

CA Report

Audit #	157	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 2020
Scheduled Date		Date Completed	

Southside Elementary School



Address	1300 Troy Pike
School District	Woodford County
ModelType	School Facility
Size	72,004 Sq.Ft.
Construction Year	1991
Template	Elementary School

Description	
	<p>Original construction of approximately 69,000 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. The school reduced its energy by 24.68% in part as a result of the HVAC renovation and received First Place in the 2017 Kentucky's Battle of School Buildings sponsored by KSBA-SEMP. A 2,996 GSF addition was completed in 2019 to increase the size of the kitchen and cafeteria.</p> <p>The school is built into the side of a hill. The building is considered a two-story building, however only the classroom wings are two story. The media center occupies the lower level although the media center ceiling is at the same elevation as the upper level, thus making it a two-story space. All other areas including the primary entrance, Administrative Suite, Gym, Kitchen, Cafeteria, Music room and mechanical room is located on the upper level. The building is equipped with an ADA compliant elevator. 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 a diesel-powered emergency generator. The generator only powers emergency lighting. The building is equipped with an 100% NFPA compliant fire suppression system.</p>

Condition Summary

General Summary

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

Architectural Summary

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

Roofing on the original building is EPDM; it was installed with a 20 year warranty in 2007 and is not expected to last much more than 20 years.

Exterior masonry walls appear to be holding up well; attention should be paid to exterior wall sealants.

Interior doors are original although all classroom door locksets were replaced in 2018 with new ADA compliant and current classroom security lockset features

Interior finishes and overall aesthetic conditions are 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.

Backflow preventer was replaced in 2019.

New grease trap was installed in 2019.

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 systems are installed in Kitchen Dry Food Storage and the main data cabling room.

There are three large units providing code compliant outside air to all areas of the building

Electrical Summary

General Electric primary switchgear, branch panels conduit, raceways, cable and wire located in the original building dates to 1991

Only minor modifications have been made as necessary

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.

The building is equipped with an aging diesel powered emergency generator that dates to 1991.


The generator provides power for emergency lighting only.

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	\$910,216
Last Major Action	1991
Location/Name	Substructure
Brief Description	rock bearing steel reinforced cast-in-place concrete footings and stem walls
Overall Condition	 Good
Commentary	

Pictures**Custom Details****Actions****A10 - Foundations [1]**

Discipline	Substructure
Category	A10 - Foundations
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$39,517
Last Major Action	2019
Location/Name	
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	\$949,550
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, concrete on metal deck over steel bar joist raised floor structure and steel bar joist with metal deck roof structure.
Overall Condition	■ Good
Commentary	

Pictures

E-16277-20200519121656.jpg



E-16277-20200519125104.jpg



E-16277-20200519134712.jpg

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

Discipline	Shell
Category	B10 - Superstructure
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$41,225
Last Major Action	2019
Location/Name	
Brief Description	cast-in-place concrete slab on grade, masonry cavity walls with load bearing CMU interior walls, concrete on metal deck over steel bar joist raised floor structure and steel bar joist with metal deck roof structure.
Overall Condition	■ Good
Commentary	

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

B2010 - Exterior Walls [1]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$1,987,430
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	The crack does not appear to have changed within the past 10 years

Pictures

E-16278-20200519134928.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	\$198,743
Year	2029
Repeat Interval	38
Action: Commentary	

B2010 - Exterior Walls [1]

Discipline	Shell
Category	B2010 - Exterior Walls
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$86,285
Last Major Action	2019
Location/Name	
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:

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	\$8,628
Year	2057
Repeat Interval	38
Action: Commentary	

B2020 - Exterior Windows [1]

Discipline	Shell
Category	B2020 - Exterior Windows
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$439,719
Last Major Action	1991
Location/Name	Exterior
Brief Description	Aluminum framed casement windows with clear 2-pane insulated glass & fixed aluminum storefront with clear 2-pane insulated glass
Overall Condition	■ Fair
Commentary	

Pictures



E-16279-20200519133730.jpg

E-16279-20200519130436.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	\$439,719
Year	2025
Repeat Interval	30
Action: Commentary	

B2020 - Exterior Windows [1]

Discipline	Shell
Category	B2020 - Exterior Windows
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$19,091
Last Major Action	2019
Location/Name	
Brief Description	Aluminum framed casement windows with 2-pane clear low e coating insulated glass.
Overall Condition	<div style="display: inline-block; width: 10px; height: 10px; background-color: green; margin-right: 5px;"></div> Good
Commentary	

Pictures



E-16332-20200519122418.jpg

Custom Details

Actions

Action Summary:

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	\$19,091
Year	2049
Repeat Interval	30
Action: Commentary	

B2030 - Exterior Doors [1]

Discipline	Shell
Category	B2030 - Exterior Doors
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$158,166
Last Major Action	1991
Location/Name	Exterior
Brief Description	Insulated Hollow Metal
Overall Condition	■ Fair
Commentary	

Pictures

E-16280-20200519125121.jpg

E-16280-20200519124634.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	\$158,166
Year	2025
Repeat Interval	30
Action: Commentary	

B30 - Roofing [1]


Discipline	Shell
Category	B30 - Roofing
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$302,307
Last Major Action	2007
Location/Name	Roof
Brief Description	Carlisle EPDM fully adhered. Mfr's twenty-year warranty will expire in 2027
Overall Condition	■ Good
Commentary	The roof was installed in 2007

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	\$302,307
Year	2030
Repeat Interval	20
Action: Commentary	

B30 - Roofing [1]

Discipline	Shell
Category	B30 - Roofing
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$52,499
Last Major Action	2019
Location/Name	
Brief Description	2-ply Tremco Modified Bitumen Roof with 20 year warranty. Warranty will expire in 2039
Overall Condition	 Good
Commentary	

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

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	\$52,499
Year	2039
Repeat Interval	20
Action: Commentary	

C1010 - Partitions [1]

Discipline	Interiors
Category	C1010 - Partitions
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$610,307
Last Major Action	1991
Location/Name	Interior
Brief Description	8" nominal concrete masonry units installed in stacked bond
Overall Condition	■ Good
Commentary	

Pictures

Interior CMU
partition wall
located in
mechanical
room

E-16283-20200519121740.jpg

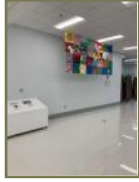
Custom Details**Actions****C1010 - Partitions [1]**

Discipline	Interiors
Category	C1010 - Partitions
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$26,497
Last Major Action	2019
Location/Name	
Brief Description	8" nominal concrete masonry units installed in stacked bond
Overall Condition	■ Good
Commentary	

Pictures

Interior CMU partition
walls of 2019 Kitchen
Addition

E-16336-20200519123244.jpg E-16336-20200519122457.jpg

**Custom Details****Actions****C1020 - Fittings [1]**

Discipline	Interiors
Category	C1020 - Fittings
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$721,893
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 book checkout/distribution desk Classrooms: wood student cubbies and plastic laminate casework counters and storage cabinets, white marker boards and cork tackboards Restrooms: Plastic toilet partition stalls
Overall Condition	■ Good
Commentary	Not all interior fittings date back to 1991- if required, fittings have either been replaced or repaired when appropriate

Pictures

Gym basketball
backstop and
telescoping
bleachers

E-16284-20200519125406.jpg



E-16284-20200519132129.jpg



E-16284-20200519125449.jpg



electronic scoreboard
located in Gym


E-16284-20200519125742.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	\$721,893
Year	2026
Repeat Interval	30
Action: Commentary	

C1020 - Fittings [1]

Discipline	Interiors
Category	C1020 - Fittings
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$31,341
Last Major Action	2019
Location/Name	
Brief Description	Vertical window louver blinds, new ice machine
Overall Condition	 Good
Commentary	

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

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	\$31,341
Year	2049
Repeat Interval	30
Action: Commentary	

C1030 - Interior Doors [1]

Discipline	Interiors
Category	C1030 - Interior Doors
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$283,209
Last Major Action	2018
Location/Name	Interior
Brief Description	Natural finish wood veneer - some painted hollow metal
Overall Condition	■ Good
Commentary	Classroom door hardware was replaced in 2018 with ADA compliant products and classroom security locks

Pictures

E-16308-20200519123036.jpg



E-16308-20200519125512.jpg



E-16308-20200519124732.jpg



E-16308-20200519131306.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	\$283,209
Year	2048
Repeat Interval	30
Action: Commentary	

C1030 - Interior Doors [1]

Discipline	Interiors
Category	C1030 - Interior Doors
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$12,296
Last Major Action	2019
Location/Name	
Brief Description	Natural finish wood veneer door
Overall Condition	■ Good
Commentary	

Pictures

E-16362-20200519123132.jpg

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

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	\$12,296
Year	2049
Repeat Interval	30
Action: Commentary	

C20 - Stairs [1]

Discipline	Interiors
Category	C20 - Stairs
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$200,951
Last Major Action	1991
Location/Name	Interior
Brief Description	steel & concrete filled pan
Overall Condition	■ Good
Commentary	

Pictures

E-16285-20200519130405.jpg



E-16285-20200519130344.jpg



E-16285-20200519133608.jpg



E-16285-20200519133707.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	\$20,095
Year	2029
Repeat Interval	38
Action: Commentary	

C3010 - Wall Finishes [1]

Discipline	Interiors
Category	C3010 - Wall Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$265,681
Last Major Action	2000
Location/Name	Interior
Brief Description	Paint
Overall Condition	■ Good
Commentary	Paint coatings are well maintained.

Pictures

E-16309-20200519125840.jpg



E-16309-20200519130614.jpg



E-16309-20200519130902.jpg



E-16309-20200519132020.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	\$265,681
Year	2030
Repeat Interval	30
Action: Commentary	

C3010 - Wall Finishes [1]

Discipline	Interiors
Category	C3010 - Wall Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$11,535
Last Major Action	2019
Location/Name	
Brief Description	Paint
Overall Condition	■ Good
Commentary	

Pictures

E-16363-20200519122532.jpg

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

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	\$11,535
Year	2049
Repeat Interval	30
Action: Commentary	

C3020 - Floor Finishes [1]

Discipline	Interiors
Category	C3020 - Floor Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$700,431
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	■ Good
Commentary	Floor finishes are well maintained

Pictures

E-16310-20200519121716.jpg



E-16310-20200519124124.jpg



E-16310-20200519125818.jpg



E-16310-20200519130323.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	\$700,431
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	\$30,409
Last Major Action	2019
Location/Name	
Brief Description	Vinyl composition floor tile in cafeteria & kitchen dry storage, quarry tile in kitchen
Overall Condition	■ Good
Commentary	

Pictures

E-16364-20200519123220.jpg

E-16364-20200519122544.jpg

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

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	\$30,409
Year	2049
Repeat Interval	30
Action: Commentary	

C3030 - Ceiling Finishes [1]

Discipline	Interiors
Category	C3030 - Ceiling Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$329,582
Last Major Action	2016
Location/Name	Interior
Brief Description	Suspended acoustic Ceiling Tiles / Gypsum Board Ceiling
Overall Condition	■ Good
Commentary	Acoustic Panels were replaced in 2016 when HVAC systems were replaced.

Pictures

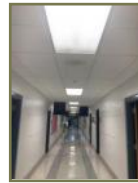
E-16311-20200519124149.jpg



E-16311-20200519131344.jpg



E-16311-20200519131238.jpg



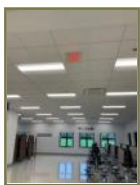
E-16311-20200519131915.jpg

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	\$329,582
Year	2046
Repeat Interval	30
Action: Commentary	

C3030 - Ceiling Finishes [1]

Discipline	Interiors
Category	C3030 - Ceiling Finishes
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$14,309
Last Major Action	2019
Location/Name	
Brief Description	Suspended acoustic panel ceilings
Overall Condition	■ Good
Commentary	

Pictures

E-16365-20200519122555.jpg

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

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	\$14,309
Year	2049
Repeat Interval	30
Action: Commentary	

D1010 - Elevators & Lifts [1]

Discipline	Services - Mechanical
Category	D1010 - Elevators & Lifts
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$100,476
Last Major Action	1991
Location/Name	Interior
Brief Description	Two stop ADA compliant elevator
Overall Condition	■ Good
Commentary	

Pictures

E-16326-20200519131150.jpg



E-16326-20200519130203.jpg



E-16326-20200519130234.jpg



E-16326-20200519130132.jpg

Custom Details**Actions****D2010 - Plumbing Fixtures [1]**

Discipline	Services - Mechanical
Category	D2010 - Plumbing Fixtures
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$307,224
Last Major Action	2000
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-16286-20200519121554.jpg



E-16286-20200519124029.jpg



E-16286-20200519124104.jpg



E-16286-20200519130646.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 \$307,224

Year 2030

Repeat Interval 30

Action: Commentary

D2010 - Plumbing Fixtures [1]

Discipline Services - Mechanical

Category D2010 - Plumbing Fixtures

Element Number 1

Maintenance Type Reactive

Replacement Cost \$13,338

Last Major Action 2019

Location/Name

Brief Description vitreous china wall hung lavatory, stainless steel floor drains

Overall Condition ■ Good

Commentary

Pictures

E-16340-20200519123703.jpg

E-16340-20200519124009.jpg

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

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	\$13,338
Year	2049
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	\$468,564
Last Major Action	2016
Location/Name	Interior
Brief Description	Domestic water distribution system including re-circulation piping and pumps.
Overall Condition	■ Good
Commentary	water heaters were replaced in 2016. Backflow preventer was replaced in 2019.

Pictures

E-16312-20200519121435.jpg



E-16312-20200519121451.jpg



E-16312-20200519121503.jpg



E-16312-20200519121631.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** \$468,564**Year** 2046**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 \$20,343
Last Major Action 2019
Location/Name
Brief Description Extension of existing system
Overall Condition ■ Good
Commentary

Pictures**Custom Details**

Actions[Action Summary:](#)

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	\$20,343
Year	2049
Repeat Interval	30
Action: Commentary	

D2030 - Sanitary Waste [1]

Discipline	Services - Mechanical
Category	D2030 - Sanitary Waste
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$399,970
Last Major Action	1991
Location/Name	Interior
Brief Description	Sanitary waste system including waste and vent piping.
Overall Condition	■ Good
Commentary	A new grease trap was installed in 2019 and underslab piping behind the cooking line was replaced.

Pictures

E-16287-20200519134511.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	\$39,997
Year	2041
Repeat Interval	25
Action: Commentary	


D2030 - Sanitary Waste [1]

Discipline	Services - Mechanical
Category	D2030 - Sanitary Waste
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$17,365
Last Major Action	2019
Location/Name	
Brief Description	Extension of existing system
Overall Condition	 Good
Commentary	

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

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	\$1,736
Year	2044
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	\$116,900
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	\$116,900
Year	2041
Repeat Interval	50
Action: Commentary	

D2040 - Rain Water Drainage [1]


Discipline	Services - Mechanical
Category	D2040 - Rain Water Drainage
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$5,075
Last Major Action	2019
Location/Name	
Brief Description	Gutters and downspouts
Overall Condition	 Good
Commentary	

Pictures**Custom Details**

Actions**Action Summary:**

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	\$5,075
Year	2069
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	\$38,575
Last Major Action	2016
Location/Name	Interior
Brief Description	Electric Water Heater
Overall Condition	 Good
Commentary	new water heaters were installed in 2016

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	\$38,575
Year	2031
Repeat Interval	15
Action: Commentary	

D2095 - Domestic Water Heaters [1]

Discipline	Services - Mechanical
Category	D2095 - Domestic Water Heaters
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$1,675
Last Major Action	2019
Location/Name	
Brief Description	Extension of existing system
Overall Condition	■ Good
Commentary	

Pictures**Custom Details****Actions****D3012 - Gas Supply System [1]**

Discipline	Services - Mechanical
Category	D3012 - Gas Supply System
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$63,694
Last Major Action	1991
Location/Name	Interior
Brief Description	Gas supply system including piping and metering.
Overall Condition	■ Good
Commentary	Gas is used for the kitchen make-up air unit and some kitchen equipment.

Pictures

E-16290-20200519124449.jpg

Custom Details**Actions**

D3012 - Gas Supply System [1]

Discipline Services - Mechanical
Category D3012 - Gas Supply System
Element Number 1
Maintenance Type Reactive
Replacement Cost \$2,765
Last Major Action 2019
Location/Name
Brief Description Extension/adaptation of existing system
Overall Condition ■ Good
Commentary

Pictures**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 \$26,016
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	\$26,016
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	\$1,078,830
Last Major Action	2016
Location/Name	Interior
Brief Description	All electric outside fresh air units with gas heat, Air Handling Units in GYM & VRV Cassettes throughout building
Overall Condition	■ Good
Commentary	All systems were replaced in 2016

Pictures

E-16314-20200519125317.jpg



E-16314-20200519132215.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	\$1,078,830
Year	2041
Repeat Interval	25
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	\$46,838
Last Major Action	2019
Location/Name	
Brief Description	VRV Cassette units and extension of existing OA
Overall Condition	■ Good
Commentary	

Pictures

E-16368-20200519122917.jpg

E-16368-20200519123906.jpg

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

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	\$46,838
Year	2044
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	\$528,394
Last Major Action	1991
Location/Name	Interior
Brief Description	Ducted fresh air and exhaust
Overall Condition	■ Good
Commentary	

Pictures

E-16294-20200519125248.jpg

Custom Details**Actions****D3041 - Air Distribution Systems [1]**

Discipline	Services - Mechanical
Category	D3041 - Air Distribution Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$22,940
Last Major Action	2019
Location/Name	
Brief Description	Ducted fresh air and exhaust
Overall Condition	■ Good
Commentary	

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

D3045 - Exhaust Ventilation Systems [1]

Discipline	Services - Mechanical
Category	D3045 - Exhaust Ventilation Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$81,222
Last Major Action	2016
Location/Name	Interior
Brief Description	Exhaust fans
Overall Condition	■ Good
Commentary	General building exhaust air systems were replaced in 2016

Pictures


E-16296-20200519120534.jpg

E-16296-20200519134014.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	\$81,222
Year	2046
Repeat Interval	30
Action: Commentary	


D3045 - Exhaust Ventilation Systems [1]

Discipline	Services - Mechanical
Category	D3045 - Exhaust Ventilation Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$3,526
Last Major Action	2019
Location/Name	
Brief Description	Exhaust fans
Overall Condition	 Good
Commentary	

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

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	\$3,526
Year	2049
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	\$152,840
Last Major Action	2016
Location/Name	Interior
Brief Description	Electric Unit heater is located in the mechanical room. Electric Ceiling heaters are located in student restrooms
Overall Condition	 Good
Commentary	new unit heaters were installed in 2016

Pictures

E-16315-20200519122038.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** \$152,840**Year** 2061**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** \$179,697**Last Major Action** 2016**Location/Name** Interior**Brief Description** Thermostats and building controls are Automated Logic web based system installed in 2016**Overall Condition** ■ Good**Commentary** the current controls were installed in 2016

Pictures



E-16297-20200519120759.jpg



E-16297-20200519124851.jpg



E-16297-20200519125547.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	\$179,697
Year	2040
Repeat Interval	24
Action: Commentary	

D3060 - Controls And Instrumentation [1]

Discipline	Services - Mechanical
Category	D3060 - Controls And Instrumentation
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$7,802
Last Major Action	2019
Location/Name	
Brief Description	Extension of existing
Overall Condition	<div style="display: inline-block; width: 10px; height: 10px; background-color: green; margin-right: 5px;"></div> Good
Commentary	

Pictures

E-16351-20200519122634.jpg

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

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	\$7,802
Year	2043
Repeat Interval	24
Action: Commentary	

D4010 - Sprinklers [1]

Discipline	Services - Mechanical
Category	D4010 - Sprinklers
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$405,767
Last Major Action	1991
Location/Name	Interior
Brief Description	100% NFPA Compliant fire suppression system
Overall Condition	■ Good
Commentary	

Pictures

E-16298-20200519120958.jpg



E-16298-20200519120942.jpg



E-16298-20200519131959.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	\$405,767
Year	2038
Repeat Interval	47
Action: Commentary	

D4010 - Sprinklers [1]

Discipline	Services - Mechanical
Category	D4010 - Sprinklers
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$17,616
Last Major Action	2019
Location/Name	
Brief Description	extension of existing
Overall Condition	■ Good
Commentary	

Pictures

E-16352-20200519122824.jpg

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

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	\$17,616
Year	2066
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	\$469,185
Last Major Action	2016
Location/Name	Interior
Brief Description	Electrical service distribution. -Includes circuit panel and all electrical equipment.
Overall Condition	■ Good
Commentary	

Pictures

E-16300-20200519120635.jpg

E-16300-20200519120605.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	\$469,185
Year	2046
Repeat Interval	30
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	\$20,370
Last Major Action	2019
Location/Name	
Brief Description	Extension of existing
Overall Condition	■ Good
Commentary	

Pictures**Custom Details**

Actions

Action Summary:

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	\$20,370
Year	2049
Repeat Interval	30
Action: Commentary	

D5021 - Branch Wiring [1]

Discipline	Services - Electrical
Category	D5021 - Branch Wiring
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$820,229
Last Major Action	2016
Location/Name	Interior
Brief Description	Branch wiring devices and components. -Include wiring, conduit, equipment connections, receptacles and switches.
Overall Condition	■ Good
Commentary	

Pictures



E-16301-20200519122130.jpg



E-16301-20200519121348.jpg



E-16301-20200519122222.jpg



E-16301-20200519121305.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	\$82,023
Year	2031
Repeat Interval	15
Action: Commentary	

D5021 - Branch Wiring [1]

Discipline	Services - Electrical
Category	D5021 - Branch Wiring
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$35,610
Last Major Action	2019
Location/Name	
Brief Description	Extension of existing
Overall Condition	■ Good
Commentary	

Pictures

E-16355-20200519123752.jpg

E-16355-20200519123737.jpg

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

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	\$3,561
Year	2034
Repeat Interval	15
Action: Commentary	

D5022 - Lighting Equipment [1]

Discipline	Services - Electrical
Category	D5022 - Lighting Equipment
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$869,294
Last Major Action	2005
Location/Name	Interior
Brief Description	Lighting systems are generally T8 lamps and are equipped with IECC compliant controls
Overall Condition	■ Good
Commentary	As ballasts go bad on 1991 lighting fixtures are replaced with LED products

Pictures

E-16313-20200519121903.jpg



E-16313-20200519124225.jpg



E-16313-20200519124828.jpg



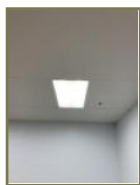
E-16313-20200519125700.jpg

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	\$869,294
Year	2030
Repeat Interval	25
Action: Commentary	

D5022 - Lighting Equipment [1]

Discipline	Services - Electrical
Category	D5022 - Lighting Equipment
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$37,741
Last Major Action	2019
Location/Name	
Brief Description	LED with IECC compliant controls
Overall Condition	■ Good
Commentary	

Pictures

E-16367-20200519122729.jpg

E-16367-20200519123946.jpg

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

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	\$37,741
Year	2044
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	\$190,462
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	Head-in equipment was replaced in 2016

Pictures

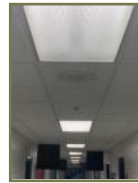
E-16302-20200519124944.jpg



E-16302-20200519130952.jpg



E-16302-20200519131704.jpg



E-16302-20200519131933.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	\$190,462
Year	2041
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	\$8,269
Last Major Action	2019
Location/Name	
Brief Description	Extension of existing
Overall Condition	■ Good
Commentary	

Pictures

E-16356-20200519122847.jpg

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

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	\$8,269
Year	2044
Repeat Interval	25
Action: Commentary	

D5033 - Telephone Systems [1]

Discipline	Services - Electrical
Category	D5033 - Telephone Systems
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$88,606
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	\$0
Last Major Action	2019
Location/Name	
Brief Description	Synchronized GPS system - Primex
Overall Condition	■ Good
Commentary	

Pictures

E-16385-20200519124251.jpg

E-16385-20200519125626.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	\$233,247
Last Major Action	1991
Location/Name	Interior
Brief Description	Code compliant system with horns and strobes - Notifier
Overall Condition	■ Fair
Commentary	Although the system is past the recommended 25 year life it is still serviceable

Pictures

E-16304-20200519121216.jpg



E-16304-20200519121032.jpg



E-16304-20200519121025.jpg



E-16304-20200519121115.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	\$233,247
Year	2030
Repeat Interval	25
Action: Commentary	

D5037 - Fire Alarm System [1]

Discipline	Services - Electrical
Category	D5037 - Fire Alarm System
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$10,126
Last Major Action	2019
Location/Name	
Brief Description	extension of existing
Overall Condition	■ Good
Commentary	

Pictures

E-16358-20200519123812.jpg

E-16358-20200519122702.jpg

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

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	\$10,126
Year	2044
Repeat Interval	25
Action: Commentary	

D5038 - Security Systems [1]

Discipline Services - Electrical
Category D5038 - Security Systems
Element Number 1
Maintenance Type Reactive
Replacement Cost \$422,536
Last Major Action 2014
Location/Name Interior
Brief Description Card Entry Access Control System on Main Entrance, Kitchen and 2 additional 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 Building Intrusion system is serviced by Koorsen

Pictures

E-16305-20200519130028.jpg



E-16305-20200519130010.jpg



E-16305-20200519140409.jpg



E-16305-20200519140332.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	\$422,536
Year	2039
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	\$8,248
Last Major Action	2005
Location/Name	Interior
Brief Description	Code compliant exit signs and emergency lighting powered by emergency generator
Overall Condition	■ Good
Commentary	

Pictures

E-16306-20200519124759.jpg



E-16306-20200519125221.jpg



E-16306-20200519134604.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	\$8,248
Year	2030
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	\$358
Last Major Action	2019
Location/Name	
Brief Description	Code compliant exit signs and battery back-up emergency lighting
Overall Condition	■ Good
Commentary	

Pictures

E-16360-20200519122958.jpg

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

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	\$358
Year	2044
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	\$59,899
Last Major Action	1991
Location/Name	Interior
Brief Description	Diesel powered emergency generator sized to power emergency lighting only.
Overall Condition	■ Fair
Commentary	The generator is in reasonably good repair, the fuel are ageing.

Pictures

E-16307-20200519120858.jpg

E-16307-20200519120502.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	\$59,899
Year	2025
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	\$688,976
Last Major Action	2019
Location/Name	Interior
Brief Description	Kitchen equipment. 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	Kitchen equipment is well maintained - new ovens were installed in 2019

Pictures

E-16316-20200519123615.jpg



E-16316-20200519123632.jpg



E-16316-20200519123525.jpg



E-16316-20200519123546.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	\$688,976
Year	2049
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	\$29,912
Last Major Action	2019
Location/Name	
Brief Description	New kitchen equipment in 2019 included: New walk-in refrigerator, replacement of condenser & blower for walk-in freezer, double stack convection oven and ice machine.
Overall Condition	■ Good
Commentary	

Pictures

E-16370-20200519123428.jpg



E-16370-20200519123401.jpg



E-16370-20200519123456.jpg




E-16370-20200519123441.jpg

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

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	\$29,912
Year	2049
Repeat Interval	30
Action: Commentary	


G2010 - Roadways [1]

Discipline	Building Sitework
Category	G2010 - Roadways
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$462,768
Last Major Action	2015
Location/Name	Site
Brief Description	Asphalt roadway surfacing.
Overall Condition	 Good
Commentary	Asphalt paving is well maintained

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	\$462,768
Year	2045
Repeat Interval	30
Action: Commentary	

G2020 - Parking Lots [1]


Discipline	Building Sitework
Category	G2020 - Parking Lots
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$154,578
Last Major Action	2000
Location/Name	Site
Brief Description	Asphalt parking lot surfacing.
Overall Condition	 Good
Commentary	Asphalt paving is well maintained

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	\$154,578
Year	2030
Repeat Interval	30
Action: Commentary	

G2030 - Pedestrian Paving [1]

Discipline	Building Sitework
Category	G2030 - Pedestrian Paving
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$219,445
Last Major Action	2000
Location/Name	Site
Brief Description	Concrete pedestrian walkways.
Overall Condition	 Good
Commentary	Concrete paving is well maintained

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	\$219,445
Year	2030
Repeat Interval	30
Action: Commentary	

G2030 - Pedestrian Paving [1]

Discipline Building Sitework
Category G2030 - Pedestrian Paving
Element Number 1
Maintenance Type Reactive
Replacement Cost \$9,527
Last Major Action 2019
Location/Name
Brief Description
Overall Condition ■ Good
Commentary

Pictures**Custom Details****Actions****G2040 - Site Development [1]**


Discipline Building Sitework
Category G2040 - Site Development
Element Number 1
Maintenance Type Reactive
Replacement Cost \$1,018,558
Last Major Action 2017
Location/Name Site
Brief Description Handicap accessible playground, flag pole, marquis at main entry drive, covered bus pick-up and drop off, covered main entrance
Overall Condition ■ Good
Commentary New covered bus pick-up & drop off in 2017.
 New ADA concrete walkway to playground in 2016.
 Selective improvements have been made as needed.

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	\$1,018,558
Year	2047
Repeat Interval	30
Action: Commentary	


G2040 - Site Development [1]

Discipline	Building Sitework
Category	G2040 - Site Development
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$44,221
Last Major Action	2019
Location/Name	
Brief Description	Replacement of existing concrete paved sidewalk connecting kitchen loading dock with cafeteria patio, expansion of cafeteria patio and new plant materials on two side of the new construction
Overall Condition	 Good
Commentary	

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

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	\$44,221
Year	2049
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	\$4,215
Last Major Action	2000
Location/Name	Site
Brief Description	enclosed dumpster area
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	\$4,215
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	\$43,268
Last Major Action	2000
Location/Name	Site
Brief Description	The school is served by city water service. Water enters the building in the mechanical room
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	\$43,268
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	\$141,294
Last Major Action	1991
Location/Name	Site
Brief Description	The school is served by city sanitary sewer system. A new grease trap was installed in 2019 with the kitchen addition
Overall Condition	 Good
Commentary	

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

<u>Action Summary:</u>	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	\$141,294
Year	2041
Repeat Interval	50
Action: Commentary	

G3020 - Sanitary Sewer [1]


Discipline	Building Sitework
Category	G3020 - Sanitary Sewer
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$6,134
Last Major Action	2019
Location/Name	
Brief Description	Extension of existing
Overall Condition	 Good
Commentary	

Pictures**Custom Details**

Actions[Action Summary:](#)

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	\$6,134
Year	2069
Repeat Interval	50
Action: Commentary	


G3030 - Storm Sewer [1]

Discipline	Building Sitework
Category	G3030 - Storm Sewer
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$119,556
Last Major Action	1991
Location/Name	Site
Brief Description	Storm water collection including manholes and water collection.
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	\$119,556
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	\$5,191
Last Major Action	2019
Location/Name	
Brief Description	New roof water was connected to the existing storm water piping system
Overall Condition	 Good
Commentary	

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

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	\$5,191
Year	2069
Repeat Interval	50
Action: Commentary	

G4020 - Site Lighting [1]


Discipline	Building Sitework
Category	G4020 - Site Lighting
Element Number	1
Maintenance Type	Reactive
Replacement Cost	\$13,717
Last Major Action	2000
Location/Name	Site
Brief Description	Pole mounted site lighting.
Overall Condition	 Good
Commentary	LED heads

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	\$13,717
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	\$13,717
Last Major Action	2000
Location/Name	Exterior
Brief Description	Exterior building mounted 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	\$13,717
Year	2030
Repeat Interval	30
Action: Commentary	