Facility Condition Inventory — Hough Elementary

	Scope Description	Priority Level	Note Number	Deficiencies	Picture File	Quantity	Recommended Remedy	Unit Cost	Total w/ Fees	Priority 1	Priority 2	Priority 3	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**								$17,360	$13,801.20	$0.00	$4,860.80	$0.00
	Exterior Walls / Finishes: Masonry Tuckpointing & Repair	1	1	Split masonry at window head	Classroom 10	1	Investigate masonry cracking. If the issue is non-structural, tuck-point the interior masonry at cracked locations and repaint.	$ 3,500.00	$4,340	$4,600.40	$0.00	$0.00	$0.00
		1	74	Cracked masonry at window head	Classroom 21	1	Investigate masonry cracking. If the issue is non-structural, tuck-point the interior masonry at cracked locations and repaint.	$ 3,500.00	$4,340	$4,600.40	$0.00	$0.00	$0.00
		1	87	Efflorescence	Exterior	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	$ 3,500.00	$4,340	$4,600.40	$0.00	$0.00	$0.00
		3	93	Tuckpointing needed at window and grille head	Exit 4	1	Replace damaged masonry sections and tuckpoint damaged grout	$ 3,500.00	$4,340	$0.00	$0.00	$4,860.80	$0.00
1.20	**Thermal & Moisture Protection**								$0	$0.00	$0.00	$0.00	$0.00
	Soffits / Fascia / Overhangs		97	Exposed plywood, missing soffit trim	Exterior	1	Install aluminum trim to match existing. Will be done Spring 2017		$0	$0.00	$0.00	$0.00	$0.00
1.30	**Exterior Doors & Windows**								$558	$0.00	$0.00	$624.96	$0.00
		3	79	Missing limiter at operable windows	Typical throughout school	6	Install limiter at all operable windows	$ 75.00	$558	$0.00	$0.00	$624.96	$0.00
3.00	**Classrooms**								$8,494	$0.00	$0.00	$0.00	$9,768.10
	Insert General Notes, Character, Overall impressions, etc…												
	Carpet	4	5, 70, 73	Missing Base	Classroom 4 Classroom 20 Classroom 21	3	Install base to match existing	$ 300.00	$1,116	$0.00	$0.00	$0.00	$1,283.40
		4	71	Pulling apart at seam	Classroom 20	850	Replace carpet	$ 7.00	$7,378	$0.00	$0.00	$0.00	$8,484.70
3.30	**Library/Media Center**								$310	$328.60	$0.00	$0.00	$0.00
	Insert General Notes, Character, Overall impressions, etc…												
	Ceiling Systems: ACP	1	8	Water damaged ceiling tile	Media Center - 18	1	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	$310	$328.60	$0.00	$0.00	$0.00
3.65	**Kitchen**								$0	$0.00	$0.00	$0.00	$0.00
	Insert General Notes, Character, Overall impressions, etc…												
3.70	**Physical Education**								$0	$0.00	$0.00	$0.00	$0.00
	Insert General Notes, Character, Overall impressions, etc…												
	Add stage to gym		District	Missing Stage	Gym - 24	1	Add stage to gym - expand building to north. Portable stage as an option?	$ -	$0	$0.00	$0.00	$0.00	$0.00
3.80	**Offices**								$620	$0.00	$0.00	$0.00	$713.00
	Insert General Notes, Character, Overall impressions, etc…												
	Carpet	4	66	Missing reducer strip to VCT	Staff - 30	1	Install reducer strip	$ 500.00	$620	$0.00	$0.00	$0.00	$713.00
3.90	**Support Spaces**								$1,240	$328.60	$0.00	$0.00	$1,069.50
	Insert General Notes, Character, Overall impressions, etc…												
	Ceiling Systems: ACP	1	67	Water damaged tile	Corridor	1	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	$310	$328.60	$0.00	$0.00	$0.00
	VCT	4	4	Cracked floor tiles	Corridor	1	Replace damaged tiles	$ 750.00	$930	$0.00	$0.00	$0.00	$1,069.50
4.00	**Equipment**								$96,472	$0.00	$0.00	$0.00	$110,942.80
	Food Service Equipment	4	District	Old kitchen equipment		1	Replace kitchen equipment - warming style kitchen	$ 75,000.00	$93,000	$0.00	$0.00	$0.00	$106,950.00
		4	84	Kiln is not enclosed	Art - 15	1	Construct 1-HR rated GWB wall with 45 Min rated door around Kiln - assume 16LF	$ 2,800.00	$3,472	$0.00	$0.00	$0.00	$3,992.80
6.00	**Plumbing**								$310	$0.00	$337.90	$0.00	$0.00
	Counter Sinks	2	23	Sealant at kitchen 3-compartment sink is missing	Kitchen 24.1	1	Install sealant	$ 250.00	$310	$0.00	$337.90	$0.00	$0.00
7.00	**HVAC Systems**								$411,337	$0.00	$448,356.81	$0.00	$0.00
	Air-side T&B	2		Improve temperature control		1	T&B airside whole building	$ 17,500.00	$21,700	$0.00	$23,653.00	$0.00	$0.00
	RTUs - Engineered Air	2		Past expected service life, in poor condition	Roof	1	Replace 4 RTUs, 7,000 CFM each	$ 228,000.00	$282,720	$0.00	$308,164.80	$0.00	$0.00
	Controls	2		Upgrade to modern DDC		1	Upgrade to new DDC controls for all HVAC, 5 RTUs, 7 Efs	$ 86,223.00	$106,917	$0.00	$116,539.01	$0.00	$0.00
8.00	**Energy Efficiency and Sustainability**								$0	$0.00	$0.00	$0.00	$0.00
	Perform recommissioning to ensure building is operating at peak performance			(DLR to provide)		1		$ -	$0	$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 (DLR to provide)		1	Monitor electric and gas meter interval data for analysis	$ -	$0	$0.00	$0.00	$0.00	$0.00
9.00	**Electrical**								$204,600	$0.00	$223,014.00	$0.00	$0.00
	EM power	2				1	Install back-up generator for whole school	$165,000	$204,600	$0.00	$223,014.00	$0.00	$0.00
10.00	**Technology Infrastructure**								$75,661	$0.00	$0.00	$0.00	$87,010.17
	Phone System	4	District			1	Replace phone system with new VOIP system.	$ 61,016.95	$75,661	$0.00	$0.00	$0.00	$87,010.17
11.00	**Life Safety Systems**								$13,212	$14,005.00	$0.00	$0.00	$0.00
	Presence of asbestos	Scope TBD	85, 89	Basement storage posted sign of materials containing asbestos	Basement Storage Basement Mechanical	2	If renovating space - mitigate asbestos present in northern basement storage	$ -	$0	$0.00	$0.00	$0.00	$0.00
	Building Separation	1	88	Wood storage building directly adjacent to school building	Exterior	1	Remove wood storage building and replace with metal Butler building - separate from existing building by 20'-0". Assume 12'x16' footprint	$ 7,500.00	$9,300	$9,858.00	$0.00	$0.00	$0.00
	EM communications	1				1	Install a networked two-way emergency radio communication system linked to the fire and police departments.	$ 3,155.05	$3,912	$4,147.00	$0.00	$0.00	$0.00
13.00	**Site**								$136,400	$0	$0	$0	$156,860
	Concrete Paving (Capital Project)	4	92	Concrete pad has no support under edge	Exit 9	1	Inject support material under exposed sidewalk edge	$ 1,500.00	$1,860	$0.00	$0.00	$0.00	$2,139.00
		4	District	No accessible front entry		1	Install ramp to front entry - previous plan sent to city for review	$ 100,000.00	$124,000	$0.00	$0.00	$0.00	$142,600.00
	Sidewalks (Capital Project)	4	6	Cracked walkway / sloped towards building	Walkway south of Classroom 3	1	Remove / replace sidewalk to slope away from building	$ 1,500.00	$1,860	$0.00	$0.00	$0.00	$2,139.00
	Landscaping	4	95, 96	Planting on brick, grade above foundation	Exterior	2	Remove plants from brick - investigate masonry and tuck-point damaged grout re-grade to expose base of wall flashing	$ 3,500.00	$8,680	$0.00	$0.00	$0.00	$9,982.00
	Toilet Room Upgrades	1				4		$ 75,000.00	$372,000	$394,320.00	$0.00	$0.00	$0.00
										$422,783	$671,709	$5,486	$366,364