

Facility Condition Inventory												North Barrington 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	Priority 4										
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	517, 530	Staining at courtyard masonry near hosebib	Courtyard - 171 Exterior of Stair - 127	2	Remove all discoloration with non-corrosive cleaning solution and water	\$ 1,000.00	\$6,820 \$2,480	\$4,600.40 \$0.00	\$0.00	\$0.00	\$2,777.60 \$0.00	\$0.00									
	1	528	Cracked masonry below window sill	Classroom - 116	1	Investigate masonry cracking. If the issue is non-structural, tuck-point	\$ 3,500.00	\$4,340	\$4,600.40	\$0.00	\$0.00	\$0.00	\$0.00									
1.20 Thermal & Moisture Protection																						
Exterior Walls / Insulation	3	508	Insulation falls out where deck meets the wall	Gym - 173	1	Repair / replace insulation and install J-molding	\$ 7,500.00	\$9,300	\$0.00	\$0.00	\$10,416.00	\$0.00	\$0.00									
Soffits / Fascia / Overhang	1	531, 532	Staining on roof shingles	Exterior of Stair - 127	2	Investigate cause of water intrusion - powerwash roof to remove discoloration	\$ 1,500.00	\$3,720	\$3,943.20	\$0.00	\$0.00	\$0.00	\$0.00									
	3	533, 534	Exterior stucco joints open to the interior	Exterior of 157B Exterior of Room - 100	2	Identify open joints, install sealant at open joints	\$ 1,500.00	\$3,720	\$0.00	\$0.00	\$4,166.40	\$0.00	\$0.00									
3.00 Classrooms																						
Insert General Notes, Character, Overall impressions, etc...																						
Walls: CMU / Painted	4	486	Control joint at window jamb is open, typical at all classrooms	Classrooms - General	25	Install sealant at control joint	\$ 650.00	\$20,150	\$0.00	\$0.00	\$0.00	\$23,172.50	\$0.00									
	4	489	Control joint at inside corner of classroom is open, typical all classrooms	Classrooms - General	25	Install sealant at control joint	\$ 850.00	\$20,150	\$0.00	\$0.00	\$0.00	\$23,172.50	\$0.00									
	1	521	Vertical crack at center of CMU wall	Classroom - 151	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	\$0.00									
	1	523, 529	Vertical crack at corner of wall	Classroom - 132 Classroom - 115	2	Investigate masonry cracking. If the issue is non-structural, tuck-point the interior masonry at cracked locations and repaint.	\$ 3,500.00	\$8,680	\$9,200.80	\$0.00	\$0.00	\$0.00	\$0.00									
	4	527	Fire sealant needed at storage area behind star	Classroom - 115	1	Install GWB and seal edges with fire rated sealant	\$ 1,000.00	\$1,240	\$0.00	\$0.00	\$0.00	\$1,426.00	\$0.00									
3.30 Library/Media Center																						
Insert General Notes, Character, Overall impressions, etc...																						
Walls: CMU / Painted	1	519	Vertical crack at corner of wall	Lib - 170	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	\$0.00									
	1	520	Water penetrating control joint sealant	Lib-170	1	Investigate masonry to determine water damage. Tuck-point the interior masonry and repaint.	\$ 3,500.00	\$4,340	\$4,600.40	\$0.00	\$0.00	\$0.00	\$0.00									
3.70 Physical Education																						
Insert General Notes, Character, Overall impressions, etc...																						
Walls: CMU / Painted	1	505	Vertical cracks in CMU at corners	Gym - 173	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	\$0.00									
	4	506	Reseal vertical expansion joints	Gym - 173	2	Install sealant at joints	\$ 2,500.00	\$6,200	\$0.00	\$0.00	\$0.00	\$7,130.00	\$0.00									
3.80 Offices																						
Insert General Notes, Character, Overall impressions, etc...																						
Ceiling Systems: ACP	1	479	Water damaged tile, caused by dripping condensation from VAV	Workroom - Adj to Room 203	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	\$0.00									
3.90 Support Spaces																						
Insert General Notes, Character, Overall impressions, etc...																						
Ceiling Systems: ACP	1	474, 483	Water damaged tile	Corridor - 113 Corridor - 112A	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	\$0.00									
Walls: CMU / Painted	4	509, 510	Fire sealant is missing at structural penetration	Elec - 175	2	Install fire rated sealant around penetration	\$ 2,000.00	\$4,960	\$0.00	\$0.00	\$0.00	\$5,704.00	\$0.00									
	4	516	Ductwork not sealed with fire caulking at firewall	Alarm - 164	1	Install fire rated sealant around penetration	\$ 2,000.00	\$2,480	\$0.00	\$0.00	\$0.00	\$2,852.00	\$0.00									
	1	518	Horizontal crack along masonry mortar joint	Stor - 158A	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	\$0.00									
4.00 Equipment																						
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	\$106,960.00	\$0.00									
5.00 ADA Compliance																						
Toilet Rooms and Bathrooms																						
	1	524	Staff toilet rooms are labeled as accessible but don't meet current ADA requirements, typical all staff. Restrooms are hand-locked.	Staff - 130	3	Demolish and rebuild toilet room - size to be roughly 7x7' with fixtures to match existing	\$ 15,000.00	\$55,800	\$59,148.00	\$0.00	\$0.00	\$0.00	\$0.00									
6.00 Plumbing																						
Counter Sinks																						
	2	481, 492, 522	Sealant around sink needed at backsplash	Lounge - 102 Classroom - 237 Classroom - 136	3	Install new sealant	\$ 150.00	\$65,658	\$0.00	\$71,897.22	\$0.00	\$0.00	\$0.00									
Waste treatment plant	2		aging controls, improve maintainability		1	Upgrade the controls and remove	\$ 30,000.00	\$37,200	\$0.00	\$40,548.00	\$0.00	\$0.00	\$0.00									
Domestic water boiler	2		Past expected service life	mech rm	1	Replace 300 MBH domestic water	\$ 22,500.00	\$27,900	\$0.00	\$30,411.00	\$0.00	\$0.00	\$0.00									
Storage heating	Scope TBD				1	Office area and P.E. Office storage	\$ -	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
7.00 HVAC Systems																						
Air-side T&B																						
	2		Improve temperature control		1	T&B airside whole building	\$ 37,000.00	\$45,880	\$0.00	\$50,009.20	\$0.00	\$0.00	\$0.00									
Boilers	2		Near end of expected service life	Mech rm	1	Replace boilers and/or burners. 2 units at 2400 MBH	\$ 288,500.00	\$357,740	\$0.00	\$389,936.00	\$0.00	\$0.00	\$0.00									
Boiler Pumps	2		At end of expected service life, corrosion present	Mech rm	1	Replace boiler primary & secondary pumps & motors. 4 units, secondary are 15HP, primary estimated 5-HP	\$ 160,000.00	\$198,400	\$0.00	\$216,256.00	\$0.00	\$0.00	\$0.00									
Air cooled chiller	2		At end of expected service life	outdoor	1	Replace air cooled chiller, 170 ton	\$ 215,500.00	\$267,220	\$0.00	\$291,269.80	\$0.00	\$0.00	\$0.00									
CHW pumps	2		At end of expected service life	Mech rm	1	Replace chilled water pumps, 2 units at 15 HP each	\$ 102,500.00	\$127,100	\$0.00	\$138,539.00	\$0.00	\$0.00	\$0.00									
RTU	2		At end of expected service life	Roof	1	Replace TRANE RTU, about 10 tons	\$ 45,500.00	\$56,420	\$0.00	\$61,497.80	\$0.00	\$0.00	\$0.00									
Pneumatic controls	2		Replace aging pneumatics		1	Remove all pneumatic controls, install new DDC	\$ 184,500.00	\$228,760	\$0.00	\$249,370.20	\$0.00	\$0.00	\$0.00									
Heat capacity	2		Insufficient heat capacity		1	Upgrade unit heater size and add one in the gym large storage room.	\$ 15,000.00	\$18,600	\$0.00	\$20,274.00	\$0.00	\$0.00	\$0.00									
8.00 Energy Efficiency and Sustainability																						
Perform recommissioning to ensure building is operating at peak performance																						
	1				1	(DLR to provide)	\$ -	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Energy Monitoring	1		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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
9.00 Electrical																						
EM power																						
	2				1	Install back-up generator for whole school	\$ 165,000.00	\$204,600	\$0.00	\$223,014.00	\$0.00	\$0.00	\$0.00									
10.00 Technology Infrastructure																						
Phone System																						
	4	District			1	Replace phone system with new VOIP system.	\$ 76,271.19	\$94,576	\$0.00	\$0.00	\$0.00	\$108,762.71	\$0.00									
11.00 Life Safety Systems																						
								\$4,890	\$5,183.75	\$0.00	\$0.00	\$0.00	\$0.00									

Facility Condition Inventory			North Barrington 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	Priority 4
HIGHLIGHTED ITEMS WERE PROVIDED BY FACILITIES DEPARTMENT TO ALIGNMENT 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												
EM communications	1				1	Install a networked two-way emergency radio communication system linked to the fire and police departments.	\$ 3,943.81	\$4,890	\$5,183.75	\$0.00	\$0.00	\$0.00
Toilet Room Upgrades	1				12		\$ 75,000.00	\$1,116,000	\$1,182,960.00	\$0.00	\$0.00	\$0.00
									\$1,289,024	\$1,711,734	\$17,360	\$170,407