00	\$12,968.00	\$0.00	\$373,724.16	\$0.00	\$0.00	
Plumbing piping	2		Poor condition, leaks		1	Replace all plumbing piping in the building	\$ 266,105.00	\$329,670.00	\$0.00	\$359,667.52	\$0.00	\$0.00	
								\$342,868.00	\$0.00	\$373,724.16	\$0.00	\$0.00	
7.00 HVAC Systems													
Air-side T&B	2		Improve temperature control		1	T&B airside whole building	\$ 32,000.00	\$39,680.00	\$0.00	\$43,251.20	\$0.00	\$0.00	
Boilers B-1, B-2	2		Past expected service life, 1992 install	Mech rm	1	Replace boilers B-1, B-2	\$303,500.00	\$376,340.00	\$0.00	\$410,210.80	\$0.00	\$0.00	
RTUs	2		Past expected service life	Roof	1	Replace RTUs serving the center area of building and the front office area. Supply fans are 0.75 & 2 HP.	\$126,500.00	\$156,860.00	\$0.00	\$170,977.40	\$0.00	\$0.00	
RTUs	2		Nearing end of expected service life	Roof	1	Replace remaining 4 RTUs serving kitchen & storage, large gym, small gym. Installed 2003. Supply fan HPs are 1.5, 3, 0.75, 0.75	\$197,500.00	\$244,900.00	\$0.00	\$266,941.00	\$0.00	\$0.00	
Pneumatic controls	2		Recalibrate old pneumatics		1	Replace all controls, upgrade to DDC	\$159,663.00	\$197,982.00	\$0.00	\$215,800.51	\$0.00	\$0.00	
Air cooled condensing unit	2		At expected service life		1	Mcquay 3519111	\$108,000.00	\$133,920.00	\$0.00	\$145,972.80	\$0.00	\$0.00	
								\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
8.00 Energy Efficiency and Sustainability													
Perform recommissioning to ensure building is operating at peak performance					1	(DLR to provide)	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Energy Monitoring			Gain insights into energy usage, catch issues earlier, promote efficiency efforts to students and district		1	Monitor electric and gas meter interval data for analysis (DLR to provide)	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
								\$223,200.00	\$0.00	\$243,288.00	\$0.00	\$0.00	
9.00 Electrical													
Replace Elevator (hook up electrical)	2		Near end of expected service life		1		\$ 15,000.00	\$18,000.00	\$0.00	\$20,274.00	\$0.00	\$0.00	
(M power)	2				1	Install back-up generator for whole school	\$ 165,000.00	\$204,600.00	\$0.00	\$223,014.00	\$0.00	\$0.00	
								\$126,102.00	\$0.00	\$0.00	\$0.00	\$145,016.95	
10.00 Technology Infrastructure													
Phone System	4	District			1	Replace phone system with new VOIP system	\$ 101,694.92	\$126,102.00	\$0.00	\$0.00	\$0.00	\$145,016.95	
								\$11,489.00	\$12,169.28	\$0.00	\$0.00	\$0.00	
11.00 Life Safety Systems													
EM communications	1				1	Install a networked two-way emergency radio communication system linked to the fire and police departments.	\$ 5,258.42	\$6,620.00	\$6,911.68	\$0.00	\$0.00	\$0.00	
Emergency Lighting	1	Decennial	No emergency lighting at former Computer Lab		1	Install emergency lighting with battery back-up	\$ 4,000.00	\$4,960.00	\$5,257.60	\$0.00	\$0.00	\$0.00	
								\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
12.00 Security Systems													
								\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
13.00 Site													
Sidewalks (Capital Project)	4	1384	Sidewalk cracked at previous repair	Exterior to 7.3	1	Replace sidewalk	\$ 2,500.00	\$3,100.00	\$0.00	\$0.00	\$0.00	\$3,565.00	
	4	1400	Crack at sidewalk	South Entry	1	Repair sidewalk to match existing	\$ 2,500.00	\$3,100.00	\$0.00	\$0.00	\$0.00	\$3,565.00	
								\$ 75,000.00	\$744,000.00	\$788,640.00	\$0.00	\$0.00	
								\$1,080,514.00	\$1,870,166.00	\$117,840.00	\$984,475.00		