

CA Report

Audit #	153	Summary	
Audit Type	Comprehensive	Audit Status	Waiting for QA/QC
Assigned Group	Tate Hill Jacobs Architects, Inc	Assigned To	Margaret-Jacobs
Provider		Action Data Source	Audit 2019
Scheduled Date		Date Completed	

Northside Elementary School



Address	500 Northside Drive
School District	Woodford County
ModelType	School Facility
Size	55,728 Sq.Ft.
Construction Year	1991
Template	Elementary School

Description	<p>Original construction of approximately 55,728 GSF was completed in 1991 for use as an elementary school. The building has been in continuous use since that date as an elementary school. HVAC systems were replaced in 2016. The new system is a Daiken variable refrigerant volume flow system utilizing ceiling mounted cassette units. Web-based Automated Logic HVAC controls were also installed at this time.</p> <p>The school is a single story building and the surrounding site is reasonably flat.</p> <p>Building Construction includes brick veneer on load bearing concrete masonry exterior walls with concrete masonry unit interior load bearing and non-load bearing partition walls and concrete floor slabs on grade on the lower level and concrete floor on steel joists & metal floor deck on the upper level. Roof structure is steel bar joist and metal roof decking.</p> <p>This building is equipped with an emergency generator which powers only emergency lighting. The building is equipped with an 100% NFPA compliant fire suppression system.</p>
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Condition Summary

General Summary

At the time of the Audit in 2020 this Elementary School was in good, serviceable condition.

Architectural Summary

Exterior masonry walls appear to be in good serviceable condition. Attention should be paid to exterior wall sealants.

Exterior doors and windows are aging, but they are serviceable.

Roofing in all areas except the Gym, Kitchen and Cafeteria is standing seam metal and is in good condition.

Gym, Kitchen and Cafeteria roofing is fully adhered EPDM installed in 1991. A Tremco coating was applied in 2016 to extend the life of the EPDM. A 12 year warranty was furnished with the coating.

Interior doors are original, although classroom locksets were replaced in 2018 with new ADA compliant levers. The new hardware includes classroom security functions.

Interior finishes and overall aesthetic conditions are pleasing and well maintained.

Mechanical Summary

The building is equipped with 100% code compliant fire suppression system

Plumbing systems are in good condition.

Water heaters were replaced in 2016.

HVAC systems were replaced in 2016.

The new system is a Daiken variable refrigerant volume flow type utilizing ceiling cassettes in all classrooms.

Two air handling units with gas heating provide HVAC for the Gym.

Small stand-alone Daiken split system are installed in the Kitchen Dry Food Storage and the main data cabling room.

There are three large units which provide code compliant outside air to all areas of the building.

Electrical Summary

Primary switchgear is Westinghouse and dates back to original construction.

Branch panels, conduit, and raceways in the original building were installed in 1991.

Some electrical wiring was updated and/or replaced during the HVAC renovation in 2016.

Most of the lighting is T8 2x4 fluorescent lay-in ceiling type fixtures.

LED lighting has been installed in the Gym.

All lighting is controlled for energy efficiency.

New intercom head-in equipment was installed in 2016 and connected to existing speakers.

Voice, data, and video cabling is well maintained.

Security systems include closed caption video, card access at select exterior doors and Aiphone system in the secure entry vestibule

Facility Custom Details

Elements by Category**A10 - Foundations [1]**

Discipline	Substructure
Category	A10 - Foundations
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$735,052
Last Major Action	1991
Location/Name	Substructure
Brief Description	Steel reinforced cast-in-place concrete footings and stem walls
Overall Condition	■ Good
Commentary	

Pictures**Custom Details****Actions****B10 - Superstructure [1]**

Discipline	Shell
Category	B10 - Superstructure
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$766,817
Last Major Action	1991
Location/Name	Superstructure
Brief Description	Cast-in-place concrete slab-on-grade, masonry cavity walls with load bearing CMU interior walls, steel bar joists & metal deck roof structure
Overall Condition	■ Good
Commentary	

Pictures


E-16021-20200430131247.jpg



E-16021-20200430135419.jpg

Custom Details**Actions**


B2010 - Exterior Walls [1]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$1,604,966
Last Major Action	1991
Location/Name	Exterior
Brief Description	Brick veneer over rigid insulation on concrete masonry units with interior paint finish
Overall Condition	 Good
Commentary	

Pictures**Custom Details****Actions**

Action Summary:	Repair
Action Type	Repair
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$160,497
Year	2029
Repeat Interval	38
Action: Commentary	

B2020 - Exterior Windows [1]

Discipline	Shell
Category	B2020 - Exterior Windows
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$355,099
Last Major Action	1991
Location/Name	Exterior
Brief Description	Aluminum framed project out windows with double pane clear insulated glass
Overall Condition	 Fair
Commentary	Although exterior windows are more than 30 years old, they are in serviceable condition.

Pictures



E-16023-20200430141359.jpg

E-16023-20200430133303.jpg

Custom Details

Actions

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Medium
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$355,099
Year	2030
Repeat Interval	30
Action: Commentary	

B2030 - Exterior Doors [1]

Discipline	Shell
Category	B2030 - Exterior Doors
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$127,729
Last Major Action	1991
Location/Name	Exterior
Brief Description	Aluminum storefront and insulated hollow meetal
Overall Condition	<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: yellow; margin-right: 5px;"></div> Fair </div>
Commentary	Although exterior doors & frames are more than 30 years old, they are in serviceable condition

Pictures



E-16024-20200430130023.jpg



E-16024-20200430131745.jpg



E-16024-20200430133212.jpg



E-16024-20200430141423.jpg

Custom Details

Actions

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Medium
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$127,729
Year	2030
Repeat Interval	30
Action: Commentary	

B30 - Roofing [1]

Discipline	Shell
Category	B30 - Roofing
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$488,261
Last Major Action	1991
Location/Name	Roof
Brief Description	Standing Seam Metal Roof
Overall Condition	■ Fair
Commentary	Although the standing seam metal roof is more than 30 years old, it is in serviceable condition

Pictures



IMG_2677.JPG



IMG_1652.JPG



IMG_1683.JPG

E-16026-20200430134924.jpg

Custom Details

Actions

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Medium
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$488,261
Year	2030
Repeat Interval	20
Action: Commentary	

B30 - Roofing [2]

Discipline	Shell
Category	B30 - Roofing
Element Number	2
Maintenance Type	Reactive
Replacement Cost	\$488,261
Last Major Action	2016
Location/Name	Roof
Brief Description	.060 fully adhered Carlisle EPDM roof
Overall Condition	<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: green; margin-right: 5px;"></div> Good </div>
Commentary	A Tremco Roof coating was applied over the EPDM in 2016. A 12 year warranty was issued with the new coating

Pictures



IMG_0170.JPG



IMG_0168.JPG



IMG_0169.JPG



IMG_0174.JPG

Custom Details

Actions

Action Summary:

Replace

Action Type

Replacement

Life Safety / Code Related?

No

Adverse Effect on Security?

No

Risk of building shut down?

No

Accessibility Related?

No

Urgency of Action?

Low

Operation / Energy Savings?

N/A

Status

Not Specified

Funding Source

Cost

\$488,261

Year

2030

Repeat Interval

20

Action: Commentary

C1010 - Partitions [1]

Discipline

Interiors

Category

C1010 - Partitions

Element Number

1

Maintenance Type

Reactive

Replacement Cost

\$492,858

Last Major Action

1991

Location/Name

Interior

Brief Description

8" nominal concrete masonry units scored to appear as 8x8 pattern laid in stacked bond. Limited use of gypsum wallboard on metal studs in administrative suite

Overall Condition

■ Good

Commentary

Pictures



E-16027-20200430131146.jpg



E-16027-20200430125932.jpg



E-16053-20200430125723.jpg

Custom Details

Actions

C1020 - Fittings [1]

Discipline	Interiors
Category	C1020 - Fittings
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$582,971
Last Major Action	1991
Location/Name	Interior
Brief Description	GYM: Basketball backstops, climbing wall, telescoping bleachers. Media Center: Wood book shelves, upholstered wood chairs, wood tables, wood study carrels, wood circulation desk. Classrooms: wood student cubbies and plastic laminate casework, counters and storage cabinets, white marker boards, and cork tack boards. Restrooms: Plastic toilet partitions
Overall Condition	■ Fair
Commentary	Fittings have been well maintained.

Pictures



E-16028-20200430124509.jpg



E-16028-20200430124525.jpg



E-16028-20200430125405.jpg



E-16028-20200430125314.jpg

Custom Details

Actions

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Medium
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$582,971

Year 2030
Repeat Interval 30
Action: Commentary

C1030 - Interior Doors [1]

Discipline Interiors
Category C1030 - Interior Doors
Element Number 1
Maintenance Type Reactive
Replacement Cost \$228,708
Last Major Action 1991
Location/Name Interior
Brief Description Natural finish wood veneer - some painted hollow metal
Overall Condition ■ Fair
Commentary Classroom door hardware was replaced in 2018 with ADA compliant products & classroom security locks

Pictures



E-16052-20200430125019.jpg



E-16052-20200430125045.jpg



E-16052-20200430124958.jpg




E-16052-20200430131604.jpg

Custom Details

Actions

Action Summary: Replace
Action Type Replacement
Life Safety / Code Related? No
Adverse Effect on Security? No
Risk of building shut down? No
Accessibility Related? No
Urgency of Action? Medium
Operation / Energy Savings? N/A
Status Not Specified
Funding Source
Cost \$228,708
Year 2030
Repeat Interval 30
Action: Commentary


C20 - Stairs [1]

Discipline	Interiors
Category	C20 - Stairs
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$162,280
Last Major Action	1991
Location/Name	Interior
Brief Description	This is a single level building. There is a ship ladder in the mechanical room that provides access to the roof.
Overall Condition	 Good
Commentary	

Pictures**Custom Details****Actions**

Action Summary:	Repair
Action Type	Repair
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$16,228
Year	2030
Repeat Interval	38
Action: Commentary	

C3010 - Wall Finishes [1]

Discipline	Interiors
Category	C3010 - Wall Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$214,553
Last Major Action	2000
Location/Name	Interior
Brief Description	Painted wall finish.
Overall Condition	 Good
Commentary	Paint coatings are well maintained

Pictures



E-16053-20200430125119.jpg



E-16053-20200430125144.jpg



E-16053-20200430125723.jpg



E-16053-20200430125744.jpg

Custom Details

Actions

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$214,553
Year	2030
Repeat Interval	30
Action: Commentary	

C3020 - Floor Finishes [1]

Discipline	Interiors
Category	C3020 - Floor Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$565,639
Last Major Action	2000
Location/Name	Interior
Brief Description	Vinyl composition floor tile, ceramic tile in restrooms, quarry tile in kitchen, wood in Gym, limited areas of carpet, sealed concrete in mechanical room
Overall Condition	<div style="display: flex; align-items: center;"> <div style="width: 10px; height: 10px; background-color: green; margin-right: 5px;"></div> Good </div>
Commentary	Floor finishes are well maintained

Pictures



E-16054-20200430130715.jpg



E-16054-20200430125611.jpg



E-16054-20200430125645.jpg

E-16054-20200430125629.jpg

Custom Details

Actions

Action Summary: Replace

Action Type Replacement

Life Safety / Code Related? No

Adverse Effect on Security? No

Risk of building shut down? No

Accessibility Related? No

Urgency of Action? Low

Operation / Energy Savings? N/A

Status Not Specified

Funding Source

Cost \$565,639

Year 2030

Repeat Interval 30

Action: Commentary

C3030 - Ceiling Finishes [1]

Discipline	Interiors
Category	C3030 - Ceiling Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$266,157
Last Major Action	2016
Location/Name	Interior
Brief Description	2 x 4 Suspended acoustic ceiling panels and gypsum wallboard.
Overall Condition	<div style="display: inline-block; width: 10px; height: 10px; background-color: green; margin-right: 5px;"></div> Good
Commentary	

Pictures



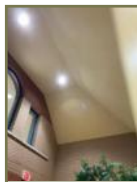
E-16055-20200430125218.jpg



E-16055-20200430125203.jpg



E-16055-20200430125233.jpg



E-16055-20200430125154.jpg

Custom Details

Actions

Action Summary: Replace

Action Type Replacement

Life Safety / Code Related? No

Adverse Effect on Security? No

Risk of building shut down? No

Accessibility Related? No

Urgency of Action? Low

Operation / Energy Savings? N/A

Status Not Specified

Funding Source

Cost \$266,157

Year 2046

Repeat Interval 30

Action: Commentary

D2010 - Plumbing Fixtures [1]

Discipline Services - Mechanical

Category D2010 - Plumbing Fixtures

Element Number 1

Maintenance Type Reactive

Replacement Cost \$248,101

Last Major Action 1991

Location/Name Interior

Brief Description vitreous china wall hung lavatories & water closets, flush valves, stainless steel electric water coolers, terrazzo mop basins

Overall Condition ■ Good

Commentary Plumbing fixtures are well maintained and replaced when necessary

Pictures

E-16030-20200430130636.jpg



E-16030-20200430125912.jpg



E-16030-20200430131123.jpg



E-16030-20200430130646.jpg

Custom Details**Actions****Action Summary:** Replace**Action Type** Replacement**Life Safety / Code Related?** No**Adverse Effect on Security?** No**Risk of building shut down?** No**Accessibility Related?** No**Urgency of Action?** Low**Operation / Energy Savings?** N/A**Status** Not Specified**Funding Source****Cost** \$248,101**Year** 2030**Repeat Interval** 30**Action: Commentary****D2020 - Domestic Water Distribution [1]****Discipline** Services - Mechanical**Category** D2020 - Domestic Water Distribution**Element Number** 1**Maintenance Type** Reactive**Replacement Cost** \$378,393**Last Major Action** 1991**Location/Name** Interior**Brief Description** Domestic water distribution system including re-circulation piping and pumps.**Overall Condition** ■ Good**Commentary**

Pictures

E-16056-20200430134642.jpg

E-16056-20200430134850.jpg

E-16056-20200430133948.jpg

Custom Details**Actions****Action Summary:** Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$378,393
Year	2030
Repeat Interval	30
Action: Commentary	

D2030 - Sanitary Waste [1]


Discipline	Services - Mechanical
Category	D2030 - Sanitary Waste
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$322,999
Last Major Action	1991
Location/Name	Interior
Brief Description	Sanitary waste system including waste and vent piping.
Overall Condition	■ Good
Commentary	

Pictures**Custom Details**

Actions[Action Summary:](#) Repair

Action Type	Repair
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$32,300
Year	2030
Repeat Interval	25
Action: Commentary	

D2040 - Rain Water Drainage [1]

Discipline	Services - Mechanical
Category	D2040 - Rain Water Drainage
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$94,403
Last Major Action	1991
Location/Name	Interior
Brief Description	Gutters and downspouts.
Overall Condition	 Good
Commentary	

Pictures**Custom Details****Actions**[Action Summary:](#) Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$94,403
Year	2041
Repeat Interval	50
Action: Commentary	

D2095 - Domestic Water Heaters [1]

Discipline	Services - Mechanical
Category	D2095 - Domestic Water Heaters
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$31,152
Last Major Action	2016
Location/Name	Interior
Brief Description	Electric water heater.
Overall Condition	■ Good
Commentary	

Pictures

E-16033-20200430134807.jpg

E-16033-20200430134737.jpg

Custom Details**Actions****Action Summary:** Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$31,152
Year	2031
Repeat Interval	15
Action: Commentary	

D3012 - Gas Supply System [1]

Discipline	Services - Mechanical
Category	D3012 - Gas Supply System
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$51,437
Last Major Action	1991
Location/Name	Interior
Brief Description	Gas supply system including piping and metering. Make-up air units are gas fired.
Overall Condition	■ Good
Commentary	

Pictures

E-16034-20200430134607.jpg



E-16034-20200430134005.jpg



E-16034-20200430134014.jpg

Custom Details**Actions****D3024 - Boiler Room Piping And Specialties [1]**

Discipline	Services - Mechanical
Category	D3024 - Boiler Room Piping And Specialties
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$21,009
Last Major Action	2016
Location/Name	Interior
Brief Description	
Overall Condition	■ Good
Commentary	

Pictures**Custom Details****Actions**Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A

Status	Not Specified
Funding Source	
Cost	\$21,009
Year	2046
Repeat Interval	30
Action: Commentary	

D3034 - Packaged Air Conditioning Units [1]

Discipline	Services - Mechanical
Category	D3034 - Packaged Air Conditioning Units
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$871,219
Last Major Action	2016
Location/Name	Interior
Brief Description	Outside fresh air units with electric heat, air handling units in GYM & VCV ceiling mounted cassettes throughout building
Overall Condition	■ Good
Commentary	

Pictures



E-16058-20200430131341.jpg



E-16058-20200430130202.jpg



E-16058-20200430133235.jpg



E-16058-20200430140801.jpg

Custom Details

Actions

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$871,219
Year	2041
Repeat Interval	25
Action: Commentary	

D3041 - Air Distribution Systems [1]

Discipline	Services - Mechanical
Category	D3041 - Air Distribution Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$426,709
Last Major Action	1991
Location/Name	Interior
Brief Description	Ducted fresh air and exhaust
Overall Condition	■ Good
Commentary	

Pictures

E-16038-20200430131350.jpg

Custom Details**Actions****D3045 - Exhaust Ventilation Systems [1]**

Discipline	Services - Mechanical
Category	D3045 - Exhaust Ventilation Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$65,592
Last Major Action	2016
Location/Name	Interior
Brief Description	Exhaust fans
Overall Condition	■ Good
Commentary	

Pictures

E-16040-20200430135839.jpg

E-16040-20200430130406.jpg

E-16040-20200430131035.jpg

Custom Details

Actions**Action Summary:** Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$65,592
Year	2046
Repeat Interval	30
Action: Commentary	

D3057 - Radiant Heater Units [1]

Discipline	Services - Mechanical
Category	D3057 - Radiant Heater Units
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$123,427
Last Major Action	1991
Location/Name	Interior
Brief Description	Electric unit heaters located in vestibules
Overall Condition	■ Good
Commentary	

Pictures

E-16059-20200430124224.jpg

Custom Details**Actions****Action Summary:** Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified

Funding Source

Cost	\$123,427
Year	2036
Repeat Interval	45
Action: Commentary	

D3060 - Controls And Instrumentation [1]

Discipline	Services - Mechanical
Category	D3060 - Controls And Instrumentation
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$145,116
Last Major Action	2016
Location/Name	Interior
Brief Description	Automated Logic DDC Thermostats and building controls
Overall Condition	■ Good
Commentary	

Pictures

E-16041-20200430124605.jpg



E-16041-20200430131642.jpg



E-16041-20200430130544.jpg



E-16041-20200430135558.jpg

Custom Details**Actions**

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$145,116
Year	2040
Repeat Interval	24
Action: Commentary	

D4010 - Sprinklers [1]

Discipline	Services - Mechanical
Category	D4010 - Sprinklers
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$327,681
Last Major Action	1991
Location/Name	Interior
Brief Description	100% NFPA compliant fire suppression system
Overall Condition	■ Good
Commentary	

Pictures

E-16042-20200430130223.jpg



E-16042-20200430130253.jpg



E-16042-20200430133731.jpg



E-16042-20200430133808.jpg

Custom Details**Actions**

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$327,681
Year	2038
Repeat Interval	47
Action: Commentary	

D5010 - Electrical Service And Distribution [1]

Discipline	Services - Electrical
Category	D5010 - Electrical Service And Distribution
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$378,895
Last Major Action	1991
Location/Name	Interior
Brief Description	Electrical service distribution. -Includes circuit panel and all electrical equipment.
Overall Condition	■ Good
Commentary	The electrical switchgear & branch panels are expected to have a serviceable life of 50+/- years.

Pictures

E-16044-20200430130736.jpg



E-16044-20200430134303.jpg



E-16044-20200430134140.jpg



E-16044-20200430134219.jpg

Custom Details**Actions**

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$378,895
Year	2030
Repeat Interval	30
Action: Commentary	

D5021 - Branch Wiring [1]

Discipline	Services - Electrical
Category	D5021 - Branch Wiring
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$662,383
Last Major Action	1991
Location/Name	Interior
Brief Description	Branch wiring devices and components. -Include wiring, conduit, equipment connections, receptacles and switches.
Overall Condition	■ Good
Commentary	

Pictures

E-16045-20200430133446.jpg



E-16045-20200430134107.jpg



E-16045-20200430134426.jpg



E-16045-20200430134505.jpg

Custom Details**Actions**

Action Summary:	Repair
Action Type	Repair
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$66,238
Year	2030
Repeat Interval	15
Action: Commentary	

D5022 - Lighting Equipment [1]

Discipline	Services - Electrical
Category	D5022 - Lighting Equipment
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$702,006
Last Major Action	2000
Location/Name	Interior
Brief Description	Lighting systems are generally T8 lamps and are equipped with IECC compliant controls. Gym lighting is LED
Overall Condition	■ Good
Commentary	

Pictures

E-16057-20200430130612.jpg



E-16057-20200430130530.jpg



E-16057-20200430124350.jpg



E-16057-20200430124423.jpg

Custom Details**Actions**

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$702,006
Year	2030
Repeat Interval	25
Action: Commentary	

D5032 - Intercommunications And Paging [1]

Discipline	Services - Electrical
Category	D5032 - Intercommunications And Paging
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$153,809
Last Major Action	2016
Location/Name	Interior
Brief Description	Central intercom system with speakers in all rooms. Head-in equipment was replaced with new in 2016.
Overall Condition	■ Good
Commentary	

Pictures

E-16046-20200430123808.jpg



E-16046-20200430123830.jpg



E-16046-20200430125527.jpg



E-16046-20200430125428.jpg

Custom Details**Actions**

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$153,809
Year	2041
Repeat Interval	25
Action: Commentary	

D5033 - Telephone Systems [1]

Discipline	Services - Electrical
Category	D5033 - Telephone Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$71,555
Last Major Action	1991
Location/Name	Interior
Brief Description	Voice over internet protocol - all classrooms have phones
Overall Condition	■ Good
Commentary	

Pictures**Custom Details****Actions****D5036 - Clock & Program System [1]**

Discipline	Services - Electrical
Category	D5036 - Clock & Program System
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$20,000
Last Major Action	1991
Location/Name	
Brief Description	Synchronized GPS system - Primex
Overall Condition	■ Good
Commentary	

Pictures

E-16381-20200430133027.jpg



E-16381-20200430132916.jpg



E-16381-20200430133705.jpg



E-16381-20200430133610.jpg

Custom Details**Actions**

D5037 - Fire Alarm System [1]

Discipline	Services - Electrical
Category	D5037 - Fire Alarm System
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$188,361
Last Major Action	1991
Location/Name	Interior
Brief Description	Addressable code compliant system with horns and strobes - Silent Knight
Overall Condition	■ Good
Commentary	

Pictures

E-16048-20200430123946.jpg



E-16048-20200430125104.jpg



E-16048-20200430130453.jpg



E-16048-20200430131712.jpg

Custom Details**Actions**Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$188,361
Year	2030
Repeat Interval	25
Action: Commentary	

D5038 - Security Systems [1]

Discipline Services - Electrical
Category D5038 - Security Systems
Element Number 1
Maintenance Type Reactive
Replacement Cost \$341,223
Last Major Action 2017
Location/Name Interior
Brief Description Card Entry Access Control System on Main Entrance & other selected exterior doors. Aiphone intercom at secure entry vestibule. Bullet resistant glass and wall panel assemblies in secure vestibule installed in 2019

Overall Condition ■ Good

Commentary**Pictures**

E-16049-20200430124029.jpg



E-16049-20200430124932.jpg



E-16049-20200430124123.jpg



E-16049-20200430124043.jpg

Custom Details**Actions**

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$341,223
Year	2042
Repeat Interval	25
Action: Commentary	

D5091 - Exit & Emergency Light Systems [1]

Discipline	Services - Electrical
Category	D5091 - Exit & Emergency Light Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$6,661
Last Major Action	1991
Location/Name	Interior
Brief Description	Exit signs and emergency lighting.
Overall Condition	■ Good
Commentary	

Pictures

E-16050-20200430124315.jpg



E-16050-20200430131617.jpg



E-16050-20200430141633.jpg

Custom Details**Actions**

[Action Summary:](#) Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$6,661
Year	2030
Repeat Interval	25
Action: Commentary	

D5092 - Emergency Power & Generation Systems [1]

Discipline	Services - Electrical
Category	D5092 - Emergency Power & Generation Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$48,372
Last Major Action	1991
Location/Name	Interior
Brief Description	Emergency generator located in main mechanical room. The generator is diesel powered and provides power for code required emergency lighting.
Overall Condition	■ Good
Commentary	The generator is well maintained and exercised regularly. It is expected to have a serviceable life of 40 +/- years.

Pictures

E-16051-20200430135139.jpg



E-16051-20200430135125.jpg



E-16051-20200430135312.jpg



E-16051-20200430135219.jpg

Custom Details**Actions**

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$48,372
Year	2030
Repeat Interval	30
Action: Commentary	

E1010 - Kitchen Equipment [1]

Discipline Equipment and Furnishings
Category E1010 - Kitchen Equipment
Element Number 1
Maintenance Type Reactive
Replacement Cost \$556,388
Last Major Action 2000
Location/Name Interior
Brief Description Kitchen equipment includes: Convection Ovens, Steamer, Combi Ovens, commercial mixer, kettle, warming/holding cabinets, code compliant cooking exhaust hood, two serving lines, milk coolers and walk-in refrigerator/freezer

Overall Condition ■ Good

Commentary**Pictures**

E-16060-20200430141112.jpg



E-16060-20200430140933.jpg



E-16060-20200430140956.jpg



E-16060-20200430140916.jpg

Custom Details**Actions**

Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$556,388
Year	2030
Repeat Interval	30
Action: Commentary	

G2010 - Roadways [1]

Discipline	Building Sitework
Category	G2010 - Roadways
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$373,712
Last Major Action	2013
Location/Name	Site
Brief Description	Asphalt roadway surfacing.
Overall Condition	■ Good
Commentary	

Pictures

IMG_1652.JPG

Custom Details**Actions**

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$373,712
Year	2043
Repeat Interval	30
Action: Commentary	

G2020 - Parking Lots [1]

Discipline	Building Sitework
Category	G2020 - Parking Lots
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$124,831
Last Major Action	2013
Location/Name	Site
Brief Description	Asphalt parking lot surfacing.
Overall Condition	■ Good
Commentary	

Pictures

IMG_1899.JPG

Custom Details**Actions**

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$124,831
Year	2043
Repeat Interval	30
Action: Commentary	

G2030 - Pedestrian Paving [1]

Discipline	Building Sitework
Category	G2030 - Pedestrian Paving
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$177,215
Last Major Action	1991
Location/Name	Site
Brief Description	Concrete pedestrian walkways.
Overall Condition	■ Good
Commentary	


Pictures

IMG_1652.JPG

Custom Details**Actions**

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$177,215
Year	2030
Repeat Interval	30
Action: Commentary	


G2040 - Site Development [1]

Discipline	Building Sitework
Category	G2040 - Site Development
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$822,545
Last Major Action	1991
Location/Name	Site
Brief Description	Playground equipment, flag pole, marquis at main entrance, covered bus pick-up and drop off, protected entrance.
Overall Condition	 Good
Commentary	

Pictures**Custom Details****Actions**

Action Summary:	Replace
Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$822,545
Year	2030
Repeat Interval	30
Action: Commentary	

G2049-A - Garbage Area & Structure [1]


Discipline	Building Sitework
Category	G2049-A - Garbage Area & Structure
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$3,404
Last Major Action	1991
Location/Name	Site
Brief Description	3 sides masonry wall enclosure with space for two dumpsters
Overall Condition	 Good
Commentary	

Pictures**Custom Details**

ActionsAction Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$3,404
Year	2030
Repeat Interval	30
Action: Commentary	


G3010 - Water Supply [1]

Discipline	Building Sitework
Category	G3010 - Water Supply
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$34,941
Last Major Action	1991
Location/Name	Site
Brief Description	Water supply distribution for the site.
Overall Condition	 Good
Commentary	

Pictures**Custom Details****Actions**Action Summary: Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$34,941
Year	2030
Repeat Interval	30
Action: Commentary	


G3020 - Sanitary Sewer [1]

Discipline	Building Sitework
Category	G3020 - Sanitary Sewer
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$114,103
Last Major Action	1991
Location/Name	Site
Brief Description	Sanitary disposal system for the site.
Overall Condition	 Good
Commentary	

Pictures**Custom Details****Actions**[Action Summary:](#) Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$114,103
Year	2041
Repeat Interval	50
Action: Commentary	

G3030 - Storm Sewer [1]

Discipline	Building Sitework
Category	G3030 - Storm Sewer
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$96,549
Last Major Action	1991
Location/Name	Site
Brief Description	Storm water collection including manholes and water collection.
Overall Condition	 Good
Commentary	

Pictures

IMG_2113.JPG

Custom Details**Actions**[Action Summary:](#) Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$96,549
Year	2041
Repeat Interval	50
Action: Commentary	

G4020 - Site Lighting [1]

Discipline	Building Sitework
Category	G4020 - Site Lighting
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$11,077
Last Major Action	1991
Location/Name	Site
Brief Description	Pole mounted site lighting.
Overall Condition	■ Good
Commentary	

Pictures**Custom Details**

Actions**Action Summary:** Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	
Cost	\$11,077
Year	2030
Repeat Interval	30
Action: Commentary	

G4020 - Site Lighting [2]

Discipline	Building Sitework
Category	G4020 - Site Lighting
Element Number	2
Maintenance Type	Reactive
Replacement Cost	\$11,077
Last Major Action	1991
Location/Name	Exterior
Brief Description	Exterior building mounted lighting.
Overall Condition	■ Good
Commentary	

Pictures

E-16071-20200430135648.jpg

Custom Details**Actions****Action Summary:** Replace

Action Type	Replacement
Life Safety / Code Related?	No
Adverse Effect on Security?	No
Risk of building shut down?	No
Accessibility Related?	No
Urgency of Action?	Low
Operation / Energy Savings?	N/A
Status	Not Specified
Funding Source	

Cost	\$11,077
Year	2030
Repeat Interval	30
Action: Commentary	